

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
Program / Asset # : DOC0003.000 / 129 **Yr Built/Renovated** : 1957 / 2005
Area Sq Ft : 161,765 **Project Type** : CORRECTION
Date of Survey : 09-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,9,11,11A
Block : 175 **Lot** : 1 **BIN** : 3000605

CAPITAL	FY 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



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

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

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

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	27%	Now	\$94,400	LIFE	**	5	\$120,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2040	**	5	\$10,200	
Marble Panels	5%			LIFE	**	5	\$7,700	
Quarry Tile	10%	Now	\$75,600	2044	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel Plate	5%			LIFE	**	1		
Steel Grating	10%			2041	**	1		
Terrazzo	20%	Now	\$76,900	LIFE	**	5	\$31,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2031		3	\$11,500	
Wood	3%			2059	**	5	\$11,500	
Interior Walls								
Concrete Masonry Unit	10%	Now	\$89,300	LIFE	**	5	\$18,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Special Gauge	5%			LIFE	**	1		
Gypsum Board	10%			LIFE	**	5	\$28,300	
Marble Panels	3%			LIFE	**			
Plaster	15%			LIFE	**	5	\$21,300	
SGFT/Glazed Masonry	32%			LIFE	**			
Steel Plate	25%	Now	\$241,500	LIFE	**	5	\$70,900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	35%	Now	\$115,800	2036	**	5	\$44,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2044	**	5	\$10,200	
Exposed Struc: Concrete	45%	0-2	\$277,200	LIFE	**	5	\$14,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$12,800	
Plaster	10%	Now	\$31,300	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Lobby</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$54,900	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<hr/>								
On-Site Walkways								
Pavers/Stone	100%			2034		**		
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2051		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	30%			2051		**	5	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2031	\$114,400		5	\$2,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3,000 Ampere Main Disconnect Switches</i>								
<hr/>								
Transformers								
Dry Type	100%			2044		**	5	\$600
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2051		**	5	\$100
Molded Case Bkrs	80%			2031	\$183,000		5	\$3,400
<hr/>								
Raceway								
Conduit	90%			2031	\$206,600		1	
Conduit	10%			2051		**	1	
<hr/>								
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
<hr/>								
Wiring								
Thermoplastic	90%			2031	\$310,300		1	
Thermoplastic	10%			2051		**	1	
<hr/>								
Motor Controllers								
Locally Mounted	95%			2029	\$481,000		5	\$1,000
Variable Frequency Drive	5%			2044		**		
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$2,400

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	40%			2044	**	1	\$19,900	
Automatic	60%			2029	\$63,000	1	\$29,900	
Generators								
Diesel	50%			2040	**	1	\$31,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 250 Kilowatts</i>								
Diesel	50%			2027	\$54,600	1	\$31,300	
<i>Abandoned In Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoors</i>								
Batteries								
Lead/Acid	100%			2025	\$2,500	5	\$6,000	
Fuel Storage								
Day Tank								
	50%			2030	\$12,900	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - Roof And Outside</i>								
<i>Explanation : Two 150 Gallon Tanks</i>								
Main Tank	50%			2034	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 3,000 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent								
	65%			2036	**	10	\$96,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2026	\$494,800	10	\$29,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	10%			2026	\$192,600	10	\$500	
LED	5%			2036	**			
Egress Lighting								
Emergency, Service	40%			2031	\$40,100	1		
Emergency, Battery	10%			2026	\$27,300	10	\$3,900	
Exit, Service	25%			2026	\$17,500	1		
Exit, Battery	25%			2031	\$57,600	10	\$2,700	
Exterior Lighting								
HID	95%			2026	\$720,800	10	\$500	
LED	5%			2036	**			
Alarm								
Security System								
Generic	100%			2036	**	1	\$60,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2036

* *

1-3

\$102,700

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2041

* *

1

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

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2034

* *

5

\$9,600

Distribution

Central Plant Steam
Piping/Pmp

5%

2041

* *

4

\$600

Steam Piping/Pump

95%

2041

* *

Terminal Devices

Air Handler

90%

0-2

\$550,800

2026

\$2,754,000

1

\$81,000

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

Convactor/Radiator

3%

2029

\$39,900

1

\$1,600

Unit Heater - Steam

7%

2026

\$64,700

4

\$1,000

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Interior Pkg Unit -
Cooling

5%

2029

\$128,600

2

\$500

Exterior Pkg Unit -
Cooling

15%

2031

\$267,400

2

\$1,500

No Component

80%

Heat Rejection

Air Cooled Condenser
Unit

15%

2031

\$14,100

2

\$16,900

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

50%

LIFE

* *

2-5

\$45,100

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

No Component

50%

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%			2026	\$576,900	2	\$4,000	
Roof	20%			2031	\$63,100	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2041	**	1		
Galvanized Steel	95%	0-2	\$39,400	2036	**	1		
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
HW Heat Exchanger								
Steam Fired	100%			2031	\$786,300	4	\$16,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 5 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$5,100	
Sewage Ejector(s)								
Electric	100%			2031	\$85,100	4	\$6,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : One At 1st Floor, One At Sub-basement</i>						
		<i>Explanation : 2 Units</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	85%			LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 85%</i>						
		<i>Location : 4 Units From Basement To 11th Floor, 1 Unit From Basement To 1st Floor, 1 Unit From 1st To 2nd Floor</i>						
		<i>Explanation : 6 Units</i>						
Hydraulic	15%			LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 15%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2041	**	1-5	\$81,600	
Sprinkler								
No Component	75%							
Generic	25%			2031	\$562,200	1-2	\$11,300	

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

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

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	7%			LIFE	**	5	\$5,200	
Metal Sect. OHD	3%	Now	\$39,200	2036	**	5	\$5,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southeast Garage Door Entrance</i>								
Granite Panels	25%			LIFE	**	5	\$22,400	
Pre-Cast Concrete	65%	Now	\$113,000	LIFE	**	5	\$251,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium And Clinic On Second Floor</i>								
Windows								
Glass Block	10%			LIFE	**	5	\$2,100	
Metal/Detention Type	80%			2041	**	5	\$99,500	
Metal Louvers	10%			2034	**	10	\$21,300	
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$15,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$500	
Metal Rail	5%			2044	**	5-10	\$3,900	
Metal: Cage/Fence	25%			2044	**	5-10	\$8,300	
Pre-Cast Concrete	25%			LIFE	**	5	\$6,700	
Roof								
IRMA/Protected Membrane	40%			2031		10	\$18,900	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Elevator Bulkhead</i>								
Paver: Asphalt	10%			2040	**	10	\$7,100	
Traffic Topping	50%	Now	\$61,300	2031			\$204,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Outdoor Activity Area</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Outdoor Activity Area</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drains</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Outdoor Activity Area</i>								
Soffits								
Metal Panel	20%			2041	**	5-10		
Granite Panels	30%			LIFE	**	5		
Stucco Cement	50%			2036	**	5		
Interior								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$261,700	
Ceramic Tile	5%	4+	\$67,800	2034	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2036	**	5	\$17,900	
Terrazzo	5%			LIFE	**	5	\$9,300	
Vinyl Tile	30%	Now	\$39,900	2031	\$1,993,500	3	\$26,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2046	**	5	\$22,400	
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	3%	4+	\$46,200	2034	**	5	\$4,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Bathrooms</i>								
Concrete Masonry Unit	52%	Now	\$273,400	LIFE	**	5	\$57,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium Walls</i>								
Glass: Single Pane	5%			LIFE	**	5	\$10,400	
Gypsum Board	5%			LIFE	**	5	\$8,300	
Metal Security Bars	10%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%	4+	\$15,500	2036	**	5	\$12,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	10%	0-2	\$20,000	2036	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	50%			LIFE	**	5	\$18,700	
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	10%			LIFE	**	5	\$29,900	
Plaster	10%			LIFE	**	5	\$15,000	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2051	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stair Cheek Walls And Planter On South Side</i>								
<i>Explanation : This Is Actually Granite</i>								
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2034	**			

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

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

Site Pavements

On-Site Walkways

Masonry: Granite

60%

LIFE

**

Other Observation, Extent : Light, Area Affected : 20%

Location : Stairs At Entrance

Explanation : Repairs In Progress

Pavers/Stone

40% Now

\$4,900

2034

**

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

Location : Garage Door Entrance

Parking/Driveway

Cast in Place Concrete

5%

2036

**

Pavers/Stone

95% Now

\$17,600

2034

**

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

Location : Parking Area

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

Under 600 Volts

Service Equipment

Fused Disc Sw

40%

2031

\$20,700

5

\$300

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

Location : Electrical Room

Explanation : Two 5,000 Amperes

Molded Case Bkrs

60%

2031

\$137,300

5

\$2,600

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

Location : Electrical Room

Explanation : Three 3,000 Ampere Main Disconnect Switches

Transformers

Dry Type

100%

2029

\$26,900

5

\$600

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

Location : 3rd Floor Electrical Room

Explanation : Two 1,500 Kilovolt-ampere

Switchgear / Switchboard

Air Circuit Breaker

30%

2031

\$68,600

5

\$300

Molded Case Bkrs

70%

2031

\$160,100

5

\$3,000

Raceway

Busway

2%

2029

\$4,600

1

Conduit

93%

2031

\$213,500

1

Conduit

5%

2041

**

1

Panelboards

Fused Disc Sw

10%

2030

\$20,100

5

\$400

Molded Case Bkrs

85%

2030

\$170,500

5

\$3,700

Molded Case Bkrs

5%

2039

**

5

\$200

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Busway	2%			2029	\$6,900	1		
Thermoplastic	93%			2031	\$320,700	1		
Thermoplastic	5%			2041	**	1		
Motor Controllers								
Locally Mounted	10%			2029	\$50,600	5	\$100	
Motor Control Center	80%			2029	\$285,300	5	\$3,600	
Variable Frequency Drive	10%	Now	\$17,800	2044	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Stand-by Power								
Transfer Switches								
Automatic	70%			2029	\$73,500	1	\$35,100	
Automatic	30%			2036	**	1	\$15,100	
Generators								
Diesel	100%			2027	\$109,200	1	\$63,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 3rd Floor</i>								
<i>Explanation : Two 650 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$6,000	
Fuel Storage								
Day Tank								
	50%			2030	\$12,900	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 3rd Floor</i>								
<i>Explanation : 100 Gallons</i>								
Main Tank								
	50%			2034	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5,000 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent								
	90%			2036	**	10	\$134,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	6%			2026	\$149,600	10	\$9,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
HID								
	2%			2026	\$38,800	10	\$100	
LED								
	2%			2036	**			

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

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

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
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Fire/Smoke Detection

No Component	90%						
Generic, Digital	10%			2031	\$42,300	1-3	\$10,100

Mechanical

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

Heating

Energy Source

Utility Steam	100%			2041	**	1	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : Steam Is Provided From 100 Centre Street*

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%	0-2	\$2,000	2034	**	5	\$4,800
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*Controller Not Working, Extent : Severe, Area Affected : 50%**Location : Low Pressure Control Valves Mauully Operated. Basement*

Distribution

Central Plant Steam Piping/Pmp	100%			2031	\$4,609,300	4	\$8,000
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Terminal Devices

Air Handler	90%			2026	\$2,776,200	1	\$90,800
Convactor/Radiator	5%			2029	\$67,000	1	\$2,600
Unit Heater - Hot Water	5%	Now	\$1,000	2026	\$48,600		

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

Energy Source

Electricity	100%			2039	**	1	
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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER
Asset # : 2013

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2034	**	1	\$141,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room, Basement</i>								
<i>Explanation : 2 Units</i>								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$12,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$2,544,500	1	\$100,800	
Heat Rejection								
Water Cooling Tower	100%			2036	**	2	\$164,100	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$144,000	LIFE	**	2-5	\$90,900	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	100%			2031	\$727,000	2	\$5,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$104,600	2036	**	1		
<i>Not Insulated, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Steam Fired	100%	Now	\$79,300	2041	**	4	\$16,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2024	\$5,000	4	\$5,200	
Sewage Ejector(s)								
Electric	100%	0-2	\$51,500	2041	**	4	\$6,500	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2031	\$73,200	1	\$10,000	

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

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

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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
Program / Asset # : DOC0005.000 / 2033 **Yr Built/Renovated** : 1941 / 2005
Area Sq Ft : 224,729 **Project Type** : CORRECTION
Date of Survey : 08-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,12
Block : 167 **Lot** : 1 **BIN** : 1079000

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	3%			2036	**	10	\$16,100	
			<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : East And West Service Entrances</i>					
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : East And West Service Entrances</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : East And West Service Entrances</i>					
Masonry: Limestone	70%			LIFE	**	5	\$120,500	
Metal Panel	10%			2041	**	5-10	\$157,800	
Metal Coiling Doors	2%			2044	**	5	\$14,300	
Granite Panels	15%			LIFE	**	5	\$25,800	
Windows								
Glass Block	5%			LIFE	**	5	\$3,900	
Metal/Detention Type	45%			2041	**	5	\$202,300	
Steel	5%	Now	\$26,800	2039	**	5	\$38,600	
			<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : North Facade</i>					
Steel	45%			2039	**	5	\$694,100	
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$1,100	
Masonry: Limestone	40%			LIFE	**	5	\$1,400	
Metal: Cage/Fence	20%	Now	\$1,300	2036	**	5	\$1,800	
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Roof								
Built-Up (BUR)	30%			2031	\$119,700	10	\$10,200	
Cast in Place Concrete	40%	Now	\$15,300	LIFE	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over 11 West Housing Area</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Over 11 West Housing Area</i>					
IRMA/Protected Membrane	25%			2031	\$202,200	10	\$8,500	
IRMA/Protected Membrane	5%	Now	\$4,000	2031	\$40,400			
			<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Over Connecting Bridge</i>					
Soffits								
Granite Panels	10%			LIFE	**	5		
Stucco Cement	90%			2036	**	5		

Interior

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

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

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2031	\$58,000	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	40%			2031	\$38,700	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2029	\$26,900	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2031	\$366,000	5	\$800	
Molded Case Bkrs	20%			2031	\$91,500	5	\$1,200	
Raceway								
Busway	5%			2029	\$23,000	1		
Conduit	90%			2031	\$413,100	1		
Conduit	5%			2041	**	1		
Panelboards								
Fused Disc Sw	10%			2030	\$48,100	5	\$500	
Molded Case Bkrs	88%			2030	\$423,700	5	\$5,200	
Molded Case Bkrs	2%			2039	**	5	\$100	
Wiring								
Busway	5%			2029	\$34,200	1		
Thermoplastic	90%			2031	\$615,000	1		
Thermoplastic	5%			2041	**	1		
Motor Controllers								
Locally Mounted	10%			2029	\$62,500	5	\$200	
Motor Control Center	70%			2029	\$614,500	5	\$4,300	
Variable Frequency Drive	20%			2036	**			
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,500	LIFE	**	5	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	70%			2029	\$73,500	1	\$48,400	
Automatic	30%			2036	**	1	\$20,700	

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

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

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

DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2027	\$109,200	1	\$87,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Explanation : Two 500 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$8,300	
Fuel Storage								
Day Tank	50%			2030	\$12,900	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Explanation : One 250 Gallon</i>								
Underground Storage	50%			LIFE	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 5,000 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2031	\$2,781,600	10	\$166,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2026	\$68,400	10	\$200	
LED	2%			2036	**			
Egress Lighting								
Emergency, Service	60%			2031	\$71,100	1		
Exit, Service	35%			2026	\$29,000	1		
Exit, Service	5%			2036	**	1		
Exterior Lighting								
HID	10%			2026	\$105,400	10	\$100	
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	\$424,100	1	\$83,900	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2031	\$58,300	1-3	\$13,900	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2041	**	1		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Is Provided From 100 Centre Street</i>						
Conversion Equipment								
Heat Exchanger, Plate & Frame	95%			2034	**	1	\$89,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit</i>						
Pres. Reducing Valve/LP Steam	5%			2034	**	5	\$600	
Distribution								
Hot Wtr Piping/Pump	95%			2030	\$399,800	4	\$9,000	
Central Plant Steam Piping/Pmp	5%			2041	**	4	\$700	
Terminal Devices								
Air Handler	90%			2026	\$3,259,300	1	\$106,600	
Convactor/Radiator	10%			2029	\$157,400	1	\$6,200	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2027	\$3,923,700	1	\$207,200	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Previously 2 Units. One Removed, Other Not In Service. Chilled Water Supplied From North Tower.</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2031	\$311,200	4	\$9,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two Pump Sets. Functional But Not In Opertion.</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$3,734,000	1	\$118,400	
Heat Rejection								
Water Cooling Tower	100%			2025	\$972,000	2	\$192,700	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$106,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%			2031	\$682,800	2	\$4,700	
Roof	20%			2026	\$74,700	2	\$1,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2029	\$2,456,800	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$279,200	2061	**	4	\$18,900	
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 2 Units In Basement</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2024	\$7,000	4	\$7,100	
Sewage Ejector(s)								
Electric	100%			2031	\$118,300	4	\$8,900	
Backflow Preventer								
Generic	100%			2031	\$85,900	1	\$11,700	
Fixtures								
Generic	100%							
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others - 20%</i>						
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 80%</i>						
		<i>Location : 1st Floor To Roof</i>						
		<i>Explanation : 4 Units</i>						
Hydraulic	20%			LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 20%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2041	**	1-5	\$96,500	
Sprinkler								
No Component	30%							
Generic	70%			2041	**	1-2	\$37,500	
Fire Pump								
Generic	100%			2034	**	1	\$35,800	

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Chemical System								
	No Component	99%						
	Generic	1%			2026	\$800	1-3	\$700

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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



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	**	5	\$306,700	
	<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Basement And Throughout</i>							
Cast in Place Concrete	5%	Now	\$26,600	LIFE	**	5	\$34,100	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Steps At Loading Platform</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Steps At Loading Platform</i>							
Quarry Tile	8%	Now	\$92,200	2036	**	5	\$18,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement Laundry</i>							
Terrazzo	20%			LIFE	**	5	\$48,700	
Traffic Topping	5%			2031		5	\$19,500	
Vinyl Tile	12%			2031	\$1,038,200	3	\$14,000	
Wood	5%	Now	\$93,400	2046	**	5	\$14,600	
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Recreation Room On Eighth Floor</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Recreation Room On Eighth Floor</i>							
Interior Walls								
Concrete Masonry Unit	15%	Now	\$89,300	LIFE	**	5	\$18,900	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Roof Stair</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stair Bulkhead</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Column Pilasters 7th Floor</i>							
Glass: Single Pane	3%			LIFE	**	5	\$7,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Laminated Security Glass</i>							
Metal Security Bars	5%			LIFE	**			
Plaster	17%	Now	\$65,500	LIFE	**	5	\$16,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Basement Throughout</i>							
	<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 7th Floor Offices</i>							
SGFT/Glazed Masonry	35%			LIFE	**			
Steel Plate	25%			LIFE	**	5	\$47,300	

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

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

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2031	\$228,800	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Molded Case Bkrs	50%			2041	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Main Service Power Breaker Rated At 2,000 Amperes</i>								
Transformers								
Dry Type	100%			2044	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Control Room</i>								
<i>Explanation : Three 51 Kilovolt-ampere, 208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2031	\$366,000	5	\$900	
Molded Case Bkrs	20%			2041	**	5	\$1,100	
Raceway								
Conduit	80%			2031	\$367,200	1		
Conduit	20%			2041	**	1		
Panelboards								
Fused Disc Sw	5%			2039	**	5	\$200	
Molded Case Bkrs	15%			2039	**	5	\$800	
Molded Case Bkrs	80%			2030	\$385,200	5	\$4,400	
Wiring								
Braided Cloth	80%	2-4	\$546,700	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2041	**	1		
Motor Controllers								
Locally Mounted	5%			2036	**	5	\$100	
Locally Mounted	10%			2029	\$62,500	5	\$100	
Locally Mounted	5%	2-4	\$31,300	2051	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	3%			2044	**	5		
Locally Mounted	2%	0-2	\$12,500	2051	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Starters Are Rusted.</i>								
Motor Control Center	75%			2029	\$658,400	5	\$4,300	
Ground								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	2-4	\$10,500	LIFE	**	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room In The Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	50%			2029	\$52,500	1	\$32,100	
Automatic	50%			2036	**	1	\$32,100	
Generators								
Diesel	50%			2027	\$54,600	1	\$40,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room 1</i>								
<i>Explanation : Emergency Generator Rated At 400 Kilowatts</i>								
Diesel	50%			2034	**	1	\$40,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room 2</i>								
<i>Explanation : Emergency Generator Rated At 750 Kilowatts. Generator Is Not Regularly Tested.</i>								
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$7,700	
Fuel Storage								
Day Tank	50%			2039	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2034	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 5,000 Gallon Capacity</i>								
Lighting								
Interior Lighting Fluorescent	60%			2031	\$1,916,800	10	\$115,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2031	\$319,500	10	\$19,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	10%			2036	**	10	\$19,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Kitchen, Visitors Area</i>								
Incandescent	2%			2026	\$70,700	2	\$100	
LED	18%			2036	**			

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Fixtures Are Old And Beyond Their Useful Life.</i>								
<hr/>								
Exterior Lighting								
HID	20%			2031	\$195,900	10	\$100	
No Component	80%							
<hr/>								
Alarm								
Security System								
Generic	100%			2026	\$394,200	1	\$78,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
No Component	40%							
Generic, Digital	60%			2036	**	1-3	\$79,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent D C A S Building</i>								
<i>Explanation : Steam Supplied From Adjacent Queens Borough Hall Building</i>								
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2027	\$126,400	5	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Shell And Tube Heat Exchanger With Circulating Pumps For 2nd Floor Hot Water Radiators.</i>								
<hr/>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$590,400	2031	\$5,904,300	4	\$10,300	
<i>Corroded, Extent : Severe, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Malfunctioning, Extent : Severe, Area Affected : 25%</i> <i>Location : Condensate Return System, Throughout</i> <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : Vacuum Pump Leaks. Basement Mechanical Equipment Room</i> <i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i> <i>Location : Throughout</i>								
Terminal Devices								
Air Handler	55%	Now	\$1,303,900	2041	**	1	\$63,900	
<i>Corroded, Extent : Severe, Area Affected : 40%</i> <i>Location : Various</i> <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : Various</i>								
Air Handler	15%			2031	\$592,700	1	\$19,400	
Convactor/Radiator	18%	Now	\$15,500	2029	\$309,100	1	\$10,900	
<i>Corroded, Extent : Severe, Area Affected : 15%</i> <i>Location : Various</i>								
Convactor/Radiator	2%			2036	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 2nd Floor Throughout</i> <i>Explanation : Hot Water Radiators</i>								
Unit Heater - Steam	10%			2026	\$119,300	4	\$1,900	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2026	\$176,400	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i> <i>Location : Roof Of Visiting Area</i>								
Split Unit	5%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i> <i>Location : Various</i> <i>Explanation : R-410a</i>								
Split Unit	5%			2031	\$249,300			
Window/Wall Unit	5%			2024	\$39,800	1		
No Component	80%							
Heat Rejection								
Evaporative Condenser	5%			2036	**	2	\$7,300	
No Component	95%							
Ventilation								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	70%			LIFE		**	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Basement To 8th Floor</i>						
		<i>Explanation : 3 Units</i>						
	Hydraulic	30%			LIFE		**	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 1 Unit From Basement To 2nd Floor, 1 Unit From 1st To 2nd Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
	Generic	100%			2031	\$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

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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
Program / Asset # : DOC0001.182 / 4246 **Yr Built/Renovated** : 1992 / 1992
Area Sq Ft : 82,625 **Project Type** : CORRECTION
Date of Survey : 25-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Ph
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
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	
Interior								
Floors								
Cast in Place Concrete	68%	Now	\$275,700	LIFE	**	5	\$184,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Load Docking</i>								
Raised Access Floor	5%	Now	\$137,700	2033	\$688,300	5	\$11,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Detention Control Rooms</i>								
Terrazzo	25%			LIFE	**	5	\$24,200	
Traffic Topping	2%			2035	**	5	\$3,100	
Interior Walls								
Cast in Place Concrete	10%	Now	\$42,200	LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations In Mechanical Space</i>								
Ceramic Tile	8%			2033	\$1,221,200	5	\$11,500	
Concrete Masonry Unit	69%			LIFE	**	5	\$39,700	
Glass: Single Pane	5%			LIFE	**	5	\$5,400	
Metal Security Bars	8%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%			2035	**	5	\$6,200	
Exposed Struc: Concrete	50%	Now	\$357,100	LIFE	**	5	\$9,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout Basement</i>								
Metal Panel	25%	Now	\$197,300	LIFE	**	5	\$38,600	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Locations Throughout</i>								
Plaster	20%			LIFE	**	5	\$15,500	

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

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

Asset # : 4246

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$2,200	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	10%			2035	**	5	\$100	
Motor Control Center	90%			2035	**	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$25,400	
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$2,422,700	10	\$75,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	30%			2025	\$29,400	1		
Emergency, Battery	20%			2025	\$53,500	10	\$4,000	
Exit, Service	50%			2025	\$34,300	1		
Exterior Lighting								
LED	100%			2035	**			
Alarm								
Security System								
Generic	100%			2030	\$298,900	1	\$30,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$50,900	

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

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

Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2033	\$201,100	1	\$20,400	
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	
Convactor/Radiator	10%	Now	\$2,600	2035	**	1	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Convectors Vent Holes Painted Shut Restricting Air Flow</i>								
Convactor/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%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Adjacent Building</i>								
<i>Explanation : Served By Offsite Chiller</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	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								
Interior	100%			2035	**	2	\$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$12,300	

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

Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 2nd Floor, Two Units From Basement To Penthouse</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe	Generic	100%			2040	**	1-5	\$41,700
Sprinkler	No Component	90%						
	Generic	10%			2040	**	1-2	\$2,300
Chemical System	No Component	98%						
	Generic	2%			2025	\$3,100	1-3	\$1,500

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

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

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

Print Date : 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
Program / Asset # : DOC0001.183 / 4245 Yr Built/Renovated : 1992 / 1992
Area Sq Ft : 108,087 Project Type : CORRECTION
Date of Survey : 25-Jul-2019 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,Ph
Block : 2605 Lot : 40 BIN :

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	**	5	\$492,200	
Windows								
Metal/Detention Type	100%			2040	**	5	\$108,000	
Parapets								
Cast in Place Concrete	60%			LIFE	**	5	\$95,000	
Metal Rail	40%			2035	**	5-10	\$110,900	
Roof								
Modified Bitumen	100%	Now	\$1,016,200	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	68%			LIFE	**	5	\$240,600	
Raised Access Floor	5%	Now	\$180,100	2033	\$900,400	5	\$15,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Control Rooms</i>								
Terrazzo	25%			LIFE	**	5	\$31,600	
Traffic Topping	2%			2035	**	5	\$4,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	10%			2033	\$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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	50%	Now	\$467,200	LIFE	**	5	\$12,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Metal Panel	25%	Now	\$258,100	LIFE	**	5	\$50,600	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Plaster	20%			LIFE	**	5	\$20,200	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								

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Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 4245

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment Fused Disc Sw	100%			2030	\$112,100	3	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available</i>								
Transformers Dry Type	100%			2028	\$326,600	3	\$600	
Feeders Cable	100%			2038	**	1		
Raceway Conduit	100%			2040	**	1		
Under 600 Volts								
Service Equipment Molded Case Bkrs	100%			2030	\$375,900	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>								
Transformers Dry Type	100%			2028	\$51,500	5	\$400	
Switchgear / Switchboard Molded Case Bkrs	100%			2030	\$375,900	5	\$2,800	
Raceway Conduit	100%			2040	**	1		
Panelboards Molded Case Bkrs	100%			2029	\$307,700	5	\$2,800	
Wiring Thermoplastic	100%			2040	**	1		
Motor Controllers Locally Mounted	5%			2035	**	5		
Motor Control Center	90%			2028	\$331,300	5	\$2,700	
Variable Frequency Drive	5%			2043	**			
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power								
Transfer Switches Automatic	100%			2028	\$52,900	1	\$33,300	
Generators Diesel	100%			2026	\$209,400	1	\$41,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two Diesel Generators Rated At 650 Kilowatts And 900 Kilowatts</i>								
Batteries Lead/Acid	100%			2024	\$4,700	5	\$4,000	

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

Asset # : 4245

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage Day Tank	50%			2038	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity Serving Two Generators</i>								
Main Tank	50%			2045	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 7,500 Gallon Capacity Tanks</i>								
Lighting								
Interior Lighting Fluorescent	100%			2025	\$3,169,200	10	\$99,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	30%			2025	\$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								
Generic	100%			2030	\$391,000	1	\$40,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$66,600	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2050	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%	2-4	\$13,200	2033	\$263,000	1	\$24,000	
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Mechanical Room</i>								
Pres. Reducing Valve/LP Steam	50%			2039	**	5	\$3,200	
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$5,300	

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

Asset # : 4245

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	90%			2035	**	1	\$60,200	
Fan Coil Unit/Heat	10%			2035	**	1	\$3,500	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2033	\$4,247,000	1	\$117,000	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$8,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	**	1	\$66,800	
Heat Rejection								
Water Cooling Tower	100%			2028	\$1,052,100	2	\$108,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,300	
Exhaust Fans								
Interior	100%			2030	\$923,800	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$16,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$2,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Duplex Units</i>					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Units From Basement To 2nd Floor, Two Units From Basement To Penthouse</i>					
			<i>Explanation : 4 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$54,500	

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

Asset # : 4245

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

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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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$139,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Line</i>								
Concrete Masonry Unit	6%			LIFE	**	5	\$34,900	
Glass Block	1%			LIFE	**	5	\$5,800	
Masonry: Brick	80%	Now	\$23,614,600	LIFE	**	5	\$744,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Bulkheads, Corners, Above 2nd Floor Window Heads</i>								
Metal/Glass Curt Wall	2%			LIFE	**	5	\$34,900	
Metal Panel	5%	Now	\$118,800	2040	**	5	\$87,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade Of Gymnasium And Maintenance Area</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Window Wall	3%			2040	**	5	\$104,600	
Windows								
Metal/Detention Type	97%	Now	\$79,235,000	2060	**	5	\$346,100	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2039	**	10	\$36,700	
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$332,100	
Masonry: Brick Cavity	40%			LIFE	**	5	\$36,800	
Metal Panel	5%			2040	**	5	\$17,800	
Metal Rail	20%	Now	\$47,600	2028	\$2,379,700	5	\$130,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	70%			2035	**	10	\$504,500	
Panel/Paver: Cer/Brk	5%			2040	**	10	\$48,100	
Single Ply Membrane	25%			2030	\$7,115,000	10	\$180,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	22%	Now	\$531,300	LIFE	**	5	\$354,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$80,000	2033	\$4,002,400	5	\$18,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terrazzo	23%			LIFE	**	5	\$132,400	
Traffic Topping	15%	Now	\$203,200	2030	\$10,162,300	5	\$69,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Vinyl Tile	25%	Now	\$980,500	2025	\$9,805,200	3	\$69,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$501,100	2025	\$25,057,400	3	\$27,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Dark Side Corridor</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$237,400	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Room</i>								
Concrete Masonry Unit	54%	Now	\$1,585,200	LIFE	**	5	\$175,000	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
Glass: Single Pane	3%			LIFE	**	5	\$18,200	
Metal Security Bars	3%			LIFE	**			
Plaster	10%			LIFE	**	5	\$24,300	
SGFT/Glazed Masonry	15%			LIFE	**			
Steel Plate	5%			LIFE	**	5	\$24,300	

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

Asset # : 2045

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$1,180,300	2035	**	5	\$92,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Control Rooms And Stairs</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Control Rooms And Stairs</i>								
Exposed Struc: Concrete	25%	Now	\$1,063,700	LIFE	**	5	\$28,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors And Stairways</i>								
Exposed Struc: Steel Metal Panel	5%			LIFE	**			
	10%	Now	\$235,100	LIFE	**	5	\$92,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Corridors</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Plaster	35%	Now	\$1,511,300	LIFE	**	5	\$161,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Dark Side Corridor</i>								

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

Under 600 Volts

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

Asset # : 2045

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2050	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Adjacent To Kitchen</i>								
<i>Explanation : Two Main Service Switches Rated At 3,000 Amperes</i>								
Air Circuit Breaker	25%			2030	\$313,300	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>								
Fused Disc Sw	25%			2050	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>								
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								
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								
Generic	100%			LIFE	**	5	\$7,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$151,400	
Generators								
Diesel	100%			2033	\$401,600	1	\$190,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosures Throughout Site</i>								
<i>Explanation : There Are Four Main Generators And Several Portable Generators Serving This Asset</i>								
Batteries								
Lead/Acid	100%			2024	\$4,700	5	\$18,200	

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

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

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

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

Asset # : 2045

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	25%			2046	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W17, 18, 19</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Day Tank	25%			2046	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of Main Kitchen Area</i>								
<i>Explanation : 250 Gallon Capacity</i>								
Underground Storage	50%			LIFE	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 20,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2025	\$2,886,400	10	\$90,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	\$721,600	10	\$22,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	75%			2035	**			
Egress Lighting								
Emergency, Service	40%			2030	\$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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$303,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$571,000	5	\$29,200	
<hr/>								
Distribution								
Hot Wtr Piping/Pump	60%			2038	**	4	\$14,600	
Central Plant Steam Piping/Pmp	40%	Now	\$213,400	2040	**	4	\$9,700	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Broken Valves And Broken Steam Traps</i>								
<hr/>								
Terminal Devices								
Air Handler	30%	Now	\$267,800	2030	\$5,355,000	1	\$82,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fresh Air Dampers And Temperature Controls</i>								
<hr/>								
Convactor/Radiator	70%	Now	\$1,085,900	2035	**	1	\$100,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building 1 Through 5</i>								
<i>Explanation : Radiant Heating System Leaks And Is On Extended Life</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2035	**	1	\$11,400	
Exterior Pkg Unit - Cooling	40%			2035	**	2	\$12,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<hr/>								
Split Unit	5%			2035	**			
Window/Wall Unit	20%			2024	\$718,700	1		
No Component	30%							
<hr/>								
Distribution								
Ductwork/Diffusers	45%			LIFE	**	2	\$288,200	
No Component	55%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$274,500	
<hr/>								
Exhaust Fans								
Roof	100%			2035	**	2	\$15,100	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2040	**	1		
Galvanized Steel	80%			2035	**	1		

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

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

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

Asset # : 2045

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2040	**	4	\$73,000	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	0-2	\$66,900	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Non-Submersible	100%			2030	\$189,900	4	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Sewage Ejector(s) Electric	100%			2030	\$496,600	4	\$19,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Nine Units From 1st To 2nd Floor; One Unit From 1st To 3rd Floor</i>								
<i>Explanation : 10 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2050	**	1-5	\$248,200	
Sprinkler No Component Generic	60%			2050	**	1-2	\$55,200	

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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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$8,000	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	
Metal Panel	79%	Now	\$55,700	2051	**	5	\$40,900	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facades At Loading Dock</i>								
Metal Coiling Doors	5%			2044	**	5	\$4,300	
Window Wall	1%			2051	**	5	\$1,000	
Windows								
Aluminum	100%			2047	**	5	\$500	
Parapets								
Metal Panel	50%			2051	**	5	\$12,900	
Metal Rail	50%			2044	**	5-10	\$60,200	
Roof								
Metal Panel	100%	Now	\$49,800	2044	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof Gutters Due To Built-up Ice</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Above Overhead Doors At Loading Dock</i>								
Soffits								
Metal Panel	100%			2051	**	5-10		
Interior								
Floors								
Cast in Place Concrete	98%	Now	\$53,600	LIFE	**	5	\$35,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At South Freezer Door Threshold</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Loading Dock And Electrical Room</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Trench Drains Cracking And Settling Below Slab</i>								
Ceramic Tile	2%			2040	**	5	\$300	
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$700	
Metal Panel	60%			LIFE	**			
SGFT/Glazed Masonry	20%			LIFE	**			
Steel Plate	15%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Freezer Area</i>								
<i>Explanation : Structural Steel</i>								

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Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Steel	20%			LIFE		**		
Fiber Board	20%			2036		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Room At West End</i>								
<i>Explanation : Material Actually Firberglass Reinforced Panels</i>								
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		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2041		**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
Transformers								
Dry Type	100%			2036		**	5	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2041		**	5	\$300
Raceway								
Conduit	100%			2051		**	1	
Panelboards								
Molded Case Bkrs	100%			2039		**	5	\$300
Wiring								
Thermoplastic	100%			2051		**	1	
Motor Controllers								
Locally Mounted	100%			2036		**	5	\$100
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$200
Stand-by Power								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 2,500 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	10%			2031	\$15,200	10	\$1,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2031	\$15,200	10	\$1,000	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Crawl Space</i>						
LED	80%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2031	\$18,000	10	\$1,300	
Exit, Battery	50%			2031	\$12,400	10	\$400	
Exterior Lighting								
HID	50%			2031	\$50,100	10		
LED	50%			2036	**			
Alarm								
Security System								
Generic	100%			2036	**	1	\$4,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$7,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells</i>						

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Conversion Equipment								
	Heat Pump Air Sourced	10%			2032		2	\$300
	No Component	90%						
Terminal Devices								
	Induction Unit	10%			2040	**	1	\$400
	No Component	90%						
Air Conditioning								
Energy Source								
	Electricity	100%			2047	**	1	
Conversion Equipment								
	Window/Wall Unit	10%			2029	\$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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Closet</i>							
	<i>Explanation : One 120 Gallon Unit</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$400
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Crawl Space</i>							
	<i>Explanation : Duplex Unit</i>							
Backflow Preventer								
	Generic	100%			2036	**	1	\$700
Fixtures								
	Generic	100%						

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,300	
Metal Panel	85%			2051	**	5-10	\$267,100	
Metal Coiling Doors	5%			2044	**	5	\$7,100	
Windows								
Aluminum	90%			2047	**	5	\$6,900	
Metal Louvers	10%			2040	**	10	\$4,800	
Parapets								
Metal Panel	100%			2051	**	5	\$32,000	
Roof								
Single Ply Membrane	100%			2036	**	10	\$30,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Ceramic Tile	10%			2040	**	5	\$2,100	
Traffic Topping	85%			2036	**	5	\$21,900	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$1,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	
Gypsum Board	5%			LIFE	**	5	\$1,100	
No Component	80%							
Ceilings								
AcousTileSusp.Lay-In	10%			2044	**	5	\$2,000	
Exposed Struc: Steel	90%			LIFE	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			
Parking/Driveway								
Asphalt	100%			2040	**			

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Asset # : 14781

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Dry Type	100%			2048	**	3	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 3,000 Kilovolt-ampere, 4,160/480/277 Volts</i>						
Switchgear / Switchboard								
Air Circuit Breaker	100%			2057	**	3	\$100	
Feeders								
Busway	100%			2048	**	1		
Raceway								
Tray	100%			2048	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2057	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two Main Power Breakers Rated At 4,000 Amperes Each.</i>						
Transformers								
Dry Type	100%			2048	**	5	\$100	
Switchgear / Switchboard								
Air Circuit Breaker	100%			2057	**	5	\$100	
Raceway								
Tray	100%			2048	**	1		
Panelboards								
Molded Case Bkrs	100%			2053	**	5	\$400	
Wiring								
Thermoplastic	100%			2057	**	1		
Motor Controllers								
Motor Control Center	100%			2048	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	**	1	\$4,200	
Generators								
Diesel	100%			2044	**	1	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosure</i>						
		<i>Explanation : Emergency Generator Rated At 500 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2026	\$4,700	5	\$500	
Fuel Storage								
Main Tank	100%			2066	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : At Generator</i>						
		<i>Explanation : 1,000 Gallons Rated Capacity</i>						

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Corroded, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Boiler Steam Economizer, 2 Unit, In Boiler Room</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$21,200	2051	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Make Up Water Lines From Power Plan, Water Needs Chemical Treatment</i>								
Terminal Devices								
Air Handler	50%			2036	**	1	\$4,300	
Fan Coil Unit/Heat	50%			2036	**	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Cogen Plant</i>								
<i>Explanation : Unit Heater - Gas</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Heat Pump Air Sourced	50%			2032	\$198,600	2	\$400
	Window/Wall Unit	10%			2029	\$10,100	1	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Power Distribution Modular Building</i>								
<i>Explanation : 2 Exterior Wall Mount Air Conditioner Units</i>								
	No Component	40%						
Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	**	1	\$8,500
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,700
Exhaust Fans								
	Roof	100%			2036	**	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2051	**	1	
Water Heater 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

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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
Program / Asset # : DOC0001.040 / 2026 **Yr Built/Renovated** : 1963 / 1996
Area Sq Ft : 362,978 **Project Type** : CORRECTION
Date of Survey : 30-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 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

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



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

Asset # : 2026

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$53,800	LIFE	**	5	\$46,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Loading Dock.</i>								
Masonry: Brick Cavity	94%	Now	\$981,500	LIFE	**	5	\$292,300	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	Now	\$15,900	2040	**	5	\$11,700	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Annex</i>								
Slate Panels	1%	Now	\$279,200	LIFE	**	5	\$2,300	
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills Throughout</i>								
Windows								
Aluminum	5%			2038	**	5	\$6,900	
Metal/Detention Type	95%	Now	\$55,060,100	2060	**	5	\$240,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout.</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	67%			LIFE	**	5	\$10,900	
Metal Panel	4%			2040	**	5	\$2,500	
Metal Rail	25%			2035	**	5-10	\$73,800	
Metal: Cage/Fence	4%			2035	**	5-10	\$5,100	
Roof								
Built-Up (BUR)	98%	Now	\$9,637,800	2040	**			
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout.</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations.</i>								
Metal Panel	2%	Now	\$245,300	2050	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Annex</i>								
Soffits								
Metal Panel	100%			2040	**	5-10		

Interior

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

Asset # : 2026

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2026	\$925,900	3	\$40,700	
Cast in Place Concrete	10%			LIFE	**	5	\$118,800	
Ceramic Tile	5%	Now	\$59,000	2033	\$2,951,600	5	\$13,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$77,000	2035	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Area</i>								
Terrazzo	30%			LIFE	**	5	\$127,300	
Traffic Topping	20%			2030	\$9,992,300	5	\$135,800	
Vinyl Tile	15%	Now	\$433,900	2030	\$4,338,500	3	\$30,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$923,900	2040	**	3	\$20,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Housing Areas</i>								
Interior Walls								
Concrete Masonry Unit	55%	Now	\$1,147,900	LIFE	**	5	\$126,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Special Gauge	5%			LIFE	**	1		
Metal Security Bars	5%			LIFE	**			
Metal: Cage/Fence	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$17,300	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	30%	Now	\$1,010,900	2035	**	5	\$81,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lobby And Throughout</i>								
Exposed Struc: Concrete	35%	Now	\$1,098,200	LIFE	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Rooms</i>								
Metal Panel	5%			LIFE	**	5	\$34,000	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Plaster	30%	0-2	\$191,100	LIFE	**	5	\$101,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors</i>								

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

Asset # : 2026

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$185,300	5	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 5,000 Ampere Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2028	\$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	50%			2029	\$655,000	1		
Thermoplastic	50%			2030	\$655,000	1		
Motor Controllers								
Locally Mounted	100%			2028	\$1,199,100	5	\$2,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	\$201,300	1	\$111,700	
Generators								
Diesel	50%			2026	\$200,800	1	\$70,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosure</i>						
		<i>Explanation : 250 Kilowatts</i>						
Diesel	49%			2039	**	1	\$68,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosure</i>						
		<i>Explanation : Capacity Information Not Available</i>						
Diesel	1%			2026	\$4,000	1	\$1,400	
		<i>Abandoned In Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Generator Room</i>						
Batteries								
Lead/Acid	100%			2024	\$4,700	5	\$13,400	
Fuel Storage								
Day Tank	50%			2029	\$24,700	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two 30 Gallons</i>						
Main Tank	50%			2033	\$74,100	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Oil Storage Room</i>						
		<i>Explanation : One 2,200 Gallon</i>						

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

Asset # : 2026

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	70%			2025	\$7,450,100	10	\$233,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	25%			2035	**	10	\$83,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2035	**			
Egress Lighting								
Emergency, Service	50%			2025	\$215,400	1		
Emergency, Service	20%			2035	**	1		
Exit, Service	30%			2025	\$90,500	1		
Exterior Lighting								
HID	70%			2025	\$2,284,800	10	\$800	
HID	30%			2035	**	10	\$300	
Alarm								
Security System								
Generic	100%			2035	**	1	\$135,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$223,700	

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

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

Asset # : 2026

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	5%			2030	\$658,200	1	\$11,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Room</i>								
Convactor/Radiator	30%	0-2	\$34,300	2028	\$1,716,000	1	\$31,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Malfunctioning Steam Traps</i>								
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 - Cooling	10%			2030	\$767,000	2	\$2,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
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	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$35,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$140,000	4	\$7,700	
Sewage Ejector(s)								
Electric	100%	Now	\$109,900	2030	\$366,300	4	\$14,400	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : One Of Two In Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

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

Asset # : 2026

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

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

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

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

Print Date : 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
Program / Asset # : DOC0001.280 / 13662 Yr Built/Renovated : 1940 / 2011
Area Sq Ft : 3,600 Project Type : CORRECTION
Date of Survey : 08-Aug-2019 Landmark Status : NONE
Areas Surveyed : Floors 1
Block : 2605 Lot : 40 BIN :

CAPITAL	FY 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



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$17,300	LIFE	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above East Garage Door Lintel</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Wall, South Facade And Truck Entrance</i>								
Masonry: Brick	55%	Now	\$65,500	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : South Facade</i>								
Metal Panel	20%			2057	**	5-10	\$10,300	
Metal Sect. OHD	5%	Now	\$26,200	2051	**	5	\$600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Corroded Jambs And Lintels Above All Overhead Doors Are Severely Deteriorated</i>								
Metal Coiling Doors	10%			2044	**	5	\$2,300	
Windows								
Aluminum	100%			2047	**	5	\$600	
Roof								
Not Accessible	100%							
Soffits								
Wood	100%			2029		5		
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$9,800	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Apparatus Floor</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Apparatus Floor And Mechanical Room</i>								
Quarry Tile	5%			2036	**	5	\$300	
Vinyl Tile	20%	Now	\$12,700	2041	**	3	\$300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office Area</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Office Area</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	2%	Now	\$100	2040	**	5		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet And Shower</i>								
Concrete Masonry Unit	58%			LIFE	**	5	\$500	
Gypsum Board	10%			LIFE	**	5	\$100	
Plaster	5%	Now	\$2,900	LIFE	**	5		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Wall</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Wall</i>								
SGFT/Glazed Masonry	25%	Now	\$4,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Ceilings								
Exposed Struc: Concrete	75%			LIFE	**	5	\$500	
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Apparatus Room</i>								
Gypsum Board	25%	Now	\$700	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilet In Original Building</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	**			
Site Pavements								
On-Site Walkways								
Asphalt	75%			2034	**			
Wood	25%			2026		1-3		
Parking/Driveway								
Asphalt	100%	0-2	\$19,400	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER
Asset # : 13662

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2047	**	5	\$100	
Wiring								
Thermoplastic	100%			2051	**	1		
Motor Controllers								
Locally Mounted	100%			2044	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$3,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	40%			2036	**	1		
Emergency, Battery	10%			2036	**	10	\$100	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	100%			2036	**	10		
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$2,300	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Pump Air Sourced	30%			2032		2	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 60%</i>								
<i>Location : Trailer Section</i>								
<i>Explanation : 3 Package Units</i>								
Radiant Heater	30%			2036	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Trailer Section</i>								
<i>Explanation : 8 Electrical Radiant Heaters</i>								
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Low Pressure Steam Provided From Adjacent Building</i>								
Distribution								
Central Plant Steam Piping/Pmp	40%			2031	\$46,800	4	\$100	
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								
Electricity	60%			2047	**	1		
No Component	40%							
Conversion Equipment								
Heat Pump Air Sourced	30%			2032	\$31,200	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3 Package Units In Trailer Section</i>								
Window/Wall Unit	30%			2029	\$7,900	1		
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Electric	100%			2026	\$45,600	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Closet</i>								
<i>Explanation : One 40 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 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
Program / Asset # : DOC0001.030 / 2025 **Yr Built/Renovated** : 1969 / 2005
Area Sq Ft : 469,815 **Project Type** : CORRECTION
Date of Survey : 30-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2097042

CAPITAL	FY 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



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$465,000	
Masonry: Brick	65%	Now	\$9,593,400	LIFE	**	5	\$604,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	5-10	\$319,700	
Pre-Cast Concrete	4%	Now	\$520,100	LIFE	**	5	\$120,900	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	16%			LIFE	**	5	\$483,600	
Windows								
Aluminum	17%	Now	\$152,900	2038	**	5	\$16,600	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal/Detention Type	80%	Now	\$21,782,800	2030	\$108,914,100	5	\$285,400	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2033	\$627,900	10	\$36,700	
Parapets								
Metal Panel	10%	Now	\$288,700	2040	**	5	\$17,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%	Now	\$148,700	2035	**	5	\$163,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout.</i>								
Metal: Cage/Fence	30%			2035	**	5-10	\$213,500	
Pre-Cast Concrete	35%			LIFE	**	5	\$202,400	

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	75%	Now	\$12,158,800	2040	**			1
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	20%			2025	\$3,036,600	10	\$144,100	
Single Ply Membrane	5%	Now	\$1,423,000	2040	**			
<i>Blisters, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Administration Area</i>								
Interior								
Floors								
Carpet	2%			2026	\$502,200	3	\$22,100	
Cast in Place Concrete	18%	Now	\$434,700	LIFE	**	5	\$290,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
Quarry Tile	2%	Now	\$104,500	2035	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Terrazzo	25%	Now	\$1,659,200	LIFE	**	5	\$143,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Main Corridor And Building Entrance Area.</i>								
Traffic Topping	3%			2030	\$2,032,500	5	\$27,600	
Vinyl Tile	35%	Now	\$1,372,700	2030	\$13,727,200	3	\$96,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%			2025	\$25,057,400	3	\$27,600	
Wood	5%	Now	\$423,400	2045	**	5	\$34,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$296,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement North Wall Mechanical Space And Corridors</i>								
Ceramic Tile	5%			2033	\$4,295,400	5	\$40,500	
Concrete Masonry Unit	35%	Now	\$1,027,400	LIFE	**	5	\$113,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	3%			LIFE	**	5	\$18,200	
Gypsum Board	5%			LIFE	**	5	\$24,300	
Masonry: Brick	13%			LIFE	**			
Metal: Cage/Fence	8%			LIFE	**			
SGFT/Glazed Masonry	20%			LIFE	**			
Steel Plate	6%			LIFE	**	5	\$29,200	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$171,300	2035	**	5	\$69,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	40%	Now	\$1,701,900	LIFE	**	5	\$46,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Corridor And Mechanical Rooms</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	30%	Now	\$1,410,600	LIFE	**	5	\$276,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Plaster	10%	Now	\$215,900	LIFE	**	5	\$46,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair Halls</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Hatch</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	\$194,500	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere And One 5,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2030	\$83,400	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch For Emergency</i>								
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	

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%			2029	\$1,375,600	1		
Thermoplastic	30%			2030	\$589,500	1		
Motor Controllers								
Locally Mounted	100%			2028		5	\$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,900	
Stand-by Power								
Transfer Switches								
Automatic	80%			2028	\$161,000	1	\$115,600	
Automatic	20%			2043	**	1	\$28,900	
Generators								
Diesel	100%			2026	\$401,600	1	\$181,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement And Outdoor Enclosure</i>					
			<i>Explanation : Four 600 Kilowatt</i>					
Batteries								
Lead/Acid	100%			2024	\$4,700	5	\$17,400	
Fuel Storage								
Day Tank								
	50%			2046	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 275 Gallons</i>					
Main Tank								
	50%			2033	\$74,100	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : One 5,000 Gallon Tank</i>					
Lighting								
Interior Lighting								
Fluorescent								
	28%			2035	**	10	\$120,700	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent								
	70%			2025	\$9,642,900	10	\$301,600	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent								
	2%			2025	\$304,800	2	\$200	
Egress Lighting								
Emergency, Service								
	20%			2035	**	1		
Emergency, Service								
	40%			2025	\$223,100	1		
Exit, Battery								
	40%			2030	\$513,100	10	\$12,700	
Exterior Lighting								
HID	100%			2025	\$4,224,700	10	\$1,400	
Alarm								

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

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

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

Alarm

Security System
Generic

100%
2035 * * 1 \$175,500
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance System

Fire/Smoke Detection
Generic, Digital

100% 2035 * * 1-3 \$289,500

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

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2040 * * 1

Conversion Equipment

Heat Exchanger, Plate &
Frame
Pres. Reducing Valve/LP
Steam

70% 2033 \$1,600,600 1 \$162,600
 30% 2033 \$163,500 5 \$8,400

Distribution

Hot Wtr Piping/Pump
Central Plant Steam
Piping/Pmp

70% 2038 * * 4 \$16,200
 30% 2040 * * 4 \$10,400

Terminal Devices

Air Handler

30% Now \$102,200 2030 \$5,111,400 1 \$78,400
Leak Evident, Extent : Moderate, Area Affected : 40%
Location : Coils In Basement

Convactor/Radiator

70% 2028 \$5,182,600 1 \$106,200

Air Conditioning

Energy Source
Electricity

100% 2038 * * 1

Conversion Equipment

Reciprocating
Compr/Chiller

2% 2025 \$267,100 1 \$4,400

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

Split Unit
Window/Wall Unit
No Component

15% 2030 \$3,225,000
 15% 2025 \$514,500 1
 68%

Distribution

CW & CHW Wtr
Pipe/Pump
No Component

2% 2040 * * 4 \$700
 98%

Ventilation

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 Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$262,000
Exhaust Fans								
	Interior	20%			2030	\$803,100	2	\$2,900
	Roof	80%	Now	\$28,100	2030	\$1,405,400	2	\$9,200
<i>Broken, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Covers</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2030	\$4,378,100	4	\$46,500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$9,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Units In Several Areas</i>								
Sewage Ejector(s)								
	Compressed Air	100%			2040	**	4	\$7,100
Backflow Preventer								
	Generic	100%			2035	**	1	\$28,800
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 2nd Floor; 1 Unit From Basement To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$236,900
Sprinkler								
	No Component	50%						
	Generic	50%			2040	**	1-2	\$65,800

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

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

Print Date : 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
Program / Asset # : DOC0001.180 / 4127 **Yr Built/Renovated** : 1986 / 2006
Area Sq Ft : 274,813 **Project Type** : CORRECTION
Date of Survey : 25-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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

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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$97,600	
Metal Panel	70%	Now	\$931,400	2040	**	5	\$683,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	5%			2038	**	5	\$1,800	
Metal/Detention Type	95%			2040	**	5	\$125,000	
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,700	
Metal Panel	25%			2040	**	5	\$83,000	
Metal: Cage/Fence	30%			2035	**	5-10	\$199,300	
No Component	35%							
Roof								
Single Ply Membrane	97%	Now	\$2,153,400	2035	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Corridors</i>								
Skylight, Plastic	3%			2035	**	1		
Soffits								
Metal Panel	100%	Now	\$5,500	2040	**	5	\$10,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Interior								
Floors								
Cast in Place Concrete	43%	Now	\$579,800	LIFE	**	5	\$386,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations In The Mechanical Space</i>								
Ceramic Tile	10%	Now	\$223,500	2033	\$4,469,300	5	\$20,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Quarry Tile	2%	Now	\$23,300	2035	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Food Service Area</i>								
Traffic Topping	10%			2030	\$3,782,600	5	\$51,400	
Vinyl Tile	35%	Now	\$766,400	2030	\$7,664,300	3	\$54,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
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	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Control Rooms Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Control Rooms Throughout</i>								
Exposed Struc: Concrete	25%			LIFE	**	5	\$16,100	
Metal Panel	65%	Now	\$341,300	LIFE	**	5	\$334,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$185,300	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Switches Rated At 2,000 Amperes Each</i>								
Transformers								
Dry Type	100%			2028	\$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	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	\$201,300	1	\$84,600	
Generators								
Diesel	100%			2026	\$209,400	1	\$106,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Second Floor Generator Room</i>						
		<i>Explanation : Two Diesel Generators Rated At 1,100 Kilowatts Each.</i>						
Batteries								
Lead/Acid	100%			2024	\$4,700	5	\$10,200	
Fuel Storage								
Day Tank	50%			2038	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Second Floor Generator Room</i>						
		<i>Explanation : 275 Gallon Capacity Serving Both Generators</i>						
Main Tank	50%			2045	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Underground</i>						
		<i>Explanation : 8,000 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$7,655,000	10	\$239,400	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	5%			2038	**			
Egress Lighting								
Emergency, Service	50%			2030	\$163,100	1		
Exit, Service	50%			2030	\$114,200	1		
Exterior Lighting								
HID	100%			2030	\$2,471,200	10	\$800	
Alarm								
Security System								
Generic	100%			2030	\$994,200	1	\$102,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2030	\$1,366,100	1-3	\$174,500	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	99%	2-4	\$1,500	2040	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor Mechanical Room</i>							
	<i>Explanation : Small Leak</i>							
Natural Gas	1%			2050	**	1		
Conversion Equipment								
Furnace	1%			2030	\$16,500	1	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Roof Mounted Units</i>							
Heat Exchanger, Plate & Frame	50%	Now	\$13,400	2033	\$668,800	1	\$61,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Mechanical Room J</i>							
	<i>Explanation : Insulation Damaged Or Missing</i>							
Pres. Reducing Valve/LP Steam	49%			2033	\$156,200	5	\$8,000	
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$57,900	2038	**	4	\$13,500	
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Upper Level In Mechanical Room J</i>							
Terminal Devices								
Air Handler	60%			2030	\$5,979,800	1	\$102,000	
Convactor/Radiator	3%	Now	\$2,600	2035	**	1	\$2,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>							
Convactor/Radiator	37%			2035	**	1	\$32,800	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	10%			2035	**			
Window/Wall Unit	5%			2025	\$100,300	1		
No Component	85%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$35,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$153,200	
Exhaust Fans								
Interior	60%			2030	\$1,409,300	2	\$5,100	
Roof	40%			2030	\$411,000	2	\$3,400	

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$2,040,600	2040	**	1		
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Mixing Valves</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Triplex Booster Pump Not Operational, Domestic Main Valve Failed</i>								
HW Heat Exchanger Steam Fired	100%			2040	**	4	\$40,800	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$106,000	4	\$5,800	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2040	**	1-5	\$138,600	
Sprinkler No Component Generic	15% 85%			2040	**	1-2	\$65,400	
Fire Pump Generic	100%			2033	\$505,700	1	\$51,300	

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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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%	Now	\$71,900	LIFE	**	5	\$8,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side At 1st Floor</i>								
Metal Panel	82%			2051	**	5-10	\$523,200	
Metal Coiling Doors	3%			2044	**	5	\$8,700	
Windows								
Aluminum	95%			2047	**	5	\$15,600	
Metal Louvers	5%			2040	**	10	\$5,100	
Parapets								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Access Locked. No Key Available.</i>								
Roof								
Not Accessible	85%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Access Locked. No Key Available.</i>								
Not Accessible	15%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Access Locked. No Key Available.</i>								
Soffits								
Metal Panel	100%			2051	**	5-10	\$29,000	
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$120,300	LIFE	**	5	\$80,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Garage Door Entrance.</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%			2044	**	5	\$5,400	
Vinyl Tile	10%	Now	\$68,900	2041	**	3	\$1,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Offices</i>								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$2,400	
Concrete Masonry Unit	95%	Now	\$167,300	LIFE	**	5	\$18,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room And Stairwell</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,400	2044	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Control Room And Offices</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Control Room And Offices</i>								
Exposed Struc: Concrete	10%			LIFE	**	5	\$700	
Exposed Struc: Steel	85%	Now	\$849,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Aisle 1 And By HVAC Unit</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	**			
Site Pavements								
On-Site Walkways								
Asphalt	80%			2040	**			
Cast in Place Concrete	20%	0-2	\$5,900	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : By Coiling Door And Main Entrance</i>								
Parking/Driveway								
Asphalt	96%	4+	\$42,700	2040	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	4%			2044	**			

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Stand-by Power								
Transfer Switches Automatic	100%			2036	**	1	\$8,900	
Generators Diesel	100%			2034	**	1	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 355 Kilowatts</i>								
Batteries Lead/Acid	100%			2024	\$4,700	5	\$1,100	
Fuel Storage Day Tank	50%			2039	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2046	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 25,000 Rated Capacity</i>								
Lighting								
Interior Lighting Fluorescent	20%			2031	\$78,700	10	\$5,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
LED	80%			2039	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Warehouse</i>								
Egress Lighting Emergency, Service Exit, Battery	50%			2036	**	1		
	50%			2036	**	10	\$1,000	
Exterior Lighting HID	100%			2031	\$259,300	10	\$100	
Alarm								
Security System Generic	100%			2036	**	1	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$18,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Energy Source							
	Natural Gas	100%			2051	**	1	
	Conversion Equipment							
	Furnace	100%			2036	**	1	\$14,300
Air Conditioning								
	Energy Source							
	Electricity	100%			2047	**	1	
	Conversion Equipment							
	Split Unit	10%			2036	**		
	No Component	90%						
	Distribution							
	Ductwork/Diffusers	10%			LIFE	**	2	\$3,800
	No Component	90%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	25%	Now	\$12,200	LIFE	**	2-5	\$4,000
				<i>Damaged, Extent : Moderate, Area Affected : 2%</i>				
				<i>Location : Warehouse</i>				
	No Component	75%						
	Exhaust Fans							
	Interior	15%			2036	**	2	\$100
	Roof	40%			2036	**	2	\$400
	No Component	45%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2051	**	1	
	Water Heater With Tanks							
	Electric	100%			2029	\$45,600	4	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Closet</i>				
				<i>Explanation : One 40 Gallon Unit</i>				
	Sanitary Piping							
	Cast Iron	100%	Now	\$14,000	LIFE	**	1	
				<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>				
				<i>Location : 1st Floor</i>				
				<i>Explanation : Consistent Blockage At Front Of Building</i>				
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2036	**	1	\$1,800
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%			2051	**	1-5	\$15,100
	Sprinkler							
	Generic	100%			2051	**	1-2	\$8,100

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

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

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%			2040	**	5-10	\$853,900	
Windows								
Metal/Detention Type	100%	Now	\$712,000	2040	**	5	\$37,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%	2-4	\$31,500	2043	**	5	\$17,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	100%	Now	\$824,200	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$58,300	LIFE	**	5	\$38,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
Ceramic Tile	5%			2039	**	5	\$5,900	
Raised Access Floor	5%	Now	\$131,900	2033	\$659,700	5	\$11,100	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Housing Control Rooms</i>								
Terrazzo	60%			LIFE	**	5	\$55,600	
Traffic Topping	15%			2035	**	5	\$22,200	
Interior Walls								
Concrete Masonry Unit	65%	Now	\$530,500	LIFE	**	5	\$58,600	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor And Stairways</i>								
Glass: Special Gauge	5%			LIFE	**	1		
Metal Security Bars	5%			LIFE	**			
Steel Plate	25%			LIFE	**	5	\$33,800	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Maintenance Area</i>								
Metal Panel	70%	Now	\$105,900	LIFE	**	5	\$103,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bathrooms And Corridors</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	3	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoors</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2035	**	3	\$400	
Feeders								
Cable	100%			2038	**	1		
Raceway								
Conduit	100%			2040	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,500 Ampere And One 1,600 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2035	**	5	\$300	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	**	5	\$2,100	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	90%			2038	**	5	\$1,900	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$500	

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches Automatic	100%			2035	**	1	\$24,400	
Generators								
Diesel	100%			2033	\$209,400	1	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoors</i>								
<i>Explanation : One 900 Kilowatts Capacity</i>								
Batteries								
Lead/Acid	100%			2024	\$4,700	5	\$2,900	
Fuel Storage								
Day Tank	50%			2038	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Generator</i>								
<i>Explanation : One 275 Gallon Capacity</i>								
Main Tank	50%			2045	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Vault</i>								
<i>Explanation : One 10,000 Gallon Capacity</i>								
Lighting								
Interior Lighting Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2030	\$32,900	1		
Exterior Lighting								
LED	100%			2038	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof And Building Perimeter</i>								
Lightning Protection								
Arresters/Cabling Generic	100%			2045	**	5	\$500	
Alarm								
Security System Generic	100%			2030	\$286,500	1	\$29,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Generic, Digital	100%			2035	**	1-3	\$48,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	\$91,900	5	\$4,700	
Distribution								
Central Plant Steam Piping/Pmp	100%			2050	**	4	\$3,900	
Terminal Devices								
Air Handler	80%			2030	\$2,297,700	1	\$39,200	
Convactor/Radiator	20%			2043	**	1	\$5,100	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	2%			2031	\$49,700	2	\$100	
No Component	98%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$103,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,200	
Exhaust Fans								
Interior	20%			2035	**	2	\$500	
Roof	80%	2-4	\$4,700	2035	**	2	\$1,600	
<i>Malfunctioning, Extent : Light, Area Affected : 5% Location : 2 Of 39 Units Defective On Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$7,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$30,600	4	\$1,700	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2041	**	5-10	\$1,756,100	
Windows								
Metal/Detention Type	100%	Now	\$407,300	2041	**	5	\$53,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Corridor And Various Locations Throughout.</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Parapets								
Metal Rail	100%	Now	\$24,400	2036	**	5	\$21,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$1,101,500	2041	**			
<i>Drains Clogged, Extent : Light, Area Affected : 10%</i>								
<i>Location : 5th Floor Roof</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>								
<i>Location : Adjacent To Bulkheads</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Adjacent To Bulkhead Door</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Breezeway And 5th Floor Elevator Vestibule</i>								
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$301,600	LIFE	**	5	\$201,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
Raised Access Floor	5%	Now	\$227,600	2034	**	5	\$19,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Terrazzo	35%			LIFE	**	5	\$55,900	
Traffic Topping	15%			2036	**	5	\$38,300	
Interior Walls								
Cast in Place Concrete	45%			LIFE	**			
Concrete Masonry Unit	23%	Now	\$393,600	LIFE	**	5	\$43,500	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Rooms</i>								
Glass: Special Gauge	5%			LIFE	**	1		
Metal Panel	3%			LIFE	**			
Metal: Cage/Fence	6%			LIFE	**			
Steel Plate	18%			LIFE	**	5	\$51,000	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Plaster	15%			LIFE	**	5	\$19,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2036	**	3	\$1,000	
Feeders								
Cable	100%			2039	**	1		
Raceway								
Conduit	100%			2041	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Generator Room</i>								
<i>Explanation : One 2,500 Ampere And Two 1,600 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2036	**	5	\$500	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2041	**	5	\$3,600	
Raceway								
Conduit	100%			2041	**	1		
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$300	
Molded Case Bkrs	90%			2039	**	5	\$3,200	
Wiring								
Thermoplastic	100%			2041	**	1		
Motor Controllers								
Locally Mounted	100%			2036	**	5	\$900	

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$2,000	
Stand-by Power								
Transfer Switches Automatic	100%			2036	**	1	\$42,000	
Generators Diesel	100%			2034	**	1	\$52,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : Two 1,100 Kilowatts Capacity</i>						
Batteries Lead/Acid	100%			2024	\$4,700	5	\$5,100	
Fuel Storage								
Day Tank	50%			2039	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two 275 Gallon Capacity</i>						
Main Tank	50%			2046	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : Two 25,000 Gallon Capacity</i>						
Lighting								
Interior Lighting Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2031	\$81,100	1		
Exit, Service	50%			2031	\$56,800	1		
Exterior Lighting								
HID	5%			2031	\$61,400	10		
LED	95%			2039	**			
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Building Perimeter</i>						
Lightning Protection								
Arresters/Cabling Generic	100%			2046	**	5	\$500	
Alarm								
Security System Generic	100%			2031	\$494,200	1	\$51,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$86,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2041	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	0-2	\$3,200	2034	**	5	\$4,100	
<i>Leak Evident, Extent : Light, Area Affected : 100%</i> <i>Location : First Floor Mechanical Equipment Room</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2051	**	4	\$6,700	
Terminal Devices								
Air Handler	100%			2031	\$4,954,100	1	\$84,500	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	2%			2036	**	1	\$1,300	
No Component	98%							
Terminal Devices								
Air Handler/Dir Expansion	2%			2036	**	1		
No Component	98%							
Heat Rejection								
Air Cooled Condenser Unit	2%			2036	**	2	\$1,900	
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,200	
Exhaust Fans								
Interior	80%			2036	**	2	\$3,300	
Roof	20%			2036	**	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		
HW Heat Exchanger								
Steam Fired	50%	Now	\$190,900	2061	**	4	\$6,800	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i> <i>Location : First Floor Mechanical Equipment Room, 1 Of 2 Defective Instantaneous Hot Water Heat Exchangers</i>								
Steam Fired	50%			2041	**	4	\$10,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Observed On Basement Level, Leaks Originate On Upper Floors</i>								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2036	**	4	\$4,300	
Backflow Preventer Generic	100%			2036	**	1	\$8,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Units Basement To 5th Floor, Three Units 1st To 5th Floor</i>					
			<i>Explanation : 5 Units</i>					
Fire Suppression								
Standpipe Generic	100%			2051	**	1-5	\$71,400	
Sprinkler Generic	100%			2051	**	1-2	\$38,300	
Fire Pump Generic	100%			2034	**	1	\$25,500	

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

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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$73,900	LIFE	**	5	\$32,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Masonry: Brick	85%	Now	\$1,727,800	LIFE	**	5	\$108,900	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	8%	Now	\$26,200	2040	**	5	\$19,200	
<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Female Locker Room</i>								
Metal: Cage/Fence	2%	Now	\$4,900	2035	**	5	\$5,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Egress Stairs</i>								
Windows								
Metal/Detention Type	100%	Now	\$5,221,600	2040	**	5	\$68,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$4,700	
Metal Panel	15%			2050	**	5	\$5,400	
Metal Rail	35%			2035	**	5-10	\$59,100	
Roof								
Built-Up (BUR)	65%	Now	\$1,077,400	2040	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	Now	\$46,600	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	25%	Now	\$727,400	2040	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above Mechanical Room</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$42,800	LIFE	**	5	\$28,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$35,400	2033	\$708,800	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Throughout Other Areas</i>								
Terrazzo	25%	Now	\$587,700	LIFE	**	5	\$25,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Traffic Topping	15%			2030	\$1,799,700	5	\$24,500	
Vinyl Tile	45%	Now	\$625,100	2030	\$3,125,700	3	\$22,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$50,000	2033	\$2,497,900	5	\$11,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	40%	Now	\$341,400	LIFE	**	5	\$37,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Glass: Single Pane	4%			LIFE	**	5	\$7,100	
Metal Security Bars	10%			LIFE	**			
Plaster	18%	Now	\$39,800	LIFE	**	5	\$12,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairways</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Various Dormitories</i>								
SGFT/Glazed Masonry	18%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2035	**	5	\$13,000	
Exposed Struc: Concrete	25%			LIFE	**	5	\$5,100	
Metal Panel	10%			LIFE	**	5	\$16,300	
Plaster	55%	Now	\$210,300	LIFE	**	5	\$44,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

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

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

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

Asset # : 2029

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$87,300	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>						
Transformers								
Dry Type	50%			2035	**	5	\$200	
Dry Type	50%			2028	\$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 Drive	10%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$26,800	
Generators								
Diesel	100%			2033	\$209,400	1	\$33,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosure</i>						
		<i>Explanation : 530 Kilowatt Capacity</i>						
Batteries								
Lead/Acid	100%			2024	\$4,700	5	\$3,200	
Fuel Storage								
Day Tank	50%			2038	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoors</i>						
		<i>Explanation : 70 Gallon Capacity</i>						
Main Tank	50%			2045	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoors</i>						
		<i>Explanation : 2,000 Gallon Capacity</i>						
Lighting								

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	\$101,100	5	\$5,200	
Distribution								
Hot Wtr Piping/Pump	10%			2046	**	4	\$400	
Central Plant Steam Piping/Pmp	90%			2040	**	4	\$5,800	
Terminal Devices								
Air Handler	5%			2035	**	1	\$2,700	
Convactor/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		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2028	\$132,800	2	\$300	
Ext Pkg Unit - Heating/Cooling Split Unit	10%			2035	**	2	\$500	
Window/Wall Unit	10%			2035	**			
No Component	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	100%	Now	\$43,200	2040	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Leaks</i>								
HW Heat Exchanger								
Steam Fired	50%			2050	**	4	\$4,300	
Steam Fired	50%			2040	**	4	\$6,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$11,800	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : Damaged Roof Drains</i>								
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,800	
Backflow Preventer								
Generic	100%			2035	**	1	\$5,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 7th Floor, One Unit From 1st To 6th Floor</i>								
<i>Explanation : 2 Geared Traction</i>								
Fire Suppression								

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

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

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

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

Asset # : 2029

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

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

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

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

Print Date : 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
 Program / Asset # : DOC0001.500 / 14636 Yr Built/Renovated : 1935 / 1985
 Area Sq Ft : 78,100 Project Type : CORRECTION
 Date of Survey : 01-Aug-2019 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1
 Block : Lot : BIN :

CAPITAL	FY 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



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX

Asset # : 14636

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$192,300	LIFE	**	5	\$83,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Facade</i>								
Exposed Struc: Steel	5%			LIFE	**	5	\$17,400	
Masonry: Brick	65%	Now	\$1,146,500	LIFE	**	5	\$72,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner Of Dormitory 4</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	15%	Now	\$42,600	2040	**	5	\$31,300	1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dormitory 4</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Dormitory 4</i>								
Windows								
Metal/Detention Type	95%	Now	\$576,500	2040	**	5	\$5,000	
<i>Air Infiltration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$400	2038	**	5	\$900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Metal Rail	20%			2035	**	5-10	\$116,400	
No Component	80%							
Roof								
Modified Bitumen	25%			2030		10	\$45,600	
Single Ply Membrane	40%			2030	\$2,879,900	10	\$72,900	
Skylight, Metal/Glass	5%			2040	**	10	\$30,400	
Spray-on Foam	30%	Now	\$347,400	2040	**	5	\$36,500	
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Dormitory 4</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$14,400	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$83,600	
Ceramic Tile	10%	Now	\$69,200	2033	\$1,384,500	5	\$6,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	10%	Now	\$160,700	2030	\$1,606,500	5	\$9,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Dormitory 4 And Corridor</i>								
Vinyl Tile	50%	Now	\$678,300	2030	\$3,391,700	3	\$23,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$38,400	
Glass: Single Pane	5%			LIFE	**	5	\$5,100	
Gypsum Board	10%			LIFE	**	5	\$8,200	
Masonry: Brick	5%			LIFE	**			
Metal Security Bars	5%			LIFE	**			
Plywood/Hardboard	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$24,500	2035	**	5	\$19,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$1,000	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	15%			LIFE	**	5	\$23,900	
Plaster	45%	Now	\$168,000	LIFE	**	5	\$35,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX

Asset # : 14636

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	25%			2025	\$624,000	10	\$19,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	25%			2030	\$624,000	10	\$19,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *	1-3	\$48,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

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

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX

Asset # : 14636

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating							
Terminal Devices							
Convactor/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 - Heating/Cooling Split Unit	40%		2030	\$1,102,500	2	\$2,100	
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	

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

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

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

Print Date : 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 - 2033
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

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



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$132,300	LIFE	**	5	\$114,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Of Building</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
Concrete Masonry Unit	3%			LIFE	**	5	\$4,300	
Metal Panel	87%	Now	\$510,300	2040	**	5	\$374,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Metal/Detention Type	97%	Now	\$12,562,900	2060	**	5	\$54,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
Metal Louvers	3%			2033	\$99,600	10	\$5,800	
Parapets								
Metal Panel	93%			2040	**	5	\$10,000	
Metal: Cage/Fence	7%			2035	**	5-10	\$1,500	
Roof								
Metal Panel	100%	Now	\$8,686,400	2043	**			1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Gutters And Leaders Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal Panel	100%			2040	**	5-10		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$260,100	LIFE	**	5	\$173,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2033	\$2,155,300	5	\$19,800	
Quarry Tile	5%			2035	**	5	\$29,800	
Raised Access Floor	5%	Now	\$220,800	2033	\$2,208,000	5	\$37,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Control Rooms Throughout</i>								
Terrazzo	25%			LIFE	**	5	\$77,500	
Traffic Topping	5%	Now	\$36,500	2030	\$1,824,100	5	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%	Now	\$369,600	2030	\$7,392,000	3	\$52,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$105,600	
Glass: Single Pane	3%			LIFE	**	5	\$7,900	
Glass: Special Gauge	2%			LIFE	**	1		
Gypsum Board	4%			LIFE	**	5	\$8,400	
Metal Security Bars	5%			LIFE	**			
Plaster	3%			LIFE	**	5	\$3,200	
SGFT/Glazed Masonry	8%	Now	\$97,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormitory Bathrooms</i>								
Ceilings								
AcousTileConcealSpLn	8%	Now	\$98,400	2035	**	5	\$19,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	7%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$24,800	
Metal Panel	80%	0-2	\$1,012,800	LIFE	**	5	\$396,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Main Tank	100%			2045	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Above Ground</i>								
<i>Explanation : One 5,000 Gallon</i>								
Lighting								
Interior Lighting Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2030	\$110,100	1		
Exterior Lighting								
LED	100%			2038	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Alarm								
Security System Generic	100%			2035	**	1	\$99,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$163,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%	Now	\$900	2040	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Leak At Main Valve, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
<i>Explanation : Low Pressure Steam Enters Building - There Are No Low Pressure Steam Regulators</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	0-2	\$247,000	2045	**	1	\$75,300	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
<i>Explanation : Steam To Hot Water Heat Exchangers Will Soon Require Retubing Or Replacement</i>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%	Now	\$17,800	2038	**	4	\$4,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
Central Plant Steam Piping/Pmp	50%			2040	**	4	\$6,300	
Terminal Devices								
Air Handler	50%			2030	\$3,067,700	1	\$52,300	
Convactor/Radiator	50%			2035	**	1	\$27,300	
Air Conditioning								
Energy Source								
Electricity	5%			2046	**	1		
Steam/HW System	95%			2040	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	10%			2039	**	1	\$18,300	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
Ext Pkg Unit - Heating/Cooling Split Unit	10%			2035	**	2	\$1,000	
No Component	78%				**			
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2050	**	4	\$800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2030	\$139,200	1	\$10,500	
No Component	90%							
Heat Rejection								
Water Cooling Tower	10%			2028	\$36,200	2	\$17,000	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$94,300	
Exhaust Fans								
Interior	80%			2030	\$1,156,800	2	\$4,100	
Roof	20%			2030	\$126,500	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$16,700	

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

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

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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
Program / Asset # : DOC0001.090 / 2030 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 40,450 **Project Type** : CORRECTION
Date of Survey : 08-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$163,100	LIFE	**	5	\$70,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,400	
Masonry: Brick	73%	Now	\$1,638,400	LIFE	**	5	\$103,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade - Spandrels At Windows</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Repointing Failure, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade At Hoppers</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North And East Facades - 1968 Wing</i>								
Metal Panel	10%			2051	**	5-10	\$97,200	
Metal Coiling Doors	2%	Now	\$11,600	2044	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Facade</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	5%			2053	**	5	\$300	
Metal Louvers	5%	Now	\$21,800	2046	**			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : All Louvers</i>							
	<i>Explanation : Inoperable</i>							
Steel	90%	Now	\$530,600	2056	**	5	\$38,200	
	<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : 1968 Wing</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 1968 Wing</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 1968 Wing</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 8%</i>							
	<i>Location : East Wall - Engine Room At Electrical Boxes</i>							
Parapets								
Metal Rail	10%			2029		5-10		
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
No Component	90%							

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	85%	Now	\$454,900	2036		**		
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Edge Of 1968 Addition</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Fresh Air Intake On Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Roof Hatch Broken</i>								
Single Ply Membrane	10%	Now	\$12,500	2036		**		
<i>Drains Clogged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Over Pressure Reducing Valve Room</i>								
<i>Explanation : Membrane Partially Melted Due To Steam Pipe Leak</i>								
Skylight, Metal/Glass	5%	Now	\$34,400	2031	\$1,719,900			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$443,800	LIFE		**	5	\$296,100
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Level Boiler Room And Various Locations Throughout</i>								
Vinyl Tile	5%	Now	\$75,900	2031	\$379,300		3	\$2,700
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$32,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$16,100	LIFE	**	5	\$1,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
Masonry: Brick	50%	Now	\$162,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Stair Shaft</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South East Pier - 2nd Floor. At Upper Floor Window Spandrels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engine Room</i>								
Plaster	10%			LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Locker Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$3,300	2036	**	5	\$700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Locker Room And Office</i>								
Exposed Struc: Concrete	35%	Now	\$106,700	LIFE	**	5	\$1,200	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Fire Floor / At Hoppers</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout, Boiler Feed Pump Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	60%	4+	\$293,300	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Boiler Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	**			
Site Pavements								

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

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

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

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

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

Site Pavements

On-Site Walkways

Asphalt

53% Now \$20,800 2034 **

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

Cast in Place Concrete

47% 2036 **

Parking/Driveway

Asphalt

78% Now \$11,700 2034 **

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

Cast in Place Concrete

22% 2036 **

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

Over 600 Volts

Service Equipment

Fused Disc Sw

100% 2041 ** 3 \$100

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

Transformers

Dry Type

100% 2036 ** 3 \$300

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

Feeders

Cable

100% 2039 ** 1

Raceway

Conduit

100% 2041 ** 1

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2051 ** 5 \$1,100

Transformers

Dry Type

100% 2036 ** 5 \$100

Switchgear / Switchboard

Air Circuit Breaker

60% 2051 ** 5 \$100

Fused Knife Sw

20% 2031 \$239,800 5

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

Molded Case Bkrs

20% 2051 ** 5 \$200

Raceway

Conduit

80% 2031 \$1,211,000 1

Conduit

20% 2041 ** 1

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$100	
Fused Knife Sw	5%			2030	\$9,200	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
Molded Case Bkrs	85%			2039	**	5	\$900	
Wiring								
Thermoplastic	100%			2041	**	1		
Motor Controllers								
Locally Mounted	5%			2029	\$5,700	5		
Locally Mounted	5%			2036	**	5		
Motor Control Center	80%			2036	**	5	\$900	
Variable Frequency Drive	10%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$12,400	
Generators								
Diesel	100%			2040	**	1	\$15,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosure</i>								
<i>Explanation : Two 1,250 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$4,700	5	\$1,500	
Fuel Storage								
Day Tank								
	50%			2047	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Generators</i>								
<i>Explanation : Two 850 Gallons</i>								
Main Tank								
	50%			2046	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Two 20,000 Gallons</i>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	55%			2026	\$738,200	10	\$20,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2036	**	10	\$1,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2036	**	10	\$1,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Equipment Area</i>								
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/Cabbling								
Generic	100%			2046	**	5	\$700	

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$219,200	2041	**	4	\$2,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i> <i>Location : Vacuum Pumps, Water Treatment System And Water Feeding Valves, Various Locations</i> <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations</i>								
Terminal Devices								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	98%			2039	**	1	\$18,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i> <i>Location : 1st Floor</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1st Floor</i> <i>Explanation : Serves Cogeneration Plant</i>								
Exterior Pkg Unit - Cooling	2%			2031	\$17,100	2	\$100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 2%</i> <i>Location : Roof</i>								
Heat Rejection								
Water Cooling Tower	100%			2035	**	2	\$40,700	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i> <i>Location : Outside At Grade</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$68,500	LIFE	**	2-5	\$22,600	
<i>Broken, Extent : Severe, Area Affected : 20%</i> <i>Location : All Louvers</i>								
Exhaust Fans								
Interior	75%	Now	\$51,900	2031	\$259,300	2	\$700	
<i>Not in Service, Extent : Severe, Area Affected : 75%</i> <i>Location : Various Locations</i>								
Roof	25%	Now	\$7,600	2031	\$37,800	2	\$200	
<i>Not in Service, Extent : Severe, Area Affected : 25%</i> <i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2051	**	1		
Galvanized Steel	70%			2036	**	1		

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Electric	100%			2029	\$45,600	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Locker Room</i>								
<i>Explanation : 1 Unit</i>								
HW Heat Exchanger Steam Fired	100%			2051	**	4	\$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	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations In Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations In Basement</i>								
Backflow Preventer Generic	100%			2036	**	1	\$2,500	
Fixtures Generic	100%							

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Print Date : 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

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



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION

Asset # : 14554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	**	5	\$839,400	
Masonry: Brick Cavity	3%			LIFE	**	5	\$7,700	
Pre-Cast Concrete	32%			LIFE	**	5	\$268,600	
Windows								
Metal/Detention Type	100%			2051	**	5	\$77,400	
Parapets								
Pre-Cast Concrete	100%			LIFE	**	5	\$84,400	
Roof								
Metal Panel	5%			2048	**	10	\$47,000	
Single Ply Membrane	95%			2036	**	10	\$487,000	
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	**	5	\$727,600	
Traffic Topping	12%			2036	**	5	\$62,400	
Vinyl Tile	8%			2036	**	3	\$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		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	3	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2044	**	3	\$1,500	
Feeders								
Cable	100%			2047	**	1		
Raceway								
Conduit	100%			2051	**	1		
Under 600 Volts								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION

Asset # : 14554

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2051	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical And Generator Room</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches For Emergency</i>								
Fused Disc Sw	50%			2061	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2044	**	5	\$1,000	
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	**	5	\$1,200	
Raceway								
Conduit	100%			2051	**	1		
Panelboards								
Fused Disc Sw	10%			2047	**	5	\$600	
Molded Case Bkrs	90%			2047	**	5	\$6,600	
Wiring								
Thermoplastic	100%			2051	**	1		
Motor Controllers								
Locally Mounted	80%			2044	**	5	\$1,500	
Variable Frequency Drive	20%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$85,500	
Generators								
Diesel	100%			2040	**	1	\$107,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 2,000 Kilowatts Capacity Generators</i>								
Batteries								
Lead/Acid	100%			2025	\$4,700	5	\$10,300	
Fuel Storage								
Day Tank	2%			2047	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallons For Both Generators</i>								
Main Tank	98%			2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : One 10,000 Gallon</i>								

Lighting

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION

Asset # : 14554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2036	**	10	\$242,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2036	**	10	\$12,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting Emergency, Service	70%			2036	**	1		
Exit, Service	30%			2036	**	1		
Exterior Lighting HID	100%			2036	**	10	\$900	
Lightning Protection								
Arresters/Cabling Generic	100%			2059	**	5	\$5,400	
Alarm								
Security System Generic	100%			2036	**	1	\$103,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$176,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2041	**	1		
Conversion Equipment Heat Exchanger, Plate & Frame	50%			2040	**	1	\$68,700	
Pres. Reducing Valve/LP Steam	50%			2040	**	5	\$8,200	
Distribution Hot Wtr Piping/Pump	75%			2047	**	4	\$10,300	
Central Plant Steam Piping/Pmp	25%			2051	**	4	\$3,400	
Terminal Devices Air Handler	100%			2036	**	1	\$171,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Pre-heat Coils In Rooftop Air Handlers With Reheat Coils In The Discharge Air Ductwork</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	98%			2036	**	2	\$16,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Rooftop</i>						
		<i>Explanation : 4 Packaged Rooftop Air Conditioning Units</i>						
Split Unit	2%			2036	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$361,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$154,900	
Exhaust Fans								
Roof	100%			2036	**	2	\$8,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2051	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor Mechanical Room</i>						
		<i>Explanation : Instantaneous Steam To Hot Water Heat Exchangers</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2036	**	1	\$17,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units From 1st To 5th Floor, 2 Units From Basement To 5th Floor</i>						
		<i>Explanation : 4 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2051	**	1-5	\$145,200	
Sprinkler								
Generic	100%			2051	**	1-2	\$77,800	
Fire Pump								
Generic	100%			2040	**	1	\$51,900	

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** 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
Program / Asset # : DOC0001.020 / 2046 **Yr Built/Renovated** : 1971 / 2003
Area Sq Ft : 565,795 **Project Type** : CORRECTION
Date of Survey : 23-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2097042

CAPITAL	FY 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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	5%	2-4	\$101,500	2030	\$1,015,500			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Entrance And West Facade</i>								
Masonry: Brick Cavity	90%	Now	\$4,377,500	LIFE	**	5	\$521,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade, Courtyards, Gymnasium And Bulkheads</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Windows Throughout</i>								
Metal Panel	5%			2040	**	5-10	\$199,200	
Windows								
Aluminum	20%	Now	\$4,011,400	2055	**	5	\$21,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal/Detention Type	75%	Now	\$22,771,400	2040	**	5	\$298,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Housing Areas</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Housing Areas</i>								
Metal Louvers	5%			2033	\$1,166,900	10	\$68,200	
Parapets								
Metal Rail	95%	Now	\$154,300	2035	**	5	\$169,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2035	**	5-10	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Razor Ribbon On Chain Link Fencing</i>								
Roof								
Under Construction	100%							
Soffits								
Metal Panel	100%			2040	**	5-10		

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

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

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

Asset # : 2046

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$217,600	LIFE	**	5	\$145,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms And Other Areas Throughout</i>								
Ceramic Tile	5%	0-2	\$72,100	2033	\$3,606,100	5	\$16,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Toilets</i>								
Quarry Tile	3%			2035	**	5	\$29,900	
Terrazzo	40%	Now	\$956,800	LIFE	**	5	\$207,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Main Corridors, Lobby On First Floor</i>								
Traffic Topping	10%			2035	**	5	\$83,000	
Vinyl Tile	30%	0-2	\$530,100	2030	\$10,601,200	3	\$74,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	2%			2045	**	5	\$24,900	
Interior Walls								
Concrete Masonry Unit	85%	Now	\$2,256,500	LIFE	**	5	\$249,100	
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations In The Mechanical, Electrical Rooms And Basement Corridors</i>								
Gypsum Board	10%			LIFE	**	5	\$44,000	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTile,Adhered	5%	Now	\$205,800	2035	**	5	\$16,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, Various Locations Throughout</i>								
AcousTileConcealSpLn	30%	Now	\$123,500	2035	**	5	\$124,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	30%	Now	\$1,150,100	LIFE	**	5	\$31,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
Fiber Board	5%			2030	\$997,600			
Metal Panel	30%	Now	\$635,500	LIFE	**	5	\$248,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Corridors</i>								

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

Under 600 Volts

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

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

Asset # : 2046

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators								
Diesel	25%			2033	\$806,200	1	\$54,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 800 Kilowatts For Mod 2 And 4</i>								
Diesel	25%			2033	\$806,200	1	\$54,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 1,000 Kilowatts For Mod 1 And 3</i>								
Diesel	25%			2033	\$806,200	1	\$54,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 700 Kilowatts For Main Building And Kitchen</i>								
Diesel	24%			2033	\$773,900	1	\$52,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosure. Outside Perimeter Building #1</i>								
<i>Explanation : No Capacity Information Available</i>								
Diesel	1%			2026	\$32,200	1	\$2,200	
<i>Abandoned In Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Batteries								
Lead/Acid	100%			2024	\$4,700	5	\$21,000	
Fuel Storage								
Main Tank	100%			2045	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside And Basement</i>								
<i>Explanation : Two 4,000 Gallon And One 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	55%			2030	\$7,151,700	10	\$223,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2035	**	10	\$162,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2038	**			
Egress Lighting								
Emergency, Service	45%			2030	\$236,900	1		
Emergency, Battery	5%			2030	\$71,700	10	\$5,400	
Exit, Service	50%			2025	\$184,300	1		
Exterior Lighting								
HID	70%			2030	\$3,561,400	10	\$1,200	
LED	30%			2038	**			

Alarm

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

Asset # : 2046

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

Alarm

Security System Generic	100%			2035	**	1	\$211,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : CCTV Surveillance System

Fire/Smoke Detection Generic, Digital	100%			2038	**	1-3	\$348,700	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Plant Campus Steam / PRV	100%			2040	**	1		
----------------------------------------------	------	--	--	------	----	---	--	--

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

Location : Basement

Explanation : High Pressure Steam From Main Plant

Conversion Equipment Heat Exchanger, Shell & Tube	50%			2039	**			
Pres. Reducing Valve/LP Steam	50%			2039	**	5	\$13,200	

Distribution Hot Wtr Piping/Pump	100%			2046	**	4	\$21,900	
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Terminal Devices Air Handler	19%			2030	\$3,055,700	1	\$52,100	
Air Handler	1%			2035	**	1	\$2,700	
Convactor/Radiator	2%	Now	\$2,800	2028	\$139,800	1	\$2,600	

Other Observation, Extent : Light, Area Affected : 1%

Location : Throughout

Explanation : Convactor Air Holes Painted Shut Restricting Air Flow

Convactor/Radiator	78%			2035	**	1	\$111,700	
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Air Conditioning

Energy Source Electricity	100%			2038	**	1		
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER
Asset # : 2046

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Centrifugal, Elec Chiller	10%			2039	**	1	\$48,000
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
	Exterior Pkg Unit - Cooling	20%			2030	\$1,874,100	2	\$5,400
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : Serves Control Areas</i>				
	Window/Wall Unit	5%			2025	\$161,900	1	
	No Component	65%						
Distribution								
	CW & CHW Wtr Pipe/Pump	10%			2050	**	4	\$2,200
	No Component	90%						
Terminal Devices								
	Air Handler/Cool/Ht	10%			2030	\$580,400	1	\$27,400
	No Component	90%						
Heat Rejection								
	Air Cooled Condenser Unit	10%			2035	**	2	\$30,900
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$247,300
Exhaust Fans								
	Interior	20%			2030	\$758,100	2	\$2,700
	Roof	80%	Now	\$132,700	2030	\$1,326,600	2	\$8,700
				<i>Broken, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
HW Heat Exchanger								
	Steam Fired	90%			2030	\$3,719,300	4	\$39,500
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 6 Units</i>				
	Steam Fired	10%			2050	**	4	\$4,400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 2 Instantaneous Units Serve Kitchen</i>				

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$3,229,700	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Under Floor</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen Piping</i>								
Storm Drain Piping Cast Iron	100%	Now	\$60,300	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Drains Over Kitchen Clogged</i>								
Sump Pump(s) Non-Submersible	100%			2025	\$218,300	4	\$17,900	
Sewage Ejector(s) Compressed Air	100%	Now	\$7,100	2030	\$352,600	4	\$5,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 8 Units</i>								
Hydraulic	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Freight Elevator</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$223,600	
Sprinkler								
No Component	85%							
Generic	15%			2040	**	1-2	\$18,600	
Fire Pump								
Generic	100%			2033	\$816,000	1	\$82,800	
Chemical System								
No Component	98%							
Generic	2%			2028	\$3,100	1-3	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Chemical System Serves Cooking Areas</i>								

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

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Print Date : 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
Program / Asset # : DOC0001.070 / 2792 **Yr Built/Renovated** : 1988 / 2006
Area Sq Ft : 300,745 **Project Type** : CORRECTION
Date of Survey : 23-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2109477

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC
Asset # : 2792

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$1,554,000	LIFE	**	5	\$47,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Downspouts Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	70%	Now	\$448,600	2041	**	5	\$329,100	
<i>Deformed/Dented, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Downspouts Throughout</i>								
Windows								
Aluminum	5%			2030	\$411,200	5	\$4,500	
Metal/Detention Type	95%	2-4	\$35,480,900	2061	**	5	\$155,000	
<i>Air Infiltration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	60%	Now	\$854,900	2041	**	5	\$52,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout And Mechanical Bulkhead At J Location</i>								
Metal: Cage/Fence	10%			2036	**	5-10	\$35,100	
No Component	30%							
Roof								
Single Ply Membrane	97%	Now	\$3,222,500	2031	\$16,112,400			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors And Other Areas Throughout</i>								
Skylight, Plastic	3%			2036	**	1		
Soffits								
Metal Panel	100%			2041	**	5-10		
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	48%	Now	\$708,300	LIFE	**	5	\$472,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room And Corridors</i>								
Ceramic Tile	10%	Now	\$244,500	2034	**	5	\$22,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Quarry Tile	2%	Now	\$63,800	2036	**	5	\$6,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Traffic Topping	5%	Now	\$207,000	2036	**	5	\$14,100	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mess Hall Kitchen And Basement Corridor</i>								
Vinyl Tile	35%	Now	\$838,700	2031	\$8,386,800	3	\$59,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Corridors Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Housing And Central Corridor Connections</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	15%			2034	**	5	\$98,800	
Concrete Masonry Unit	72%			LIFE	**	5	\$189,600	
Glass: Single Pane	3%			LIFE	**	5	\$14,800	
Gypsum Board	5%			LIFE	**	5	\$19,800	
Metal Security Bars	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%	Now	\$134,600	2036	**	5	\$27,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$27,800	2036	**	5	\$21,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%	Now	\$58,500	LIFE	**	5	\$108,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	55%	Now	\$3,047,900	LIFE	**	5	\$298,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors And Other Areas Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Six 1,600 Ampere Main Disconnect Switches</i>						
Transformers								
Dry Type	100%			2036	**	5	\$1,100	
Switchgear / Switchboard								
Fused Disc Sw	90%			2031	\$789,400	5	\$1,200	
Fused Disc Sw	10%			2051	**	5	\$100	
Raceway								
Conduit	95%			2031	\$836,100	1		
Conduit	5%			2051	**	1		
Panelboards								
Molded Case Bkrs	90%			2030	\$830,800	5	\$7,100	
Molded Case Bkrs	10%			2047	**	5	\$800	
Wiring								
Thermoplastic	100%			2031	\$1,310,100	1		
Motor Controllers								
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Second Floor Generator Room</i>						
		<i>Explanation : Two 800 Kilowatts</i>						
Diesel	20%			2034	**	1	\$23,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosures</i>						
		<i>Explanation : Two Additional Generators. No Capacity Information Was Available</i>						
Batteries								
Lead/Acid	100%			2025	\$4,700	5	\$11,100	
Fuel Storage								
Day Tank	20%			2039	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 250 Gallon For All Generators</i>						
Main Tank	80%			2046	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 10,000 Gallon Capacity</i>						

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	75%			2031	\$6,613,600	10	\$206,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2036	**	10	\$55,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$190,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2041	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Mechanical Room 2nd Floor</i>								
Pres. Reducing Valve/LP Steam	50%			2034	**	5	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Mechanical Room 2nd Floor</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$14,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Mechanical Room 1st Floor</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	40%			2031	\$4,362,700	1	\$74,400	
Air Handler	10%			2036	**	1	\$18,600	
Convactor/Radiator	4%			2036	**	1	\$3,900	
Convactor/Radiator	46%			2036	**	1	\$44,700	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	5%			2029	\$472,100	2	\$900	
Reciprocating Compr/Chiller	10%			2031	\$855,000	1	\$14,000	
Reciprocating Compr/Chiller	10%			2036	**	1	\$14,000	
Ext Pkg Unit - Heating/Cooling	10%			2036	**	2	\$1,800	
Split Unit	5%			2036	**			
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2051	**	4	\$1,500	
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%							
Heat Rejection								
Dry Cooler	10%			2031	\$106,400	2	\$20,900	
Water Cooling Tower	10%			2032	\$117,100	2	\$30,300	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$167,700	
Exhaust Fans								
Interior	60%			2031	\$1,542,300	2	\$5,500	
Roof	40%	Now	\$9,000	2031	\$449,800	2	\$2,900	
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Exhaust Fan Broken</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2041	**	1		
Galvanized Steel	80%			2036	**	1		
HW Heat Exchanger								
Steam Fired	100%			2041	**	4	\$44,600	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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 Generic	50%			2051	**	1-2	\$42,100	
Fire Pump Generic	100%			2034	**	1	\$56,200	
Chemical System No Component Generic	98%			2029	\$3,100	1-3	\$1,500	

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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
Program / Asset # : DOC0001.200 / 4129 **Yr Built/Renovated** : 1990 / 2015
Area Sq Ft : 8,392 **Project Type** : CORRECTION
Date of Survey : 08-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 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



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$5,300	LIFE	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>								
<i>Location : Exterior Fire Exit Stair Footings Disconnected From Lower Stair Rail Posts, Leaving Bottom Of Stair Hanging In The Air</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Exterior Stairs</i>								
Metal, Corrugated	95%			2051	**	1		
Windows								
Aluminum	100%	Now	\$67,600	2039	**	5	\$1,200	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Office Areas</i>								
Parapets								
Metal Panel	20%			2051	**	5	\$1,700	
Metal: Cage/Fence	80%	Now	\$8,200	2036	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	2-4	\$25,000	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Elevator Shaft</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Elevator And Throughout</i>								
Soffits								
Metal, Corrugated	100%	4+	\$3,800	2051	**	1		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%			2030		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		5	\$1,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%	Now	\$6,700	2036	**	3	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Thresholds And 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Administrative Spaces</i>								
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$11,000	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$8,400	2044	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i> <i>Location : Personnel Room And Open Administrative Areas</i> <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i> <i>Location : 2nd Floor Office</i> <i>Staining/Discoloring, Extent : Light, Area Affected : 35%</i> <i>Location : Administration, Kitchen And Locker Room Areas</i> <i>Other Observation, Extent : Light, Area Affected : 90%</i> <i>Location : Throughout</i> <i>Explanation : Fiberglass Reinforced Panels</i>								
Gypsum Board	10%			LIFE	**	5	\$1,600	
Site Enclosure								
Fence/Gates								
Aluminum Rail	50%	Now	\$3,900	2036	**	5	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> <i>Location : Exterior Stair Throughout</i> <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i> <i>Location : Exterior Stair Throughout</i> <i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i> <i>Location : Loading Dock North Side</i>								
Chain Link	50%			2051	**			
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$1,000	2051	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Loading Dock</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	21%	Now	\$1,300	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Stairs Throughout</i>								
Cast in Place Concrete	59%			2036	**			
Metal	20%	Now	\$4,700	2041	**	1-3	\$600	
<i>Cracked Weld, Extent : Moderate, Area Affected : 5%</i> <i>Location : Exterior Stairs Throughout</i> <i>Loose Connections, Extent : Moderate, Area Affected : 10%</i> <i>Location : Exterior Stairs Throughout</i> <i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Exterior Stairs Throughout</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$3,100	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : North Lot</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Dry Type	100%			2036	**	3	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 300 Kilovolt-ampere 4,160 High Voltage-480/277 Low Voltage Supply</i>						
Feeders								
Cable	100%			2039	**	1		
Raceway								
Conduit	100%			2041	**	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2041	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2036	**	5		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2041	**	5	\$200	
Raceway								
Conduit	100%			2041	**	1		
Panelboards								
Molded Case Bkrs	100%			2039	**	5	\$200	
Wiring								
Thermoplastic	100%			2041	**	1		
Motor Controllers								
Locally Mounted	100%			2036	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$2,600	
Generators								
Diesel	100%			2040	**	1	\$3,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Enclosure</i>						
		<i>Explanation : One 1,250 Kilowatt Generator</i>						
Batteries								
Lead/Acid	100%			2025	\$4,700	5	\$300	
Fuel Storage								
Main Tank	100%			2059	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 2,500 Gallon Tank</i>						
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2036	**	10	\$2,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Fluorescent	65%			2031	\$117,400	10	\$5,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2036	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2031	\$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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Generic, Digital	100%			2031	\$41,700	1-3	\$5,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2036	**	2	\$100	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Split Unit	90%			2036	**			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,700	
Exhaust Fans								
Roof	50%			2036	**	2	\$100	
Wall Unit	50%			2036	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		
Water Heater With Tanks								
Electric	100%			2029	\$45,600	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 30 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2036	**	1	\$500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Chemical System								
Dry	20%			2029	\$31,400	1-3	\$14,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Clean Agent System Being Installed To Protect Communication Equipment</i>								
No Component	80%							

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

Print Date : 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



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$832,700	LIFE	**	5	\$52,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : South Facade At Masonry Supports Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : North Facade And Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Wall At East Facade</i>								
Metal Sect. OHD	10%			2044	**	5	\$21,900	
Metal Coiling Doors	15%	Now	\$43,200	2036	**	5	\$16,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Steel	100%	Now	\$187,900	2039	**	5	\$40,500	
<i>Air Infiltration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Lintel Locations Throughout Garage</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Officers Locker Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Officers Locker Room</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$2,200	
Metal Panel	40%			2051	**	5	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Coping Cap</i>								
Metal Rail	10%	Now	\$2,800	2044	**	5	\$3,100	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$366,700	2031	\$3,667,300			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout Roof</i>								
<i>Embedded Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout Including Garage Spaces And 2nd Floor Corridor Near Communications Area</i>								

Interior

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	65%	Now	\$235,700	LIFE	**	5	\$157,300	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i> <i>Location : Tire Shop And Various Locations Throughout</i> <i>Water Penetration, Extent : Light, Area Affected : 10%</i> <i>Location : Mechanic Shop M-3 And Various Locations In Garage Service Area</i>								
Ceramic Tile	5%	Now	\$12,000	2027	\$600,900	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> <i>Location : Mens Toilet And Shower Facilities</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								
Raised Access Floor	5%			2034	**	5	\$20,700	
Vinyl Tile	25%	Now	\$147,200	2026	\$1,472,100	3	\$10,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> <i>Location : Offices Throughout 1st And 2nd Floor</i> <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Offices Throughout 1st And 2nd Floor</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : Offices Throughout 1st And 2nd Floor</i>								
Interior Walls								
Concrete Masonry Unit	80%	2-4	\$244,300	LIFE	**	5	\$27,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i> <i>Location : Room M-8 And Perimeter Walls</i> <i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i> <i>Location : Perimeter Walls</i> <i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i> <i>Location : Room M-8 And Various Locations Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : From Lower Roofs</i>								
Gypsum Board	10%			LIFE	**	5	\$5,100	
Metal: Cage/Fence	10%			LIFE	**			

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	9%			2036	**	5	\$10,000	
AcousTileSusp.Lay-In	6%	Now	\$10,600	2036	**	5	\$3,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st And 2nd Floor Office Area</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st And 2nd Floor Office Area</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 2nd Floor</i>								
Exposed Struc: Concrete	10%	Now	\$63,900	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Radio Shop</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Radio Shop</i>								
Exposed Struc: Steel	65%	Now	\$665,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mens Locker Room And Various Locations Adjacent To North Wall In Service Area Of Garage Above Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations In Main Garage</i>								
Gypsum Board	10%			LIFE	**	5	\$13,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$16,900	2036	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance East Side</i>								
Parking/Driveway								
Asphalt	90%	Now	\$113,100	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Lot</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Lot</i>								
Cast in Place Concrete	10%			2044	**			

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

Under 600 Volts

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$14,500	5	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 400 Ampere, One 600 Ampere And One 800 Ampere Main Disconnect Switches</i>						
<hr/>								
Transformers								
Dry Type	100%			2029	\$51,500	5	\$300	
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$125,300	5	\$1,900	
<hr/>								
Raceway								
Conduit	100%			2031	\$21,300	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2030	\$76,900	5	\$1,900	
<hr/>								
Wiring								
Thermoplastic	100%			2031	\$43,600	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2029	\$177,100	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$22,700	
<hr/>								
Generators								
Diesel	100%			2040	**	1	\$28,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Enclosure Next To Telecommunications Building</i>						
		<i>Explanation : One 1,250 Kilowatt Capacity Generator</i>						
<hr/>								
Batteries								
Lead/Acid	100%			2025	\$4,700	5	\$2,700	
<hr/>								
Fuel Storage								
Main Tank	100%			2059	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Generator</i>						
		<i>Explanation : One 2,500 Gallon Tank</i>						
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	35%			2026	\$353,100	10	\$23,700	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<hr/>								
Fluorescent	5%			2036	**	10	\$3,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<hr/>								
HID	40%			2026	\$674,600	10	\$1,000	
LED	20%			2036	**			

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2026	\$367,300	1-3	\$45,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	80%	Now	\$800	2041	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Steam Room 1st Floor</i>						
		<i>Explanation : Leak At Main Valve</i>						
Electricity	20%			2041	**	1		
Conversion Equipment								
Radiant Heater	100%	Now	\$74,100	2031	\$3,706,200	2	\$27,400	
		<i>Not in Service, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Various Offices</i>						
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Office Area, Garage</i>						
		<i>Explanation : 40 Electrical Radiants, Excessive Noise On 3 Units</i>						
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$12,500	2039	**	4	\$2,900	
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
No Component	20%							
Terminal Devices								
Unit Heater - Steam	80%			2026	\$647,400	4	\$5,400	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

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

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

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

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

Print Date : 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

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



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	75%	0-2	\$46,100	2051	**	5	\$33,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bottom Of Panels Along North And East Sides And Throughout</i>								
Window Wall	25%			2051	**	5	\$22,500	
<i>Glazing Clouded, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side Of Building</i>								
Windows								
Metal/Detention Type	100%			2051	**	5	\$5,000	
Parapets								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Access Hatch Lock. No Key Available.</i>								
Roof								
Skylight, Plastic	3%			2044	**	1		
Not Accessible	97%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Access Hatch Lock. No Key Available.</i>								
Soffits								
Metal, Corrugated	100%			2051	**	1		
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$23,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathrooms / Locker Rooms</i>								
Quarry Tile	5%			2044	**	5	\$1,400	
Sheet Vinyl/Rubber	20%			2036	**	5	\$5,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	Now	\$7,200	2031	\$144,700	3	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Office Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Office Areas And Locker Room</i>								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$1,000	
Fiberglass Panel	95%			LIFE	**			

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	95%	Now	\$15,500	2044	**	5	\$10,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Locker Room And Office - Cashier 1 And 2 Space</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Ceilings</i>								
<i>Explanation : Fiberglass Reinforced Panels.</i>								
Gypsum Board	5%			LIFE	**	5	\$1,400	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%	Now	\$3,700	2036	**	5	\$4,200	
<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bus Parking</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Side At Bus Parking</i>								
<i>Explanation : Steel Rail</i>								
Chain Link	95%			2051	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$36,500	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Side Of The Building</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$641,700	2040	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$200	
Stand-by Power								
Transfer Switches Automatic	100%			2036	**	1	\$3,700	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	20%			2026	\$71,000	10	\$2,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	80%			2031	\$283,900	10	\$8,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2031	\$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	\$43,800	1	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$60,200	1-3	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>								

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Pump Air Sourced	90%			2029		2	\$3,400	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Rooftop Units</i>						
Radiant Heater	10%			2031	\$60,700	2	\$600	
Terminal Devices								
Air Handler	100%			2026	\$439,000	1	\$7,500	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2029	\$349,200	2	\$700	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 3 Remote Terminal Units On Roof</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$15,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$452,600	1	\$7,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
Exhaust Fans								
Roof	100%			2026	\$45,300	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Electric	100%			2026	\$45,600	4		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Female Locker Room</i>						
		<i>Explanation : 120 Gallon Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2031	\$10,400	1	\$700	
Fixtures								
Generic	100%							

Fire Suppression

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

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

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

CAPITAL	FY 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

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	60%	Now	\$338,200	2040	**	5	\$248,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Modular Buildings</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Modular Buildings</i>								
Metal Panel	40%			2040	**	5-10	\$606,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal And Vinyl Structures</i>								
Windows								
Aluminum	100%	Now	\$7,817,700	2055	**	5	\$42,600	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	75%	Now	\$1,488,300	2030	\$14,882,900			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Refers To Cell Structures</i>								
Not Accessible	25%							
Soffits								
Metal Panel	100%	Now	\$10,600	2040	**	5	\$3,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Canopies</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$77,900	
Sheet Vinyl/Rubber	35%	Now	\$1,571,300	2030	\$15,712,900	5	\$93,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	55%	Now	\$521,300	2030	\$10,425,700	3	\$73,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	2%			LIFE	**	5	\$1,800	
Fiberglass Panel	50%			LIFE	**			
Gypsum Board	13%			LIFE	**	5	\$17,400	
Metal Security Bars	15%			LIFE	**			
No Component	20%							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Gypsum Board	15%	Now	\$94,100	LIFE	**	5	\$69,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Modular Buildings</i>								
Metal Panel	65%	Now	\$772,500	LIFE	**	5	\$302,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	20%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2035	**	5	\$700	
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$5,300	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Not Accessible	100%							
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$62,300	
Generators								
Diesel	100%			2033	\$209,400	1	\$78,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Generator Enclosures</i>								
<i>Explanation : Eight Emergency Generators Rated At 1,150 Kilowatts Each</i>								
Batteries								
Lead/Acid	100%			2024	\$4,700	5	\$7,500	
Fuel Storage								
Main Tank	100%			2045	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Nine Main Tanks, 5,000 Gallons Rated Capacity</i>								

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	85%			2030	\$5,050,300	10	\$158,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Complex</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$124,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Complex</i>								
<i>Explanation : Alarm Bells, Horns, Strobe Lights, Manual Pull Stations And Smoke Detectors</i>								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Heat Pump Air Sourced	100%	Now	\$292,300	2024	\$5,845,300	2	\$9,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roofs And Side Walls</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Outdoors</i>								
<i>Explanation : 1 Of 10 Not Working</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$263,600	
Terminal Devices								
Fan Coil - 4 Pipe	100%			2025	\$14,853,800	1	\$65,400	
Heat Rejection								
Air Cooled Condenser Unit	100%			2025	\$1,130,600	2	\$141,100	
Ventilation								
Distribution								
Ductwork/Diffusers	20%	Now	\$68,600	LIFE	**	2-5	\$22,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Ducts</i>								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$90,400	
Exhaust Fans								
Roof	80%			2025	\$606,200	2	\$5,000	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater With Tanks								
Electric	100%			2025	\$319,000	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 120 Gallon Units In Most Modular Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Plastic/PVC	100%			2035	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2030	\$5,400,300	1-2	\$56,800	
Chemical System								
No Component	90%							
Generic	10%			2028	\$15,700	1-3	\$7,400	

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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
 Program / Asset # : DOC0001.290 / 13709 Yr Built/Renovated : 1940 / 2002
 Area Sq Ft : 2,500 Project Type : CORRECTION
 Date of Survey : 08-Aug-2019 Landmark Status : NONE
 Areas Surveyed : Basement, Floors 1
 Block : 2605 Lot : 40 BIN :

CAPITAL

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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$1,100	
Stucco Cement	80%			2044	**	5	\$10,600	
Windows								
Aluminum	100%			2047	**	5	\$600	
Roof								
Asphalt Shingle	90%			2040	**	10	\$1,100	
Roll Roofing	10%			2030	\$9,300	5	\$1,200	
Soffits								
Metal Panel	100%			2051	**	5-10	\$19,900	
Interior								
Floors								
Carpet	30%			2030	\$28,700	3	\$1,700	
Cast in Place Concrete	20%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2040	**	5	\$100	
Raised Access Floor	15%	Now	\$2,300	2040	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Room</i>								
Vinyl Tile	30%			2036	**	3	\$400	
Interior Walls								
Concrete Masonry Unit	15%	Now	\$2,200	LIFE	**	5	\$200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Server Room, Corridor And Mechanical Room</i>								
Gypsum Board	85%	Now	\$1,900	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Room</i>								
<i>Explanation : Impact Damage</i>								
Ceilings								
Gypsum Board	100%	Now	\$1,500	LIFE	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement - Exposed Insulation</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	**			
Free Standing Walls								
Masonry: Brick	100%			2051	**			
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2044	**			
Pavers/Stone	10%			2040	**			

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway Asphalt	50%	4+	\$8,500	2040	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Lot</i>								
Cast in Place Concrete	50%	0-2	\$29,000	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Lot</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Molded Case Bkrs	100%			2041	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes</i>								
Transformers Dry Type	100%			2036	**	5		
Switchgear / Switchboard Molded Case Bkrs	100%			2041	**	5	\$100	
Raceway Conduit	100%			2041	**	1		
Panelboards Molded Case Bkrs	100%			2039	**	5	\$100	
Wiring Thermoplastic	100%			2041	**	1		
Motor Controllers Locally Mounted	100%			2036	**	5		
Ground								
Grounding Devices Generic	100%			LIFE	**	5		
Lighting								
Interior Lighting Fluorescent	90%			2026	\$48,400	10	\$2,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	10%			2026	\$6,300	2		
Egress Lighting Exit, Battery	100%			2031	\$5,600	10	\$200	
Exterior Lighting HID	100%			2036	**	10		
Alarm								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES/ COMPLIANCE AND SAFETY CENTER

Asset # : 13709

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

Alarm

Security System
Generic

100% 2031 \$9,000 1 \$900

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

Location : Throughout The Building

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

100% 2031 \$12,400 1-3 \$1,500

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

Location : Throughout The Building

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

Detectors

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

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2041 * * 1

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

Location : Basement

Explanation : Steam From Adjacent Building

Conversion Equipment
Heat Exchanger, Plate &
Frame

100% 2040 * * 1 \$1,200

Other Observation, Extent : 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

Convactor/Radiator

50% 2044 * * 1 \$400

Air Conditioning

Energy Source
Electricity

100% 2047 * * 1

Conversion Equipment
Split Unit

100% 2036 * *

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

Location : Side Of The Building

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

Location : Side Of The Building

Explanation : 3 Split Type Units

Ventilation

Distribution
Ductwork/Diffusers

100% LIFE * * 2-5 \$1,400

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES/ COMPLIANCE AND SAFETY CENTER

Asset # : 13709

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

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Print Date : 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



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Asset # : 2866

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%			2041	**	5-10	\$2,900,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : This Is Ship Construction - Painted Steel Plates Welded Together. Exterior Walls Are Only Visible On Dockside</i>							
<hr/>								
Windows								
Metal/Detention Type	98%			2041	**	5	\$258,300	
Metal Louvers	2%			2040	**	10	\$9,000	
<hr/>								
Parapets								
Metal Rail	100%	Now	\$173,900	2036	**	5	\$182,900	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Roof								
Metal Panel	80%	Now	\$209,500	2044	**			
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : This Component Is Actually Painted Steel Surfaces</i>							
<hr/>								
Skylight, Metal/Glass	2%			2041	**	10	\$9,200	
Traffic Topping	18%	Now	\$214,600	2041	**			
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Outdoor Recreation Areas</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Outdoor Recreation Areas</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outdoor Recreation Areas</i>							
	<i>Explanation : Steel Deck Is Covered With Cementitious Deck Topping</i>							
<hr/>								
Interior								
Floors								
Carpet	1%			2024		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	
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Kitchen</i>							
<hr/>								
Steel Plate	45%	Now	\$2,904,600	LIFE	**	1		
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Boiler, Mechanical, Generator, Potable Water Tank Rooms, Corridors, Showers And Bathrooms</i>							
<hr/>								
Traffic Topping	3%	Now	\$253,600	2041	**	5	\$8,800	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Gymnasium</i>							
<hr/>								
Vinyl Tile	43%	Now	\$561,100	2031		3	\$75,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Fiberglass Panel	3%			LIFE	**			
Glass: Single Pane	3%			LIFE	**	5	\$21,500	
Metal Security Bars	10%	Now	\$2,684,200	LIFE	**			
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Cell Doors Inoperable</i>								
Steel Plate	84%	Now	\$1,639,800	LIFE	**	5	\$481,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Showers, Bathrooms, Mechanical, Electrical, Plumbing And Janitor Closets, Kitchen</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2036	**	5	\$70,500	
Exposed Struc: Steel	20%			LIFE	**			
Metal Panel	35%	Now	\$547,500	LIFE	**	5	\$205,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	30%			LIFE	**	5	\$176,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inmate Cells</i>								
<i>Explanation : This Component Is Actually Steel Plates.</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	**			
Site Pavements								
On-Site Walkways								
Metal	100%			2041	**	1-3	\$276,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From Parking Lot To Barge</i>								
<i>Explanation : Dock Planks</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$43,700	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2029	\$26,900	5	\$1,100	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$457,500	5	\$8,200	
Raceway								
Conduit	100%			2031	\$459,000	1		
Panelboards								
Molded Case Bkrs	100%			2030	\$481,500	5	\$8,200	
Wiring								
Thermoplastic	100%			2031	\$683,300	1		
Motor Controllers								
Locally Mounted	5%			2029	\$31,300	5	\$100	
Motor Control Center	95%			2029	\$833,900	5	\$8,000	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	\$105,000	1	\$95,400	
Generators								
Diesel	100%			2027	\$109,200	1	\$120,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Generator Room And Fifth Floor Mechanical Room</i>					
			<i>Explanation : Two 2,000 Kilowatt And One 455 Kilowatt Capacity</i>					
Batteries								
Lead/Acid	100%			2025	\$2,500	5	\$11,500	
Fuel Storage								
Day Tank	50%			2030	\$12,900	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Generator Room And Fifth Floor Mechanical Room</i>					
			<i>Explanation : Two 2500 And One 250 Gallon Capacity</i>					
Main Tank	50%			2034	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Bottom Level</i>					
			<i>Explanation : Two 40,000 Gallon Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	85%			2026	\$4,029,900	10	\$241,700	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	10%			2031	\$474,100	10	\$28,400	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
LED	5%			2039	**			

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Facility</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$196,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	**	5	\$96,000	
Conversion Equipment								
Steam Boiler	100%	Now	\$543,200	2029	\$2,716,000	1	\$276,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Level Boiler Room</i>						
		<i>Explanation : 3 Units. Boiler No. 3 Requires Retubing.</i>						
Distribution								
Steam Piping/Pump	100%	Now	\$499,100	2041	**			
		<i>Corroded, Extent : Severe, Area Affected : 60%</i>						
		<i>Location : Piping Throughout</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Pressure Reducing Valves In Boiler Room</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Various Valves Throughout</i>						
Terminal Devices								
Air Handler	95%	0-2	\$557,100	2026	\$5,570,800	1	\$163,900	
		<i>Corroded, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Unit Heater - Steam	5%			2026	\$88,500	4	\$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Compressor Turbine	100%			2040	**	1	\$335,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6 Sets, Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$10,100	2031	\$503,900	4	\$15,300	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Expansion Tank Leaking Water And Air</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$6,046,300	1	\$191,700	
Heat Rejection								
Dry Cooler	100%			2036	**	2	\$215,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$273,700	LIFE	**	2-5	\$172,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans								
Interior	100%			2026	\$1,382,000	2	\$9,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	\$4,002,100	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : 1 Of 2 Ultraviolet Potable Water Purifiers Out Of Service.</i>								
HW Heat Exchanger								
Steam Fired	100%	Now	\$150,700	2041	**	4	\$30,700	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Strainers And Mixing Valves Defective.</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$78,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sediments In Drains Causing Back-ups. Mechanical Equipment Room</i>								
Sump Pump(s)								
Non-Submersible	100%			2026	\$62,400	4	\$6,500	
Sewage Ejector(s)								
Electric	100%			2026	\$163,200	4	\$12,300	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer Generic	100%			2031	\$139,200	1	\$19,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pier</i>								
<i>Explanation : Located On Shore</i>								
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Law Library</i>								
<i>Explanation : Water Closet Broken</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 3rd Floor; 2 Units From Main Deck, 1st To 3rd Floor; 1 Unit From Basement To 1st Floor</i>								
<i>Explanation : 4 Passenger; 1 Freight</i>								
Fire Suppression								
Standpipe								
Generic	100%			2031	\$1,434,800	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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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

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

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

Print Date : 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 # : DOC0011.100 / 14102 **Yr Built/Renovated** :
Area Sq Ft : 4,140 **Project Type** : CORRECTION
Date of Survey : 25-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2780 **Lot** : 73 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 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		



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

DEPARTMENT OF CORRECTION - 072
BAIN CORRECTIONAL CENTER BARGE PIER

Asset # : 14102

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

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

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

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

Print Date : 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 # : DOC0001.144 / 1837 **Yr Built/Renovated** :
Area Sq Ft : 9,197 **Project Type** : CORRECTION
Date of Survey : 12-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Deck							
	Concrete	40%	0-2	\$416,600	LIFE	**	5	\$6,900
				<i>Spalling, Extent : Severe, Area Affected : 90%</i>				
				<i>Location : Underdeck</i>				
	Concrete	10%	4+	\$26,000	LIFE	**	5	\$1,700
				<i>Cracking, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Deck Surface</i>				
				<i>Spalling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Deck Surface</i>				
	Timber	25%			LIFE	**	5	\$9,700
				<i>Aging, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Access Walkway</i>				
	Not Accessible	25%						
Pile Caps								
	Timber	10%	Now	\$92,100	LIFE	**	4	\$7,200
				<i>Broken, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Pile Cap Ends</i>				
	Timber	90%			LIFE	**	4	\$65,000
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Entire Length Of Pile Caps</i>				
				<i>Explanation : Age</i>				
Piles and Bracing								
	Timber	5%	Now	\$55,000	LIFE	**	4-5	\$2,100
				<i>Broken, Extent : Severe, Area Affected : 70%</i>				
				<i>Location : Bracing Elements</i>				
	Timber	20%	2-4	\$219,800	LIFE	**	4-5	\$8,200
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Isolated Piles In Tidal Zone</i>				
				<i>Marine Borer Infestation, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Primarily At Offshore End</i>				
	Timber	25%	4+	\$274,800	LIFE	**	4-5	\$10,300
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Isolated Piles In Tidal Zone</i>				
	Not Accessible	50%						
Fender								
	Facing							
	Timber	60%			2034	**	3	\$21,000
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Mid-level Elements At Breasting Dolphins</i>				
				<i>Explanation : Age</i>				
	Timber	40%	Now	\$99,400	2046	**	3	\$14,000
				<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Primarily At Top Elements</i>				
				<i>Marine Borer Infestation, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Bottom Elements In Tidal Zone</i>				

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Steel	8%	Now	\$90,000	2046	**	3-5	\$15,800	
<i>Corrosion, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Tidal Zone</i>								
Steel	17%	2-4	\$191,100	2046	**	3-5	\$33,600	
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Breasting Dolphins</i>								
Timber	15%	Now	\$210,200	2046	**	4	\$3,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Offshore End Of Pier</i>								
No Component	40%							
Not Accessible	20%							
Deck Elements								
Railing								
Fencing	43%	4+	\$5,600	2032	\$56,000	3	\$100	
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Primarily At Base Of Fence Posts</i>								
Fencing	47%	Now	\$24,500	2032	\$61,200	3	\$200	
<i>Broken, Extent : Severe, Area Affected : 12%</i>								
<i>Location : Severe Damage At West End Of Timber Access Walkway</i>								
<i>Loose Connections, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Chain-link Mesh Is Loose On East Side</i>								
No Component	10%							
Coping/Curb								
Timber	70%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations</i>								
No Component	30%							
Electrical								
Conduit								
Steel	100%	Now	\$43,000	2029	\$429,600			
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Widespread Disconnected Sections</i>								
Lighting Fixture								
Sodium	88%	Now	\$9,500	2025	\$95,300			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 17 Fixtures At Asset Total</i>								
<i>Explanation : Disconnected</i>								
Sodium	12%	Now	\$13,000	2026	\$13,000			
<i>Broken, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Fixtures At End Of Timber Access Walkway</i>								

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

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

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

Print Date : 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 # : DOC0001.143 / 1836 **Yr Built/Renovated** :
Area Sq Ft : 930 **Project Type** : CORRECTION
Date of Survey : 12-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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		



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE
Asset # : 1836

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	25%			LIFE	**	5	\$400	
<i>Cracking, Extent : Light, Area Affected : 50%</i>								
<i>Location : Deck Surface</i>								
Not Accessible	75%							
Pile Caps								
Timber	50%			LIFE	**	4	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Length Of Pile Caps</i>								
<i>Explanation : Age</i>								
Timber	10%	Now	\$9,300	LIFE	**	4	\$700	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : End Of Pile Caps</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Face Of Trestle</i>								
<i>Explanation : Crushing</i>								
Not Accessible	40%							
Piles and Bracing								
Timber	45%	2-4	\$50,000	LIFE	**	4-5	\$1,900	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Isolated Piles In Tidal Zone</i>								
Timber	5%	Now	\$5,600	LIFE	**	4-5	\$200	
<i>Broken, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Bracing Elements</i>								
Not Accessible	50%							
Deck Elements								
Coping/Curb								
Timber	100%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations</i>								
Electrical								
Conduit								
Steel	100%	Now	\$4,800	2031			\$16,100	
<i>Broken, Extent : Light, Area Affected : 100%</i>								
<i>Location : 30 Linear Feet On East Side Of Deck</i>								
Lighting Fixture								
Sodium	100%	Now	\$1,300	2025			\$12,700	
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Two Light Fixtures</i>								

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

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

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

Print Date : 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			



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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	27%	Now	\$106,000	LIFE	**	5	\$3,500	
<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underdeck - Northern 125 Feet</i>								
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underdeck - Northern 125 Feet</i>								
Concrete	23%	4+	\$90,300	LIFE	**	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Underdeck - Southern 105 Feet</i>								
<i>Explanation : Delaminated Areas</i>								
Concrete	23%			LIFE	**	5	\$3,000	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Deck Surface - Southern 105 Feet</i>								
Not Accessible	27%							
Deck Surface								
Asphalt	55%			2044	**	5	\$4,200	
No Component	45%							
Pile Caps								
Concrete	45%			LIFE	**	5	\$200	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Southern 105 Feet</i>								
<i>Discolor & Bleeding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Southern 105 Feet</i>								
Timber	55%	Now	\$63,600	LIFE	**	4	\$29,900	
<i>Broken, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Offshore Ends Of Caps</i>								
<i>Excess Deflections, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Adjacent To Bulkhead</i>								

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset # : 13508

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Piles and Bracing								
	Steel	5%	4+	\$23,000	LIFE	**	5	\$5,300
		<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Offshore H-piles Southern 105 Feet</i>						
		<i>Explanation : Knife Edging</i>						
	Steel	25%			LIFE	**	5	\$26,600
		<i>Corrosion, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Splash Zone</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Splash Zone</i>						
	Timber	20%	Now	\$165,600	LIFE	**	4-5	\$6,200
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Offshore Two Rows Of Piles And All Cross Braces</i>						
		<i>Marine Borer Infestation, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Offshore Two Rows Of Piles</i>						
	Timber	30%	2-4	\$248,500	LIFE	**	4-5	\$9,300
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Center Piles Above Mean Low Water</i>						
	Not Accessible	20%						
Fender								
Wales and Chocks								
	Timber	90%			2040	**	4	\$19,600
	Timber	5%	Now	\$6,700	2046	**	4	\$700
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Isolated Missing Chocks Primarily At North End</i>						
	No Component	5%						
Piles								
	Timber	60%			2040	**	4	\$6,000
		<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>						
		<i>Location : At Tops Of Piles</i>						
	No Component	5%						
	Not Accessible	35%						
Deck Elements								
Coping/Curb								
	Timber	100%			LIFE	**		

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

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

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

Print Date : 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	



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

DEPARTMENT OF CORRECTION - 072
BAIN CORRECTIONAL CENTER BARGE BULKHEAD

Asset # : 13476

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Sheet Piles							
	Steel	40%	4+	\$237,300	LIFE	**		
		<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Splash Zone</i>						
	Not Accessible	60%						
Pile Caps								
	Concrete	2%			LIFE	**	5	\$100
	No Component	98%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Concrete	2%			2040	**	5	\$300
	Gravel	28%			2040	**	2-5	\$1,000
	Topsoil	70%			2029	\$83,700	5	\$3,900

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

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

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

Print Date : 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 # : DOC0001.230 / 13475 **Yr Built/Renovated** :
Linear Ft : 287 **Project Type** : CORRECTION
Date of Survey : 10-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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			



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

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Stone	45%	Now	\$508,100	LIFE	**	5	\$10,900	
	<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Collapsed Portions 30 Feet Long South Of Pier And 100 Feet Long North Of Pier</i>							
Stone	45%			LIFE	**	5	\$10,900	
Not Accessible	10%							
Backfill								
Fill								
Topsoil	45%	Now	\$21,900	2071	**			
	<i>Erosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At Collapsed Areas</i>							
Not Accessible	55%							
Surface								
Asphalt	10%	4+	\$4,700	2046	**	5	\$200	
	<i>Cracking, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Concrete Pier Entrance</i>							
Topsoil	45%	4+	\$15,000	2031	\$25,000	5	\$300	
	<i>Erosion, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Adjacent To Collapsed Areas</i>							
	<i>Settlement, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Adjacent To Collapsed Areas</i>							
Topsoil	45%	Now	\$15,000	2031	\$25,000	5	\$300	
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At Collapsed Areas</i>							

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

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

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

Print Date : 13-Oct-2022

DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES RIP-RAP
Address : RIKERS ISLAND CIRCUMFERENCE OF ISLAND
Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.210 / 13473 Yr Built/Renovated :
Linear Ft : 17,273 Project Type : CORRECTION
Date of Survey : 13-Mar-2020 Landmark Status : NONE
Areas Surveyed :
Block : 2605 Lot : 40 BIN :

CAPITAL	FY 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	



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

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	1%	Now	\$601,700	LIFE	**	5	\$700
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1,580 Feet East Of Bridge: Headwall Is Rotating And Outfall Pipe Is Disconnected</i>								
<i>Progressing Scour, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 525 Feet East Of Bridge: Undermining Of Outfall Foundation</i>								
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1,050 Feet East Of Bridge: Settlement Of Outfall Is Evident From Depression In Roadway 50 Feet Long By 5 Feet Wide By 1 Inch Deep</i>								
	No Component	99%						
Revetment								
	Stone	70%			LIFE	**	5	\$72,400
	No Component	15%						
	Under Construction	15%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : North Shoreline Approximately 1,600 Feet Due North And 800 Feet At East-northeast</i>								
<i>Explanation : Construction</i>								
Backfill								
Fill								
	Topsoil	13%	Now	\$572,400	2071	**		
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sloughing Above Revement Along North Shoreline: 1,100 Feet At North-northwest And 1,200 Feet At Northeast Along Trailers</i>								
	Not Accessible	72%						
	Under Construction	15%						
Surface								
	Asphalt	15%			2040	**	5	\$29,600
	Concrete	2%	Now	\$229,000	2046	**	5	\$2,000
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2 Locations With Slab Undermining: At North-northwest Adjacent To Parking Area And West-southwest Adjacent To Fencing</i>								
<i>Explanation : Undermining</i>								
	Topsoil	56%			2029	\$1,874,500	5	\$45,200
	Topsoil	12%	Now	\$241,000	2031	\$401,700	5	\$4,800
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sloughing Above Revement Along North Shoreline: 1,100 Feet At North-northwest And 1,200 Feet At Northeast Along Trailers</i>								
	Under Construction	15%						
Deck Elements								

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

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Fencing	5%			2032	\$131,600	3	\$300	
Guard Rail	2%	Now	\$3,700	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5 Locations: Southwest Side 1,800 Feet West Of Bridge, Due West At Outfall, And 3 Locations North-northwest 250, 880, And 1,300 Feet East Of The Concrete Pier</i>								
<i>Explanation : Exposed Footings</i>								
Guard Rail	8%			LIFE	**			
No Component	85%							

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

Print Date : 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		



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

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb							
	Timber	80%			LIFE	**	5	\$100
	Timber	5%	Now	\$1,200	LIFE	**	5	
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : At North End</i>						
	Timber	15%	4+	\$3,700	LIFE	**	5	
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Isolated Areas Along Entire Length Of Curb</i>						
		<i>Explanation : Hollowing</i>						
Sheet Piles								
	Steel	50%			LIFE	**		
		<i>Corrosion, Extent : Light, Area Affected : 25%</i>						
		<i>Location : At Top Of Sheet Piles</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 25%</i>						
		<i>Location : At Top Of Sheet Piles</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : South End</i>						
		<i>Explanation : Exposed Cut Out Holes For Tie Backs</i>						
	Not Accessible	50%						
Wales								
	Steel	100%			LIFE	**	5	\$4,800
		<i>Corrosion, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Isolated Areas Along Entire Length Of Wale</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Isolated Areas Along Entire Length Of Wale</i>						
Pile Caps								
	Concrete	100%			LIFE	**	5	\$600
Backfill								
Fill								
	Topsoil	4%	Now	\$2,100	2071	**		
		<i>Sinkhole, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : 4 Locations At South End</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Beneath Deteriorated Concrete Surface</i>						
		<i>Explanation : Settlement</i>						
	Not Accessible	96%						

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

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

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

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

Asset # : 13509

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Surface								
Asphalt	5%	Now	\$1,100	2046	**	5	\$100	
<i>Settlement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North End</i>								
Asphalt	25%			2040	**	5	\$600	
Concrete	10%	Now	\$9,000	2046	**	5	\$100	
<i>Cracking, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 130 Feet From South</i>								
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 130 Feet From South</i>								
Gravel	55%			2040	**	2-5	\$300	
Gravel	5%	Now	\$1,300	2046	**	2-5		
<i>Settlement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Adjacent To Bulkhead</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South End</i>								
<i>Explanation : Sinkholes Adjacent To Bulkhead</i>								
Fender								
Piles								
Timber	45%			2040	**	4	\$3,300	
<i>Worn, Extent : Light, Area Affected : 20%</i>								
<i>Location : Tidal Zone</i>								
No Component	10%							
Not Accessible	45%							
Wales and Chocks								
Timber	35%	Now	\$35,500	2046	**	4	\$3,900	
<i>Broken, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Isolated Elements Along Face Of Bulkhead</i>								
<i>Displaced Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Isolated Elements Along Face Of Bulkhead</i>								
Timber	55%			2040	**	4	\$9,100	
<i>Worn, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Isolated Elements Along Face Of Bulkhead</i>								
No Component	10%							

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

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

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

Print Date : 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 # : DOC0001.147 / 4161 **Yr Built/Renovated** :
Linear Ft : 231 **Project Type** : CORRECTION
Date of Survey : 10-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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	\$5,600	\$1,100		
Importance Code C				
Total	\$5,600	\$1,100		



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TIMBER BULKHEAD

Asset # : 4161

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	100%			LIFE	**	5	\$1,400	
Sheet Piles								
Timber	54%	4+	\$300,400	LIFE	**	4	\$2,300	
			<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Sheets Displaced Up To 2 Inches Offshore Within Northern 125 Feet</i>					
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Northern 125 Feet</i>					
Timber	46%			LIFE	**	4	\$2,000	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	85%			2040	**	5	\$2,200	
			<i>Settlement, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Northern 125 Feet</i>					
Asphalt	10%	2-4	\$3,700	2046	**	5	\$100	
			<i>Settlement, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 30 Feet Long From Southwest Corner</i>					
Asphalt	5%	Now	\$1,900	2046	**	5	\$100	
			<i>Sinkhole, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Sinkhole 51 Feet From North End Measuring 1 Foot Long By 8 Inches Wide By 1 Foot Deep</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 6%</i>					
			<i>Location : Undermining Of Asphalt Adjacent To Sinkhole Up To 12 Feet Long By 8 Inches Wide</i>					
			<i>Explanation : Undermining</i>					
Fender								
Piles								
Steel	50%	Now	\$73,000	2046	**			
			<i>Corrosion, Extent : Severe, Area Affected : 75%</i>					
			<i>Location : Soldier Piles In Front Of Sheeting Exhibit Widespread Severe Section Loss Along Northern 125 Feet</i>					
No Component	50%							
Wales and Chocks								
Timber	100%	Now	\$229,800	2046	**	4	\$12,500	
			<i>Missing Part, Extent : Severe, Area Affected : 95%</i>					
			<i>Location : Timber Lagging Almost Entirely Missing, Severe Rot Affecting Remaining Elements</i>					

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

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

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

Print Date : 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 # : DOC0012.000 / 13603 **Yr Built/Renovated** :
Area Sq Ft : 1,208 **Project Type** : CORRECTION
Date of Survey : 10-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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



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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	95%			2051	**	1-3	\$8,600	
Aluminum	5%	Now	\$1,500	2061	**	1-3	\$300	
<i>Loose Connections, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Top Hinge Pin Displaced</i>								
<i>Missing Components, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Missing Bottom Transition Plate</i>								
Floating Docks								
Anchor Piles								
Steel	50%			2051	**	3-5	\$17,400	
<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Splash Zone</i>								
<i>Missing Coating, Extent : Light, Area Affected : 25%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	50%							
Fenders								
Vinyl	95%			2029	\$115,200	2	\$16,000	
Vinyl	5%	Now	\$6,100	2031	\$6,100	2	\$700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Extruded Fender Missing At Corners Between Main Float And Fingers</i>								
Floats/ Frames								
Concrete	22%			2040	**	5	\$1,500	
Concrete	48%	Now	\$2,900	2040	**	5	\$1,700	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2 Fingers Are Listing Due To Flooding</i>								
<i>Explanation : Waterlogged / Damaged Flootation</i>								
Steel	6%	0-2	\$2,300	2036	**	5	\$100	
<i>Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 12 Pile Guides Total With 3 Missing And 3 Loose</i>								
Steel	2%	Now	\$1,000	2041	**	5		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Severe Damage To Corner Braces Between Main Float And Fingers</i>								
<i>Explanation : Broken</i>								
Not Accessible	22%							
Protective Structure								

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

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

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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Protective Structure								
Wave Attenuator								
Steel/Timber	30%	Now	\$501,200	2061	**	5	\$16,900	
<i>Missing Components, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Two Consecutive 45 Foot Long Segments Missing Due To Damaged Connections At Pipe Piles</i>								
Steel/Timber	50%	0-2	\$250,600	2051	**	5	\$28,200	
<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2 Foot High Band In Splash Zone</i>								
<i>Loose Connections, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Widespread Loose Connection Hardware</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	20%							
Electrical								
Lighting Fixture								
Incandescent	100%	Now	\$23,000	2026			\$38,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All 14 Lights</i>								
<i>Explanation : Broken</i>								
Electrical/Mech.								
Power Supply/Bollards								
Plastic	100%	Now	\$17,600	2031			\$17,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One Remaining Bollard Of Five Total</i>								
<i>Explanation : Broken</i>								

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

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS

Asset # : 1839

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Facing								
Timber	100%	Now	\$139,800	2031	\$139,800			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Broken</i>								
<i>Explanation : Missing Part</i>								
Piles								
Timber	100%	Now	\$491,300	2036		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Broken</i>								
<i>Explanation : Broken</i>								
Wales and Chocks								
Timber	100%	Now	\$89,600	2036		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Broken</i>								
<i>Explanation : Missing Part</i>								
Gallows Frames								
Tower Frames								
Steel	100%	4+	\$943,700	2040		**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Tower Frames</i>								
<i>Explanation : Deflected Elements And Corrosion</i>								
Movable Ramps								
Bearings								
Steel	100%	Now	\$189,700	2046		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Movable Ramp Collapsed</i>								
<i>Explanation : Broken</i>								
Deck and Railing								
Timber Deck on Steel	100%	Now	\$364,100	2046		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Movable Ramp Collapsed</i>								
<i>Explanation : Broken</i>								

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

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

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

Print Date : 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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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES SMALL FERRY DOCK
Asset # : 13510

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Timber	100%			2029	\$57,600	5	\$500	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Deck Planks</i>								
Gangways								
Aluminum	90%			2051	**	1-3	\$5,500	
Aluminum	10%	Now	\$2,300	2061	**	1-3	\$500	
<i>Handrail Damage, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Disconnected Handrail Post Due To Cracked Weld At Base Of Gangway</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Barge Gangway Interface</i>								
<i>Explanation : Toe Plate Broken</i>								
Piles and Bracing								
Steel	63%			2051	**	5-10	\$900	
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Splash Zone</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Splash Zone</i>								
Timber	10%			2051	**	4-5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bracing Elements</i>								
<i>Explanation : Wear</i>								
Not Accessible	27%							
Floating Docks								
Anchor Piles								
Steel	60%			2051	**	3-5	\$7,000	
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Guide Pad Locations</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Guide Pad Locations</i>								
Not Accessible	40%							
Fenders								
Rubber	100%			2029	\$4,000	1-2	\$200	
Barge								
Steel	80%			2040	**	5	\$1,100	
<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	20%							
Protective Structure								

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

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

Marinas/Docks	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Protective Structure								
Pile Cluster								
Timber	12%			2032	\$56,600	4-10	\$8,800	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : At Bottom Wire Ropes</i>							
	<i>Explanation : Corrosion</i>							
Timber	38%	Now	\$35,900	2032	\$179,300	4	\$3,400	
	<i>Loose Wrapping, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : At Southwest Cluster</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Broken Bottom Wraps On Three Clusters</i>							
	<i>Explanation : Broken Cable Wraps</i>							
Not Accessible	50%							
Deck Elements								
Railing								
Steel	70%			2029	\$48,000			
	<i>Corrosion, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Isolated At Welds And Joints</i>							
Steel	30%	Now	\$4,100	2031	\$20,600			
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 12 Feet Of Broken Rail Due To Impact From Gangway</i>							

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

DEPARTMENT OF CORRECTION - 072

Project: CORRECTION

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