Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

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	: 12-Jul-2016	Landmark Status	: NONE					
Areas Surveyed	: Basement, Roof, Floors 1,3,5,7,9,11,s							
Block	: 175 Lot : 1	BIN	: 3000605					

\$5,519,200 \$1,102,800 \$1,579,500	\$641,900 \$600,900 \$1,031,400
\$1,579,500	
	\$1,031,400
\$1,080,200	\$1,147,500
\$9,281,700	\$3,421,700
\$5,519,200	\$772,100
\$3,302,300	\$2,578,700
\$460,200	\$70,900
\$9,281,700	\$3,421,700
	\$9,281,700 \$5,519,200 \$3,302,300 \$460,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,900	\$18,100		
Interior Architecture	\$37,700			\$3,800
Electrical	\$37,000	\$61,500	\$13,300	\$12,800
Mechanical	\$47,600	\$42,100	\$37,400	\$20,800
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Total	\$229,200	\$197,700	\$126,700	\$113,400
1 otal	\$227,200	\$177,700	\$120,700	\$115,400
Importance Code A	\$30,900	\$19,900	\$120 ,700	\$113,400
	* • •) • •	· ·) · · ·	\$126,700	\$113,400
Importance Code A	\$30,900	\$19,900	,	,



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.

Asset # : 129

Architecture		Current Re	epair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	1.50/	NT	\$225 200	LIFE	* *	-	¢2 700	
Glass Block		Now	\$235,300 d Extent : Mode	LIFE	ea Affected : 50%	5	\$2,700	
	0	: Throughou		rule, Are	eu Affecteu . 5076			
			" Extent : Moderat	e Area	Affected · 50%			
		: Throughou		c, 11/cu 1	<i>Ijjecicu</i> : 5070			
		0	tent : Moderate, 2	Area Affe	ected : 75%			
		: Throughou		55				
		-	d With Protection	n Netting	ŗ			
Metal/Detention Type	84%	Now	\$5,241,100	2057	* *	5	\$44,800	
51		/Rusting, Ext : Throughoi	ent : Moderate, A	1rea Affe	ected : 50%		¥)	
	Deteriorat	-	xtent : Moderate,	Area Afj	fected : 50%			
		0	u Extent : Moderate	1400 1	facted . 500/			
	Location	: Throughou	ıt		-			
	Q	Deteriorated, : Throughou	Extent : Modera It	te, Area	Affected : 50%			
	Other Obs	ervation, Ext	tent : Moderate, A	Area Affe	ected : 100%			
	Location	: North Fac	ade, South Facad	le				
	Explanat	ion : Covere	d With Protection	n Netting	ſ			
Metal Louvers		Now	\$9,400	2042	* *			
		ssing Elemer : Throughou		erate, Ar	ea Affected : 100%	6		
Parapets		-						
Masonry: Brick	60%			LIFE	* *	5	\$1,800	
Masonry: Limestone		Now	\$3,400	LIFE	* *	5	\$200	
		· Miss/Erod, : Coping	Extent : Moderat	e, Area 2	Affected : 25%			
Metal: Cage/Fence	25%			2032	* *	5-10	\$5,800	
Granite Panels	10%			LIFE	* *	5	\$300	

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

Asset # : 129

Architecture		Current Re	pair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	• • •					10	** *	
Copper/Terne	2%	N T	¢1.500	2055	* *	10	\$2,400	
Metal Panel		Now netration Ext	\$1,500 ent : Light, Area	2044 Affected				
		: Throughou	-	1,5500000				
Modified Bitumen	30%			2032	* *	10	\$14,700	
Modified Bitumen	20%	Now	\$42,800	2032	* *			
	Seams Op	en/Split, Exte	nt : Moderate, A	rea Affec	eted : 10%			
		: Throughou						
			ent : Moderate, 1	4rea Affe	cted : 20%			
		: Throughou	t					
Plaza Roof: Stone Panel	-			2053	* *			
Single Ply Membrane		Now	\$16,600	2027	\$332,800			
		-	-	oderate,	Area Affected : 59	6		
		: Throughou	t ent : Light, Area	Affaatad	. 50/			
		: Throughou		Ајјестей	. 570			
terior	Location	· Intoughou						
Floors								
Cast in Place Concrete	37%	Now	\$168,900	LIFE	* *	5	\$165,500	
	Cracking/	Crumbling, E	xtent : Light, Ar	ea Affecte	ed : 10%			
	Location	: Throughou	t					
Ceramic Tile	5%			2036	* *	5	\$10,200	
Marble Panels	5%			LIFE	* *	5	\$7,700	
Quarry Tile		Now	\$63,100	2040	* *	5	\$15,300	
	-	-	xtent : Moderate	e, Area Aj	ffected : 25%			
		: Throughou						
Terrazzo		Now	\$127,500	LIFE	* *	5	\$39,900	
			xtent : Light, Ar	ea Affecte	ed : 10%			
		: Throughou	t		***		*1 * * *	
Vinyl Tile	15%			2027	\$279,900 * *		\$15,300	
Wood Interior Wells	3%			2055	τ τ	5	\$11,500	
Interior Walls Concrete Masonry Unit	10%	Now	\$56,300	LIFE	* *	5	\$18,900	
Concrete Masonry Onit			xtent : Moderate			5	\$18,900	
	-	: Throughou		, 11 cu 11	geelea : 1070			
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5	\$28,300	
Plaster	15%			LIFE	* *	5	\$21,300	
SGFT/Glazed Masonry	35%	0-2	\$343,600	LIFE	* *		÷=1,000	
· · · · · · · · · · · · · · · · ·			xtent : Light, Ar		ed : 20%			
	Location	: Throughou	t					
Steel Plate	25%	Now	\$60,400	LIFE	* *	5	\$70,900	
			ent : Light, Area		: 10%			
	Location	: Throughou	+					

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

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

Asset # : 129

		Asset # :	129				
Architecture		Current Repair	Future R	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings					_		
AcousTileConcealSpL		Now \$124,300	2032	* *	5	\$44,700	
	-	Crumbling, Extent : Light, A	rea Affected .	: 30%			
	-	a : Throughout					
AcousTileSusp.Lay-In			2040	* *	5	\$10,200	
Exposed Concrete	45%	. ,	LIFE	* *	5	\$14,400	
	-	Crumbling, Extent : Light, A	rea Affected :	: 10%			
		a : Throughout	100 1 2	00/			
		netration, Extent : Light, Are n : Throughout	a Affectea : 2	0%			
		e		* *		*1 • • • •	
Metal Panel	5%		LIFE	* *	5	\$12,800	
Plaster		Now \$28,800	LIFE		5	\$12,800	
	-	Crumbling, Extent : Light, A a : Throughout	rea Affectea :	10%			
		etration, Extent : Light, Are	a Affaatad : 1	00/			
		ierration, Extent . Light, Are 1 : Throughout	u Ajjecieu . T	070			
	Locuitor	111104211044					
Electrical		Current Repair	Future R	Replacement	М	aintenance	
System	% of	Fail Date Estimated Cost	Year E	stimated Cost	Cvcle	Estimated Cost	Priority
Component Type	Total	(Years)	FY		(Yrs)		
nder 600 Volts Service Equipment							
Fused Disc Sw	20%		2047	* *	5	\$100	
Tused Disc 5w		ervation, Extent : Moderate,		$d \cdot 100\%$	5	\$100	
		i : Electrical Room	ni cu nijjecie	u. 100/0			
		tion : One 1200 Ampere Mai	in Disconnect	Switch			
Molded Case Bkrs	30%		2047	* *	5	\$1,300	
Molded Case DRis		ervation, Extent : Moderate,		d · 100%	5	\$1,500	
		a : Electrical Room	11.0011990000	. 100/0			
		tion : One 2,000 Ampere Ma	in Disconnec	t Switch			
Molded Case Bkrs	50%		2027	\$22,500	5	\$2,100	
		ervation, Extent : Moderate,			e	<i> </i>	
	7			•			

	enter observation, Entert i mot	<i>iei ale, 11 ea 11jjeele</i>	. 100/0		
	Location : Electrical Room				
	Explanation : Two 3,000 Ampe	ere Main Disconnec	ct Switches		
Transformers					
Dry Type	100%	2040	* *	5	\$600
	Other Observation, Extent : Mod	lerate, Area Affecte	ed : 100%		
	Location : Electrical Room				
	Explanation : One 75 Kilovolt-	ampere 480/277v I	Primary - 208/12	0v Second	lary
Switchgear / Switchboard					
Fused Disc Sw	20%	2047	* *	5	\$100
Molded Case Bkrs	80%	2027	\$146,900	5	\$3,400
Raceway					
Conduit	90%	2027	\$188,400	1	
Conduit	10%	2047	* *	1	

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

Asset # : 129

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$16,000	5	\$400	
Molded Case Bkrs	80%			2026	\$128,300	5	\$3,400	
Molded Case Bkrs	10%			2043	* *	5	\$400	
Wiring								
Thermoplastic	90%			2027	\$290,300	1		
Thermoplastic	10%			2047	* *	1		
Motor Controllers								
Locally Mounted	30%			2025	\$102,400	5	\$300	
Motor Control Center	25%			2040	* *	5	\$1,100	
Motor Control Center	40%			2025	\$123,600	5	\$1,800	
Variable Frequency	5%			2044	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	* *	5	\$2,400	
			Extent : Severe, Are	a Affecte	ed : 90%			
		: Water M						
	Explanat	tion : Corre	oded					
Stand-by Power								
Transfer Switches								
Automatic	40%			2040	* *	1	\$19,900	
Automatic	60%			2025	\$29,000	1	\$29,900	
Generators								
Diesel	50%			2036	* *	1	\$31,300	
			Extent : Moderate, 2	Area Affe	ected : 100%			
	Location	-						
		tion : One 2	250 Kilowatts					
Diesel	50%			2023	\$187,500	1	\$31,300	
			Extent : Moderate, .	4rea Affe	ected : 100%			
	Location	: Outside						
	Explanat	tion : One 4	400 Kilowatts					
Batteries								
Lead/Acid	50%			2021	\$800	5	\$3,000	
Lead/Acid	50%			2021	\$800	5	\$3,000	
Fuel Storage								
Day Tank	50%			2026	\$6,300	5	\$15,000	
	Other Obs	ervation, E	Extent : Moderate, 2	4rea Affe	ected : 100%			
	Location	: Generate	or Room - Roof An	d Outside	2			
	Explanat	tion : Two	150 Gallon Tanks					
Main Tank	50%			2030	\$10,500	5	\$2,400	
		ervation, E	Extent : Moderate, 2				,	
		: Basemen						
			3,000 Gallon Tank					

Lighting

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

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

Asset # : 129

		A3561#.1	23				
Electrical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System		Date Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component Type		ars)	FY	Estimated Cost	(Yrs)	Estimated Cost	1 1 101 10
ighting							
Interior Lighting							
Fluorescent	73%		2032	* *	10	\$108,300	
	Other Observat	ion, Extent : Light, Area	Affected	: 100%			
	Location : Thi	oughout The Building					
	Explanation :	T-8 Lamps					
Fluorescent	20%		2022	\$570,800	10	\$29,700	
	Other Observat	ion, Extent : Light, Area	Affected	: 100%			
	Location : The	oughout The Building					
	Explanation :	T-12 Lamps					
Fluorescent	2%		2032	* *	10	\$3,000	
	Other Observat	ion, Extent : Light, Area		: 100%		+-)	
		chen And Some Bathroo					
	Explanation :	T-5 Lamps					
Fluorescent	5%	*	2032	* *	10	\$7,400	
		escent Light, Extent : Mo		Area Affected : 100		\$7,100	
	-	oughout The Building	,	55			
Egress Lighting							
Emergency, Service	20%		2022	\$17,100	1		
Emergency, Service	30%		2022	**	1		
Emergency, Battery	10%		2022	\$23,400	10	\$3,900	
Exit, Service	30%		2022	\$17,400	1	\$5,900	
Exit, Service	10%		2032	**	1		
Exterior Lighting	-						
HID	100%		2022	\$655,700	10	\$500	
larm			-	<i>t j</i>	-		
Security System							
No Component	90%						
Generic	10%		2032	* *	1	\$6,000	
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2032	* *	1-3	\$10,000	
Mechanical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System	% of Fail	Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Component Type	Total (Ye	ars)	FY		(Yrs)		
leating							
Energy Source	1009/		2027	* *	1		
Plant Campus Steam /	100%		2037	· · · ·	1		
PRV	Other Observat	ion, Extent : Severe, Are	a Affacto	$d \cdot 100\%$			
		on, Extent . Severe, Are posite Side Of Street	и лујесте	u. 100/0			
		From Nearby Court Hos	1150				
Conversion Equipment	Explanation :	From Neurby Court Ho	use				
Conversion Equipment Pres. Reducing	100%		2030	\$107,700	5	\$9,600	
Valve/LP Steam	100/0		2030	\$107,700	5	\$2,000	
varve/L1 Steam							

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Asset # : 129

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Distribution Central Plant Steam Piping/Pmp	100%			2037	* *	4	\$12,000	
Terminal Devices Air Handler	Obsolete E	Now quipment, : Through	\$617,400 Extent : Moderate put	2032 Area A <u>f</u>	* * fected : 100%	1	\$81,000	
Convector/Radiator	3%			2032	* *	1	\$1,600	
Unit Heater - Steam	7%			2027	\$40,700	4	\$1,000	
ir Conditioning Energy Source Electricity	100%			2043	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	5%			2028	\$304,000	2	\$500	
Exterior Pkg Unit - Cooling	15%			2032	* *	2	\$1,500	
	T		1 17 .					
	Other Obse Location Explanat	ervation, E : Roof	ndenser Units xtent : Light, Area r Air Condenser U		' : 100% Served With Refrig	gerant 41	0a	
No Component	Other Obso Location	ervation, E : Roof	xtent : Light, Area			erant 41	0a	
rentilation	Other Obse Location Explanat	ervation, E : Roof	xtent : Light, Area			erant 41	0a	
/entilation Distribution	Other Obso Location Explanat 80%	ervation, E : Roof	xtent : Light, Area	nits Are	Served With Refrig			
rentilation Distribution Ductwork/Diffusers	Other Obso Location Explanat 80% 95%	ervation, E : Roof	xtent : Light, Area			2-5	0a \$85,700	
/entilation Distribution	Other Obse Location Explanat 80% 95% 5% Other Obse Location	ervation, E : Roof ion : Newe ervation, E : 1st Floor	xtent : Light, Area r Air Condenser U xtent : Light, Area r Lobby Entrance	LIFE	Served With Refrig * *	2-5	\$85,700	
⁷ entilation Distribution Ductwork/Diffusers No Component	Other Obse Location Explanat 80% 95% 5% Other Obse Location	ervation, E : Roof ion : Newe ervation, E : 1st Floor	xtent : Light, Area r Air Condenser U xtent : Light, Area r Lobby Entrance	LIFE	Served With Refrig	2-5	\$85,700	
Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans	Other Obse Location Explanate 80% 95% 5% Other Obse Location Explanate	ervation, E : Roof ion : Newe ervation, E : 1st Floor	xtent : Light, Area r Air Condenser U xtent : Light, Area r Lobby Entrance	LIFE Affected	Served With Refrig * * ': 0% tilation Needed At	2-5 This Loc	\$85,700 sation	
Tentilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior	Other Obse Location Explanate 80% 95% 5% Other Obse Location Explanate 80%	ervation, E : Roof ion : Newe ervation, E : 1st Floor	xtent : Light, Area r Air Condenser U xtent : Light, Area r Lobby Entrance	LIFE Affected ion - Ven 2022	Served With Refrig * * ': 0% tilation Needed At \$462,800	2-5 <i>This Loc</i> 2	\$85,700 sation \$4,000	
Tentilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof	Other Obse Location Explanate 80% 95% 5% Other Obse Location Explanate	ervation, E : Roof ion : Newe ervation, E : 1st Floor	xtent : Light, Area r Air Condenser U xtent : Light, Area r Lobby Entrance	LIFE Affected	Served With Refrig * * ': 0% tilation Needed At	2-5 This Loc	\$85,700 sation	
Tentilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing	Other Obse Location Explanate 80% 95% 5% Other Obse Location Explanate 80%	ervation, E : Roof ion : Newe ervation, E : 1st Floor	xtent : Light, Area r Air Condenser U xtent : Light, Area r Lobby Entrance	LIFE Affected ion - Ven 2022	Served With Refrig * * ': 0% tilation Needed At \$462,800	2-5 <i>This Loc</i> 2	\$85,700 sation \$4,000	
Tentilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing H/C Water Piping	Other Obse Location Explanat 80% 95% 5% Other Obse Location Explanat 80% 20%	ervation, E : Roof ion : Newe ervation, E : 1st Floor	xtent : Light, Area r Air Condenser U xtent : Light, Area r Lobby Entrance	LIFE Affected ion - Ven 2022 2032	Served With Refrig * * ': 0% tilation Needed At \$462,800	2-5 <i>This Loc</i> 2	\$85,700 sation \$4,000	
Tentilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing H/C Water Piping Brass/Copper	Other Obse Location Explanat 80% 95% 5% Other Obse Location Explanat 80% 20%	ervation, E : Roof ion : Newe ervation, E : 1st Floor ion : Does	xtent : Light, Area r Air Condenser U xtent : Light, Area · Lobby Entrance Not Have Ventilat	LIFE Affected 2022 2032 2037	Served With Refrig * * ': 0% tilation Needed At \$462,800 * *	2-5 <i>This Loc</i> 2 2 1	\$85,700 sation \$4,000	
Tentilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing H/C Water Piping	Other Obse Location Explanate 80% 95% 5% Other Obse Location Explanate 80% 20% 5% 95% Corroded,	ervation, E : Roof ion : Newe ervation, E : Ist Floor ion : Does Now	xtent : Light, Area r Air Condenser U xtent : Light, Area · Lobby Entrance Not Have Ventilat \$33,900 oderate, Area Affe	LIFE Affected 2022 2032 2037 2032	Served With Refrig * * ': 0% tilation Needed At \$462,800 * * * *	2-5 <i>This Loc</i> 2	\$85,700 sation \$4,000	
Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing H/C Water Piping Brass/Copper Galvanized Steel HW Heat Exchanger	Other Obse Location Explanat 80% 95% 5% Other Obse Location Explanat 80% 20% 5% 95% Corroded, Location	ervation, E : Roof ion : Newe ervation, E : 1st Floor ion : Does Now Extent : M	xtent : Light, Area r Air Condenser U xtent : Light, Area · Lobby Entrance Not Have Ventilat \$33,900 oderate, Area Affe	nits Are LIFE Affected 2022 2032 2037 2032 cted : 10	Served With Refrig * * ': 0% tilation Needed At \$462,800 * * * *	2-5 <i>This Loc</i> 2 2 1	\$85,700 sation \$4,000 \$1,000	
Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing H/C Water Piping Brass/Copper Galvanized Steel	Other Obse Location Explanat 80% 95% 5% Other Obse Location Explanat 80% 20% 5% 95% Corroded, Location 100% Other Obse	ervation, E : Roof ion : Newe ervation, E : 1st Floor ion : Does Now Extent : M : Throughd	xtent : Light, Area r Air Condenser U xtent : Light, Area · Lobby Entrance Not Have Ventilat \$33,900 oderate, Area Affe put	nits Are LIFE Affected ion - Ven 2022 2032 2037 2032 cted : 10 2027	Served With Refrig ** ': 0% tilation Needed At \$462,800 ** ** %	2-5 <i>This Loc</i> 2 2 1	\$85,700 sation \$4,000	
Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing H/C Water Piping Brass/Copper Galvanized Steel HW Heat Exchanger	Other Obse Location Explanat 80% 95% 5% Other Obse Location Explanat 80% 20% 55% 95% Corroded, Location 100% Other Obse Location	ervation, E : Roof ion : Newe ervation, E : Ist Floor ion : Does Now Extent : M : Throught	xtent : Light, Area r Air Condenser U xtent : Light, Area : Lobby Entrance Not Have Ventilat \$33,900 oderate, Area Affe out xtent : Light, Area t	nits Are LIFE Affected ion - Ven 2022 2032 2037 2032 cted : 10 2027	Served With Refrig ** ': 0% tilation Needed At \$462,800 ** ** %	2-5 <i>This Loc</i> 2 2 1 1	\$85,700 sation \$4,000 \$1,000	

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

Asset # : 129

Mechanical	Current Repair	Future Re	eplacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2037	* *	4	\$5,100	
	Recent Installation, Extent : Light,	Area Affected : 10	00%			
	Location : Basement					
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$6,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	85%	LIFE	* *			
	Other Observation, Extent : Light, . Location : 4 Units From Basemen Unit From 1st To 2nd Floor Explanation : 6 Units			asement	To 1st Floor, 1	
Hydraulic	15%	LIFE	* *			
·	Other Observation, Extent : Light, . Location : Basement To 3rd Floo	00	5%			
	Explanation : 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$81,600	
Sprinkler	20070	2007		10	\$01,000	
No Component	75%					
Generic	25%	2027	\$398,100	1-2	\$11,300	
Fire Pump	20.00	2027	\$270,100		\$11,200	
Generic	100%	2036	* *	1	\$30,200	
Chemical System	10070	2030		1	\$50,200	
Generic	100%	2025	\$28,000	1-3	\$3,700	
Generic	10070	2023	\$20,000	1-5	ψ5,700	

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.

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name Address		TTAN HOUSE OF DETEN		VER	
Borough	: 138-40 C : MANHA	ENTRE STREET @ WHI1 TTAN	Agency's Number	: N/A	
Program / Asset #	: DOC000	9.000 / 2013	Yr Built/Renovated	d : 1989 / 2005	
Area Sq Ft	: 163,072		Project Type	: CORRECTION	
Date of Survey	: 14-Jul-20)16	Landmark Status	: NONE	
Areas Surveyed	: Basemen	t, Roof, Floors 1,4,7,9			
Block	: 198	Lot : 1	BIN	: 1002364	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture		\$2,619,600		\$307,800
Interior Architect	ure		\$624,300		\$1,336,100
Electrical			\$1,352,300		\$1,095,600
Mechanical			\$301,300		\$4,525,500
Total			\$4,897,500		\$7,265,000
Importance Code			\$2,619,600		\$416,400
Importance Code			\$2,095,500		\$6,787,400
Importance Code	С		\$182,400		\$61,200
Total			\$4,897,500		\$7,265,000
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$600			
Interior Architect	ure	\$41,600			\$10,500
Electrical		\$26,500	\$44,900	\$12,600	\$12,400
Mechanical		\$63,800	\$98,900	\$67,400	\$77,300
Elevators/Escalate	ors	\$62,200	\$62,200	\$62,200	\$62,200
Total		\$194,600	\$206,000	\$142,100	\$162,300
Importance Code		\$600	\$1,400		
Importance Code		\$194,000	\$204,600	\$142,100	\$162,300
Importance Code	С				



\$206,000

\$142,100

\$162,300

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.

\$194,600

Total

Asset # : 2013

rchitecture		Current R	lepair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$17,900	
Concrete Masonry Unit	7%			LIFE	* *	5	\$5,200	
Granite Panels	25%	Now	\$169,700	LIFE	* *	5	\$22,400	
	Caulking I	Deteriorated	d, Extent : Modera	ite, Area	Affected : 15%			
	Location	: At Juncti	on Of South Wall A	And Coni	necting Corridor T	o South	Tower	
Pre-Cast Concrete	65%	Now	\$137,500	LIFE	* *	5	\$251,900	
			tent : Severe, Are		d : 5%		+ -)	
	Location	: Intake Co	orridor In Baseme	nt				
Windows								
Glass Block	10%	Now	\$54,800	LIFE	* *	5	\$2,100	
	Water Pen	etration, Ex	tent : Severe, Are	a Affecte	d : 20%		-	
	Location	: Connecti	ng Bridge					
Metal/Detention Type	90%	Now	\$1,962,300	2037	* *	5	\$55,900	
2 1	Air Infiltra	tion, Exten	t : Moderate, Area	a Affected	l : 50%			
	Location	: Through	out					
	Caulking 1	Deteriorated	d, Extent : Modera	ite, Area	Affected : 50%			
	-		k Windows					
	Water Pen	etration, Ex	ctent : Moderate, A	4rea Affe	cted : 30%			
	Location	: Cells At)	West Side					
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	\$15,500	
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
Metal Rail	5%	4+	\$600	2040	* *	5	\$1,500	
	Corrosion	Rusting, Ex	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Over Gyn	nnasium					
Metal: Cage/Fence	25%			2040	* *	5-10	\$8,300	
Pre-Cast Concrete	25%			LIFE	* *	5	\$6,700	

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.

Asset # : 2013

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof								
IRMA/Protected Membrane	35%	Now	\$141,400	2037	* *			1
		k Ballast, : Over 9th	Extent : Moderate, Floor	Area Af	fected : 100%			
	0	Growth, E : Over 9th	Extent : Moderate, . Floor	Area Affe	ected : 15%			
			xtent : Severe, Are Floor Cells, Mech					
IRMA/Protected Membrane	5%			2035	* *	10	\$2,400	
	•		ent, Extent : Light, wator Equipment F		ected : 100%			
Paver: Asphalt	10%			2036	* *	10	\$7,100	
Traffic Topping	50%	Now	\$154,000	2037	* *			
	-	-	Extent : Moderate Activity Area	, Area A	ffected : 25%			
	Drains Ina	d/Misposn	, Extent : Severe, A Activity Area	lrea Affe	cted : 30%			
	Misaligned		Extent : Moderate,	Area Afj	fected : 15%			
		-	: Moderate, Area	Affected	: 35%			
			Activity Area	-55				
	Other Obse	ervation, E	xtent : Moderate, A Activity Area	4rea Affe	ected : 100%			
			nt Repair Failure					
iterior	· 1							
Floors								
Cast in Place Concrete	Cracking/C	Now Crumbling, : Through	\$66,800 Extent : Light, Ard out	LIFE ea Affect	* * ed : 10%	5	\$261,700	
Ceramic Tile		0-2 Crumbling, : Through	\$74,700 Extent : Light, Arc out	2030 ea Affect	\$248,900 ed : 10%	5	\$6,000	
		led, Extent : Bathroor	: Moderate, Area . ns	Affected	: 35%			
Quarry Tile		0-2 Crumbling, : Through	\$147,600 Extent : Light, Arc out	2040 ea Affecte	* * ed : 40%	5	\$9,000	
Terrazzo	5%			LIFE	* *	5	\$9,300	
Vinyl Tile	35% Cracking/C	0-2 Crumbling, : Through	\$152,900 Extent : Severe, A	2027	\$764,300 eted : 30%	3	\$31,400	

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

Asset # : 2013

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

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

Asset # : 2013

		A3361 # . 20					
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Panelboards							
Fused Disc Sw	10%		2026	\$16,000	5	\$400	
Molded Case Bkrs	85%		2026	\$136,400	5	\$3,700	
Molded Case Bkrs	5%		2049	**	5	\$200	
Wiring			,			+	
Busway	2%		2025	\$6,500	1		
Thermoplastic	93%		2027	\$300.000	1		
Thermoplastic	5%		2053	* *	1		
Motor Controllers							
Locally Mounted	10%		2025	\$34,100	5	\$100	
Motor Control Center	80%		2025	\$247,200	5	\$3,600	
Variable Frequency	10%		2044	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,400	
tand-by Power							
Transfer Switches							
Automatic	70%		2025	\$33,800	1	\$35,100	
Automatic	30%		2044	* *	1	\$15,100	
Generators							
Diesel	100%		2023	\$375,100	1	\$63,200	
	Other Obs	ervation, Extent : Moderate, A	4rea Affe	ected : 100%			
		: Generator Room - 3rd Floo					
	Explana	tion : Two 650 Kilovolt-amper	е				
Batteries							
Lead/Acid	100%		2021	\$1,600	5	\$6,000	
Fuel Storage							
Day Tank	50%		2026	\$6,400	5	\$15,100	
		ervation, Extent : Moderate, A		ected : 100%			
		: Generator Room - 3rd Floo	r				
	Explana	tion : 100 Gallons					
Main Tank	50%		2030	\$10,600	5	\$2,400	
	Other Obs	ervation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Basement					
	Explana	tion : One 5000 Gallon					

Lighting

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

Asset # : 2013

		Asset # : 2	013				
Electrical		Current Repair	Futu	re Replacement	N	laintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting			•				
Interior Lighting							
Fluorescent	90%		2032	* *	10	\$134,600	
	Other Obs	servation, Extent : Light, Arec	a Affectea	l : 100%			
	Location	a : Throughout The Building					
	Explana	tion : T-8 Lamps					
Fluorescent	6%		2022	\$172,600	10	\$9,000	
	Other Obs	servation, Extent : Light, Arec	a Affectea	l : 100%			
	Location	n : Basement					
	Explana	tion : T-12 Lamps					
HID	2%		2022	\$8,600	10	\$100	
LED	2%		2035	* *			
Egress Lighting							
Emergency, Service	60%		2032	* *	1		
Exit, Service	35%		2022	\$20,400	1		
Exit, Service	5%		2035	* *	1		
Exterior Lighting							
HID	100%		2022	\$661,000	10	\$500	
larm							
Security System							
Under Construction	100%						
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2032	* *	1-3	\$10,100	
lechanical		Current Repair	Futu	re Replacement	N	laintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating							
Energy Source							
Utility Steam	100%		2037	* *	1		
	Other Obs	servation, Extent : Severe, Are	ea Affecte	ed : 100%			
	Location	n : Basement					
	Explana	tion : Steam Is Provided From	n 100 Ce.	ntre Street			
Conversion Equipment							
Pres. Reducing	100%		2030	\$108,600	5	\$9,700	
Valve/LP Steam							
Distribution							
Central Plant Steam	100%		2037	* *	4	\$12,100	
Piping/Pmp							
Terminal Devices							
Air Handler	95%		2027	\$2,189,800	1	\$95,800	
Convector/Radiator	5%		2025	\$43,900	1	\$2,600	
ir Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		

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

Asset # : 2013

Mechanical		Current Re	pair	Future Replacement Maintenance			aintenance	
System Component Type	% of Total	Fail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille		6		2036	* *	1	\$141,200	
		efrigerant, Ex 1 : Chillers	tent : Light, Area	a Affected	1 : 100%			
			ent : Light, Area	Affected	· 100%			
			om, Basement	Ајјестей	. 10070			
		tion : 2 Units	m, Dusemeni					
No Component	20%							
Distribution	2070							
CW & CHW Wtr	100%			2037	* *	4	\$12,100	
Pipe/Pump							•) • •	
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$1,470,800	1	\$100,800	
Heat Rejection								
Water Cooling Tower	100%			2032	* *	2	\$164,100	
			ent : Light, Area	Affected	: 100%			
	Location	e : Roof						
/entilation								
Distribution	1000/	NT	¢151 100	LIPP	* *	2.5	¢00.000	
Ductwork/Diffusers		Now	\$151,100 : Moderate, Are	LIFE		2-5	\$90,900	
		aning, Extent : Throughou		u Affecie	<i>a</i> . 100/0			
Exhaust Fans	Location	. Intoughou						
Interior	100%			2027	\$583,200	2	\$5,000	
lumbing	10070			2027	\$303,200	2	\$5,000	
H/C Water Piping								
Galvanized Steel	100%	Now	\$71,900	2032	* *	1		
	Not Insula	ted, Extent :	Severe, Area Aff	ected : 20	0%			
	Location	: Basement						
HW Heat Exchanger								
Steam Fired		Now	\$78,300	2037	* *	4	\$16,100	
			, Area Affected :	50%				
	Location	a : Basement						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/							
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/			0001	#7 7 0 0	A	#= 0 00	
Submersible	100%			2021	\$5,600	4	\$5,200	
Sewage Ejector(s)	1000/			2027	¢ 47 000	Δ	<i>ቀረ ደ</i> ሱሳ	
Electric	100%			2027	\$47,200	4	\$6,500	
Backflow Preventer	100%			2027	¢41 700	1	¢10.000	
Generic	100%			2027	\$41,700	1	\$10,000	

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

Asset # : 2013

Current Repair	Future Re	placement	М	aintenance	
% of Fail Date Estima Total (Years)	ted Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%					
Other Observation, Extent : S	evere, Area Affected : 1	00%			
Location : Throughout					
Explanation : About 80% St	ainless Steel For Inmate	es And 20% Po	orcelain	For Others	
80%	LIFE	* *			
Other Observation, Extent : L	ight, Area Affected : 80	%			
Location : Basement To 10th	h Floor				
Explanation : 5 Units					
20%	LIFE	* *			
Other Observation, Extent : L	ight, Area Affected : 20	%			
Location : Basement To 1st	Floor				
Explanation : 2 Units					
100%	2047	* *	1-5	\$82,200	
100%	2047	* *	1-2	\$45,700	
100%	2036	* *	1	\$30,500	
100%	2025	\$28,000	1-3	\$3,700	
	% of Fail Date Estima Total (Years) 100% 0ther Observation, Extent : S Location : Throughout Explanation : About 80% St 80% Other Observation, Extent : L Location : Basement To 10th Explanation : 5 Units 20% Other Observation, Extent : L Location : Basement To 1st Explanation : 2 Units 100% 100%	% of Fail Date Estimated Cost Total (Years)Year Estive FY100%0ther Observation, Extent : Severe, Area Affected : 1 Location : Throughout Explanation : About 80% Stainless Steel For Inmate80%LIFE0ther Observation, Extent : Light, Area Affected : 80 Location : Basement To 10th Floor Explanation : 5 Units20%LIFE0ther Observation, Extent : Light, Area Affected : 20 Location : Basement To 10th Floor Explanation : 5 Units20%LIFE0ther Observation, Extent : Light, Area Affected : 20 Location : Basement To 1st Floor Explanation : 2 Units100%2047100%2047100%2036	% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FY100%Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout 	% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FYCycle (Yrs)100%Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : About 80% Stainless Steel For Inmates And 20% Porcelain80%LIFE**Other Observation, Extent : Light, Area Affected : 80% Location : Basement To 10th Floor Explanation : 5 Units20%LIFE20%LIFE**Other Observation, Extent : Light, Area Affected : 20% Location : Basement To 18t Floor Explanation : 2 Units100%2047100%2047100%20472036**100%2036	% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FYCycle CycleEstimated Cost (Yrs)100% Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : About 80% Stainless Steel For Inmates And 20% Porcelain For Others80%LIFE**% of ther Observation, Extent : Light, Area Affected : 80% Location : Basement To 10th Floor Explanation : 5 Units 20%LIFE**20%LIFE**100%2047**1-5\$82,200100%2047**1.2\$45,700100%2036**1\$30,500

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.

FY 2025 - 2030

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: MANHATTAN HOUSE OF DETENT		ER
Address Borough	: 125 WHITE STREET @ CENTRE ST : MANHATTAN	• Agency's Number	: N/A
Program / Asset #	: DOC0005.000 / 2033	Yr Built/Renovated	· 1/A : 1941 / 2005
Area Sq Ft	: 224,729	Project Type	: CORRECTION
Date of Survey	: 14-Jul-2016	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,5,7,8,11		
Block	: 167 Lot : 1	BIN	: 1079000
CAPITAL		FY 2021 - 2024	

Total	\$5,674,600	\$12,728,200
Importance Code C	\$314,400	\$149,600
Importance Code B	\$3,168,600	\$11,274,600
Importance Code A	\$2,191,600	\$1,304,000
Total	\$5,674,600	\$12,728,200
Mechanical	\$560,100	\$7,672,400
Electrical	\$1,707,900	\$2,481,500
Interior Architecture	\$1,215,100	\$1,617,900
Exterior Architecture	\$2,191,600	\$956,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$79,900			\$7,100
Interior Architecture	\$29,800			\$14,300
Electrical	\$44,600	\$58,300	\$17,400	\$16,900
Mechanical	\$153,100	\$88,600	\$122,300	\$68,000
Elevators/Escalators	\$65,100	\$65,100	\$65,100	\$65,100
Total	\$372,600	\$212,000	\$204,800	\$171,500
Importance Code A	\$88,900	\$9,500	\$9,000	\$16,100
Importance Code B	\$283,700	\$202,500	\$195,800	\$155,400
Total	\$372,600	\$212,000	\$204,800	\$171,500

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

Asset # : 2033

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	20/	N	¢200.000	20.47	* *			
Copper/Terne		Now	\$209,600 ctent : Moderate, A	2047				
	U		l West Service Entr	00	cieu : 15%			
			Extent : Severe, Ar		ted · 10%			
			l West Service Entr		.cu . 1070			
			Extent : Moderate		ffected : 15%			
	-	-	l West Service Entr		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Masonry: Limestone	70%	4+	\$934,400	LIFE	* *	5	\$119,500	
Musoniy. Ennestone		-	Extent : Moderate		ffected : 5%	5	\$119,500	
	0	: Sallypor						
	Jnt Morta	r Miss/Erod	l, Extent : Moderat	e, Area A	Affected : 10%			
	Location	: Wall Fac	cing Third Floor Re	oof				
	Staining/L	oiscoloring,	Extent : Moderate	, Area A	ffected : 15%			
	Location	: Sallypor	t And 2nd Floor					
Metal Panel	10%			2037	* *	5-10	\$156,500	
Metal Coiling Doors	2%			2044	* *	5	\$14,200	
Granite Panels		Now	\$77,800	LIFE	* *	5	\$25,600	
			l, Extent : Moderat	e, Area 4	Affected : 25%			
	Location	: North Er	ntrance					
Windows					ate ate	-	#2 000	
Glass Block	5%			LIFE	* *	5	\$3,800	
Metal/Detention Type	45%	nokon/Cura	had Eutout Mada	2037		5	\$200,900	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% Location : Various Cells							
			xtent : Moderate, A	lrea Affe	ected · 15%			
		: Detentio						
Steel	50%	Now	\$783,200	2035	* *	5	\$382,900	
					Affected : 10%	5	\$502,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Spandrel Panels - Various Locations On All Facades							
		-	tent : Severe, Area					
	0		Eating Areas In C	00				
	Water Per	etration, E	xtent : Moderate, A	lrea Affe	ected : 15%			
	Location	: Common	Eating Areas In C	ell Block	ks			

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

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

Asset # : 2033

Architecture		Current	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	Location Staining/L Location Worn/Erod	: Through Discoloring : Rooftop ded, Exten	, Extent : Moderate Activity Areas t : Moderate, Area	e, Area Aj	ffected : 20%	5	\$1,200	
			Activity Areas		* *			
Masonry: Limestone	Spalling, 1 Location Other Obs Location	: Interior ervation, 1 : Rooftop	\$26,900 oderate, Area Affec Parapet Wall Extent : Moderate, . Activity Area inting Failure		6	5	\$1,500	
Metal: Cage/Fence	20%	Now	\$5,100	2032	* *	5	\$1,900	1
5		/Rusting, E : Through	Extent : Severe, Are		d : 40%			
Roof		0						
Built-Up (BUR)	Miss/Dam Location Vegetation Location Water Per	: Over Th Growth, I : Over 9th etration, E	\$32,200 hings, Extent : Mod ird Floor Locker R Extent : Moderate, 1 Floor Extent : Moderate, 2 ird Floor Locker R	ooms Area Affe Area Affe	ected : 15%			
Cast in Place Concrete	40%	Now	\$43,500	LIFE	* *			
	Location Water Pen Location Other Obs Location	: Over 11 etration, E : Over 11 ervation, I	, Extent : Moderate West Housing Area Extent : Moderate, A West Housing Area Extent : Moderate, A Recreation Areas A ir Failure	a Area Affe a And At Area Affe	cted : 5% Basement From So ccted : 50%	allyport		
IRMA/Protected	25%			2027	\$78,800	10	\$9,200	
Membrane IRMA/Protected Membrane	5%	Now	\$15,800	2037	* *			1
	Location	: Over Co	re, Extent : Severe, nnecting Bridge Extent : Severe, Are					
			nnecting Bridge		20/0			

Interior

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

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

Asset # : 2033

rchitecture		Current R	epair	Future	Future Replacement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	500/	NT	#210 000	LIPP	* *	-	¢212.400	
Cast in Place Concrete	Cracking/C Location Water Pene	: Througho etration, Ex	\$319,800 Extent : Light, Ard ut tent : Severe, Are al Room Above La	a Affected	ed : 20% 1 : 5%	5	\$313,400	
Ceramic Tile	-	0-2 Crumbling, : Througho	\$29,800 Extent : Light, Arc ut	2036 ea Affecte	* * ed : 10%	5	\$7,200	
Quarry Tile	Cracking/C	Now Crumbling, : Basement	\$88,400 Extent : Moderate	2040 , Area Af	* * Fected : 25%	5	\$10,700	
Vinyl Tile	Worn/Erod		\$209,200 Severe, Area Affe Corridors, Conn		\$1,045,900 % idge, 1st Floor Ad	3 ljacent Te	\$43,000 to Sally Port	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Concrete Masonry Unit	58%			LIFE	* *	5	\$113,100	
Glass: Single Pane	Other Obse Location	: Control H	\$314,400 stent : Moderate, 2 cooms ng Clouded	LIFE Area Affe	* * cted : 40%	5	\$36,600	
Metal Security Bars	10%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	Cracking/C	0-2 Crumbling, : Throughc	\$80,700 Extent : Light, Arc ut	2032 ea Affecte	* * ed : 50%	5	\$29,000	
AcousTileConcealSpLn	Broken/Mis Location Water Pene	: Cashier / etration, Ex	\$100,800 ents, Extent : Seve Property Offices tent : Severe, Area Property Offices			5	\$7,300	
Exposed Concrete	-	0-2 Crumbling, : Throughc	\$60,200 Extent : Light, Are ut	LIFE ea Affecte	* * ed : 10%	5	\$5,400	
Metal Panel		0-2 Rusting, Ex : Throughc	\$41,600 stent : Light, Area out	LIFE Affected	**	5	\$29,000	

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

Under 600 Volts

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

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

Asset # : 2033

ASSel # . 2033									
Electrical		Current Repair	Future	Replacement	М	laintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Jnder 600 Volts									
Service Equipment									
Fused Disc Sw	60%		2027	\$50,600	5	\$600			
		servation, Extent : Moderate,	Area Affec	cted : 100%					
		n : Electrical Room	D .	a					
		tion : One 4000 Ampere Main							
Fused Disc Sw	40%		2027	\$33,700	5	\$400			
		servation, Extent : Moderate,	Area Affec	cted : 100%					
		n : Electrical Room	_	~ .					
	Explana	tion : One 2000 Ampere Main	n Disconne	ect Switch					
Transformers	1000/		2025	¢17.000	-	\$ 000			
Dry Type	100%		2025	\$17,000	5	\$800			
		servation, Extent : Moderate,	Area Affec	cted : 100%					
		n : Electrical Room	100/077	D : 000/100 0					
	Explana	tion : One 75 Kilovolt-amper	e 480/2771	v Pri - 208/120v S	ес				
Switchgear / Switchboard Fused Disc Sw	000/		2027	¢202 700	5	¢000			
	80%		2027	\$293,700	5	\$800 \$1,200			
Molded Case Bkrs	20%		2027	\$73,400	5	\$1,200			
Raceway	20/		2025	¢Q 400	1				
Busway	2%		2025	\$8,400	1				
Conduit Conduit	93% 5%		2027 2047	\$389,400 * *	1 1				
Panelboards	370		2047		1				
Fused Disc Sw	10%		2026	\$38,500	5	\$500			
Molded Case Bkrs	88%		2020	\$338,800	5	\$5,200			
Molded Case Bkrs	2%		2020	\$558,800	5	\$100			
Wiring	270		2043		5	\$100			
Busway	2%		2025	\$12,900	1				
Thermoplastic	93%		2023	\$599,900	1				
Thermoplastic	5%		2027	**	1				
Motor Controllers	570		2047		1				
Locally Mounted	10%		2025	\$80,300	5	\$200			
Motor Control Center	70%		2025	\$532,300	5	\$4,300			
Variable Frequency	20%		2023	**	5	ψ1,500			
Drive	2070		2011						
Ground									
Grounding Devices									
Generic	100%	0-2 \$10,200	LIFE	* *	5	\$3,300			
		servation, Extent : Moderate,		cted : 100%		+ -)			
		n : Water Main - Basement							
	Explana	tion : Corroded							
Stand-by Power	<u>^</u>								
Transfer Switches									
Automatic	70%		2025	\$50,700	1	\$48,400			
Automatic	30%		2040	* *	1	\$20,700			

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

Asset # : 2033

Electrical	ASSet #:2 Current Repair		e Replacement	М	Maintenance			
System Component	% of Fail Date Estimated Cost Total (Years)		Estimated Cost		Estimated Cost	Priority		
Туре				(115)				
tand-by Power Generators								
Diesel	100%	2023	\$562,600	1	\$87,000			
Dieser	Other Observation, Extent : Moderate, . Location : Generator Room - Basemer Explanation : Two 500 Kilowatts	Area Affe		1	\$87,000			
Batteries								
Lead/Acid	100%	2021	\$1,600	5	\$8,300			
Fuel Storage								
Day Tank	50%	2026	\$7,500	5	\$17,800			
	Other Observation, Extent : Moderate,		ected : 100%					
	Location : Generator Room - Basemen	nt						
	Explanation : One 250 Gallon							
Main Tank	50%	2030	\$12,400	5	\$2,800			
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%					
	Location : Basement							
• • •	Explanation : One 5000 Gallon							
ighting								
Interior Lighting Fluorescent	95%	2032	* *	10	¢166.900			
Fluorescent	9570 Other Observation, Extent : Light, Area			10	\$166,800			
	Location : Throughout The Building	луестей	. 10070					
	Explanation : T-8 Lamps							
HID	<u>3%</u>	2022	\$15,100	10	\$200			
Incandescent	2%	2022	\$67,600	2	\$200 \$100			
Egress Lighting	270	2022	\$07,000	Z	\$100			
Emergency, Service	60%	2032	* *	1				
Exit, Service	35%	2032	\$24,000	1				
Exit, Service	5%	2022	ψ2 - ,000 * *	1				
Exterior Lighting	570	2032		1				
HID	100%	2022	\$910,900	10	\$700			
larm	10070	2022	\$710,500	10	\$700			
Security System								
Under Construction	100%							
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%	2032	* *	1-3	\$13,900			
Mechanical	Current Repair	Futur	e Replacement	м	aintenance			
System	% of Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Priorit		
Component	Total (Years)	Y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit		
Туре				(9)				
leating								
Energy Source	1000/	0017						
Utility Steam	100%	2047	* *	1				
	Other Observation, Extent : Severe, Are	a Affecte	a : 100%					
	Location : Basement	100 0	the Church					
	Explanation : Steam Is Provided From	n 100 Cer	ure Street					

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

Asset # : 2033

lechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Conversion Equipment Heat Exchanger, Plate & Frame	95%			2030	\$263,300	1	\$89,900	
		ervation, E : Basemer	Extent : Light, Area nt	Affected	: 100%			
	_	tion : One	Unit					
Pres. Reducing Valve/LP Steam	5%			2030	\$6,400	5	\$600	
Distribution								
Hot Wtr Piping/Pump	Corroded,	Now Extent : M : Through	\$28,500 loderate, Area Affe out	2035 ected : 50	**	4	\$9,000	
Central Plant Steam Piping/Pmp	5%	Now	\$8,100	2037	* *	4	\$500	
	Location Insul. Dete	: Basemer	Extent : Severe, Ai					
Terminal Devices								
Air Handler	90%			2027	\$2,435,500	1	\$106,600	
Convector/Radiator	Other Obs Location Explanat	: Through	ostats / Traps Not			1	\$5,600	
ir Conditioning								
Energy Source Electricity	100%			2043	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	R-134a Re	frigerant, 1 : Basemer	Extent : Light, Area It	2030 a Affected	\$2,069,100 d : 100%	1	\$196,800	
No Component	5%							
Distribution CW & CHW Wtr Pipe/Pump	100%			2037	* *	4	\$14,200	
Terminal Devices Air Handler/Cool/Ht	Other Obs Location	: Air Hand				1	\$106,600	
H D. ''	Explana	tion : In Pr	ocess Of Updating	The Con	trol System			
Heat Rejection Water Cooling Tower	100%			2025	\$693,800	2	\$192,700	

Ventilation

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

Asset # : 2033

Mechanical	Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation							-
Distribution	1000/ 31	#00 - 00		ala ala		#106000	
Ductwork/Diffusers	100% Now Needs Cleaning, Exte Location : Through		LIFE a Affecte	* * d : 10%	2-5	\$106,800	
Exhaust Fans							
Interior	80%		2032	* *	2	\$4,700	
Roof	20%		2027	\$63,900	2	\$1,200	
lumbing							
H/C Water Piping Galvanized Steel	100%		2032	* *	1		
HW Heat Exchanger	10070		2032		1		
Steam Fired	100% 0-2	\$61,300	2037	* *	4	\$18,900	
Stouin I nou	Not in Service, Exten			0%	•	\$10,900	
	Location : 1 Out Of	00					
	Other Observation, E		-				
	Location : Basemen	-	55				
	Explanation : 2 Uni	ts					
Sanitary Piping	-						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2021	\$7,700	4	\$7,100	
Sewage Ejector(s)	1000/			ala ala		\$ 0,000	
Electric	100%		2032	* *	4	\$8,900	
Backflow Preventer	1000/		2027	¢ 40,000	1	¢11 700	
Generic	100%		2027	\$48,900	1	\$11,700	
Fixtures Generic	100%						
Generic	Other Observation, E	rtent · Severe Are	a Affecte	$d \cdot 100\%$			
	Location : Through		u nyječie	u . 10070			
	Explanation : Stain		For Inma	utes - 80%. Porcela	ain Fixtu	res For Others -	
	20%			,			
ertical Transport							
Elevators							
Geared Traction	80%		LIFE	* *			
	Other Observation, E	xtent : Light, Area	Affected	: 80%			
	Location : 1-roof						
	Explanation : 5 Uni	lS	1 100	* *			
TT 1 1'	20%		LIFE				
Hydraulic	O(l = Ol			· /11%			
Hydraulic	Other Observation, E	xtent : Light, Area	Affected	. 2070			
Hydraulic	Location : 1-2	-	Affected	. 2070			
		-	Affected	. 2070			
Hydraulic ire Suppression Standpipe	Location : 1-2	-	Affected	. 2070			

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

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

Asset # : 2033

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
No Component	30%						
Generic	70%		2047	* *	1-2	\$37,500	
Fire Pump							
Generic	100%		2036	* *	1	\$35,800	

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

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	: 11-Jul-2016	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,3,6,7,8,pen		
Block	: 9653 Lot : 1	BIN	: 4458616

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$71,100	\$708,600		
Interior Architecture	\$1,645,700	\$1,339,200		
Electrical	\$1,582,700	\$5,034,700		
Mechanical	\$4,592,600	\$7,627,400		
Total	\$7,892,100	\$14,709,800		
Importance Code A	\$210,100	\$750,700		
Importance Code B	\$7,681,900	\$13,911,800		
Importance Code C		\$47,300		
Total	\$7,892,100	\$14,709,800		

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$55,400	\$42,100		
Interior Architecture	\$62,000	\$28,400		\$4,700
Electrical	\$51,900	\$36,700	\$37,900	\$34,500
Mechanical	\$66,200	\$57,300	\$48,800	\$25,500
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$275,000	\$204,000	\$126,200	\$104,100
Importance Code A	\$55,400	\$43,700	\$6,200	
Importance Code B	\$197,100	\$160,200	\$120,000	\$104,100
Importance Code C	\$22,500			
Total	\$275,000	\$204,000	\$126,200	\$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.

DEPARTMENT OF CORRECTION - 072

QUEENS HOUSE OF DETENTION

Asset # : 2034

rchitecture		Current F	Repair	Future Replacement Maintenance			aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls	100/	Ът	¢10.200	LIDD	* *	-	¢ < 000		
Masonry: Brick	Effloresce Location Jnt Mortan Location	: West Fac Miss/Eroc : 8th Floo	l, Extent : Moderat r Recreation Yard	te, Area A	15% ffected : 15%	5	\$6,000		
	-	-	Extent : Severe, A cade - Penthouse						
Masonry: Brick	83%			LIFE	* *	5	\$49,600		
Masonry: Granite	2%			LIFE	* *	5	\$900		
Masonry: Limestone			\$35,000 l, Extent : Moderat ast Corner	LIFE	* * Iffected : 25%	5	\$2,200		
Windows	Staining/L	: South Ea Discoloring, : Through	Extent : Moderate	e, Area A <u>j</u>	fected : 10%				
Aluminum	20%			2035	* *	5	\$300		
Glass Block	15%			LIFE	* *	5	\$100		
Metal/Detention Type	Location Deteriorat Location Glazing B. Location Thermally	: Through ed Finish, : Through roken/Crac : Receivin Inefficient,	Extent : Moderate, out ked, Extent : Mode g Area, Kitchen, D Extent : Severe, A	Area Aff erate, Are ay Room	Pected : 50% a Affected : 20%	5	\$1,100		
Steel	15% Air Infiltra	: Through ution, Exten : Through	t : Severe, Area Aj	2026 ffected : 5	\$10,600	5	\$2,400		
Parapets Massanny Briels	0.00/			LIEE	* *	5	\$12 500		
Masonry: Brick Masonry: Limestone	-	4+ Deteriorate : Coping S	\$3,400 d, Extent : Light, A Stone	LIFE LIFE Irea Affec	* *	5 5	\$13,500 \$1,900		

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.

DEPARTMENT OF CORRECTION - 072 QUEENS HOUSE OF DETENTION

Asset # : 2034

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior				-				
Roof								
Built-Up (BUR)	30%			2032	* *	10	\$36,100	
Copper/Terne	4%			2042	* *	10	\$12,000	
IRMA/Protected	9%	0-2	\$4,600	2027	\$92,600			
Membrane	-		Extent : Moderate, 1	Area Affe	ected : 20%			
	Location	n : Roof Wit	h Water Tank					
Modified Bitumen	25%			2032	* *	10	\$30,000	
Paver: Asphalt	25%			2036	* *	10	\$45,100	
Skylight, Metal/Glass	2%			2027	\$381,200	10	\$8,000	
Skylight, Plastic	5%			2040	* *	1		
nterior Floors								
Cast in Place Concrete	40%			LIFE	* *	5	\$272,600	
Cast in Place Concrete	5%	Now	\$34,800	LIFE	* *	5	\$34,100	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	: Steps At	Loading Platform					
			Extent : Moderate	, Area A	ffected : 20%			
	Location	: Steps At	Loading Platform					
Ceramic Tile	5%			2030	\$324,000	5	\$15,600	
Quarry Tile	8%			2032	* *	5	\$37,400	
Terrazzo	20%			LIFE	* *	5	\$48,700	
Traffic Topping	5%			2027	\$207,400	5	\$19,500	
Vinyl Tile	12%			2027	\$341,200	3	\$18,700	
Wood		Now	\$110,300	2042	* *	5	\$14,600	
			nt : Moderate, Arec		d : 25%			
			on Room On Eighti					
			: Moderate, Area . on Room On Eighti		: 25%			
Interior Walls							.	
Concrete Masonry Unit		Now	\$22,500	LIFE	* *	5	\$18,900	
		Cracks, Ext e : Roof Sta	tent : Moderate, Ar ir	ea Affec	ted : 5%			
		l Cracks, E : Stair Bul	xtent : Moderate, A Ikhead	lrea Affe	cted : 10%			
Glass: Single Pane	3%			LIFE	* *	5	\$7,100	
		ervation, E	Extent : Light, Area		! : <i>100%</i>	2	\$,,200	
		: Through	Ų					
	Explana	tion : Lami	nated Security Gla	\$\$				
Metal Security Bars	5%		· · · · · ·	LIFE	* *			
Plaster	17%			LIFE	* *	5	\$16,100	
SGFT/Glazed Masonry	35%			LIFE	* *			
Steel Plate	25%			LIFE	* *	5	\$47,300	

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

DEPARTMENT OF CORRECTION - 072

QUEENS HOUSE OF DETENTION

Asset # : 2034

Architecture		Current R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	100/	Ът	¢124.500	2040	* *	-	¢10.400	
AcousTileConcealSpLn		Now	\$134,500	2040		5	\$19,400	
		0		erate, Ar	ea Affected : 30%			
		: At Entran			<i>20</i> 1 - 0.0 <i>(</i>			
	0	0	Extent : Moderate	e, Area A	ffected : 50%			
		: First Floc	-					
			Moderate, Area	Affected	: 50%			
	Location	: First Floo)r					
AcousTileSusp.Lay-In	5%			2040	* *	5	\$15,500	
Exposed Concrete	40%			LIFE	* *	5	\$19,400	
Exposed Struc: Steel	2%	Now	\$1,400,900	LIFE	* *			
	Corrosion	Rusting, Ex	tent : Severe, Are	a Affecte	d : 30%			
	Location	: 8th Floor	Outdoor Recreat	on Yard				
Gypsum Board	5%			LIFE	* *	5	\$19,400	
2 1	Other Obs	ervation, Ex	tent : Moderate, 4	Area Affe	ected : 25%			
	Location	: Recreatio	n Room					
	Explanat	ion : Repair	s In Progress					
Metal Panel	5%			LIFE	* *	5	\$19,400	
Plaster	33%			LIFE	* *	5	\$63,900	

lectrical	Current Repair	Future Re	eplacement	М	aintenance			
vstem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Air Circuit Breaker	50%	2027	\$42,200	5	\$500			
	Other Observation, Extent : Mo	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room 1							
	Explanation : No Available No	ameplate Ratings						
Molded Case Bkrs	50%	2037	* *	5	\$2,800			
	Other Observation, Extent : Mo	derate, Area Affectea	l : 100%					
	Location : Electrical Room 2							
	Explanation : Main Service Po	ower Breaker Rated A	4t 2000 Amper	es				
Transformers			[^]					
Dry Type	100%	2044	* *	5	\$800			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Elevator Control R	oom						
	Explanation : 3- 51 Kilovolt-a	mpere, 208/120 Volts	5					
Switchgear / Switchboard								
Air Circuit Breaker	80%	2027	\$293,700	5	\$900			
Molded Case Bkrs	20%	2037	* *	5	\$1,100			
Raceway								
Conduit	80%	2027	\$335,000	1				
Conduit	20%	2037	* *	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.

DEPARTMENT OF CORRECTION - 072 QUEENS HOUSE OF DETENTION

Asset # : 2034

Electrical		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Panelboards								
Fused Disc Sw	5%			2035	* *	5	\$200	
Molded Case Bkrs	15%			2035	* *	5	\$800	
Molded Case Bkrs	80%			2026	\$308,000	5	\$4,400	
Wiring								
Braided Cloth	80%	2-4	\$516,100	2052	* *	1		
		0	ent : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	20%			2037	* *	1		
Motor Controllers								
Locally Mounted	5%			2032	* *	5	\$100	
Locally Mounted	10%			2025	\$80,300	5	\$100	
Locally Mounted	5%	2-4	\$40,100	2047	* *	5		
-		led Life, Ex : Mechani	tent : Moderate, A cal Room	rea Affec	cted : 100%			
Locally Mounted	5%			2044	* *	5	\$100	
Motor Control Center	75%			2025	\$570,400	5	\$4,300	
fround								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	* *	5	\$3,100	
	Location		Extent : Severe, Are ical Room In The B oded					
tand-by Power								
Transfer Switches								
Automatic	50%			2025	\$24,100	1	\$32,100	
Automatic	50%			2032	* *	1	\$32,100	
Generators								
Diesel	50%			2023	\$187,500	1	\$40,500	
			Extent : Moderate, A	4rea Affe	ected : 100%			
		: Generat						
	Explanat	tion : Emer	rgency Generator H	ated At	400 Kilowatts			
Diesel	50%			2030	\$187,500	1	\$40,500	
			Extent : Moderate, 2	4rea Affe	ected : 100%			
	Location	: Generat	or Room 2					
	Explanat	tion : Emer	gency Generator H	ated At	750 Kilowatts			
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$7,700	

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

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

DEPARTMENT OF CORRECTION - 072

QUEENS HOUSE OF DETENTION

Asset # : 2034

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cos FY	st Cycle (Yrs)	Estimated Cost	Priority
tand-by Power					
Fuel Storage	- 0.0 /	• • • • •		* 1 0 1 0 0	
Day Tank	50%	2035 *	* 5	\$19,400	
	Other Observation, Extent : Moderate	e, Area Affected : 100%			
	Location : Basement				
	Explanation : 275 Gallons Capacity		~ -	#2 1 00	
Main Tank	50%	2030 \$13,60	0 5	\$3,100	
	Other Observation, Extent : Moderate	e, Area Affected : 100%			
	Location : Underground	6 .			
:-1.4:	Explanation : 5000 Gallons Capacity	ty			
Lighting Interior Lighting					
Fluorescent	68%	2027 \$2,506,10	0 10	\$130,300	
Thorescent	Other Observation, Extent : Light, Ar		0 10	\$150,500	
	Location : Throughout The Building	00			
	Explanation : T-12 Lamps	,			
Fluorescent	10%	2027 \$368,60	0 10	\$19,200	
Fluorescent	Other Observation, Extent : Moderate		0 10	\$19,200	
	Location : Throughout The Building				
	Explanation : Compact Fluorescent				
Fluorescent	10%	2035 *	* 10	\$19,200	
Fuorescent	T-8 Lamps And Fixtures, Extent : Lig		10	\$19,200	
	Location : Hallways, Kitchen, Visite				
Incandescent	2%	2022 \$73,70	0 2	\$100	
LED	10%	2022 \$75,70 2035 *		\$100	
Egress Lighting	1070	2033			
Emergency, Service	45%	2022 \$49,60	0 1		
Emergency, Battery	5%	2022 \$15,10		\$2,500	
Exit, Service	50%	2022 \$37,40		\$2,500	
Exterior Lighting		2022 \$37,10	0 1		
HID	20%	2027 \$169,30	0 10	\$100	
No Component	80%			+	
Alarm					
Security System					
Generic	100%	2022 \$678,30	0 1	\$78,000	
	Other Observation, Extent : Moderate	e, Area Affected : 100%			
	Location : Throughout The Building	r,			
	Explanation : CCTV Surveillance C	ameras			
Fire/Smoke Detection					
Generic, Digital	100%	2035 *	* 1-3	\$128,700	
	Other Observation, Extent : Light, Ar				
	Location : Throughout The Building				
	Explanation : Strobe Lights, Manua	l Pull Stations, Alarm Bells	, Horns, Si	moke Detectors	
Machanical	Current Develo	Euturo Bonlassonat	_		
Mechanical	Current Repair	Future Replacement		laintenance	
System	% of Fail Date Estimated Cos	t Year Estimated Co	t Cycle	Estimated Cost	Priority

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

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

DEPARTMENT OF CORRECTION - 072

QUEENS HOUSE OF DETENTION

Asset # : 2034

Mechanical		Current F	Repair	Futur	re Replacement	Μ	aintenance	
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%			2037	* *	1		
	Location	: Adjacent	xtent : Light, Area D C A S Building 1 Supplied From A		l : 100% Queens Borough H	all Build	ing	
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2023	\$139,100	5	\$12,400	
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$1,066,200	2027	\$3,553,900	4	\$10,300	
LBh.		Extent : Se : Through	rvere, Area Affecte out	d : 30%				
	Location On Extend Location Steam Tra	e : Condense led Life, Ex : Vacuum .	Extent : Severe, Ar	Through Affected o. Basen	hout l : 100% nent Mechanical E	quipmen	t Room	
Terminal Devices								
Air Handler	Corroded, Locatior On Extend	: Various	\$1,771,600 were, Area Affecte tent : Severe, Area		* * 1 : 60%	1	\$69,800	
Air Handler	15%			2032	* *	1	\$19,400	
Convector/Radiator	Corroded,	Now Extent : Se : Various	\$16,900 were, Area Affecte	2025 d : 15%	\$168,600	1	\$9,100	
Unit Heater - Steam	10%			2022	\$75,100	4	\$2,900	
Air Conditioning Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	5%			2022	\$131,400	2	\$600	
o [,] o	-	-	ent : Light, Area A Visiting Area	ffected :	5%			
Split Unit	Location	ervation, E : Various tion : R-410	ixtent : Light, Area Da	2035 Affectea	**			
Window/Wall Unit No Component				2021	\$21,900	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.

DEPARTMENT OF CORRECTION - 072 QUEENS HOUSE OF DETENTION

Asset # : 2034

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning								
Terminal Devices	50/			2025	* *		¢2 400	
Fan Coil - 2 Pipe	5%			2035	* *	1	\$3,400	
No Component	95%							
Heat Rejection Evaporative Condenser	5%			2035	* *	2	\$7,300	
No Component	95%			2033		Z	\$7,500	
Ventilation	9370							
Distribution								
Ductwork/Diffusers	70%	Now	\$270,900	LIFE	* *	2-5	\$81,500	
			evere, Area Affecte			- 0	<i><i><i>v</i></i> • • • • • • • • • • • • • • • • • • </i>	
		: Various	, 55					
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	d : 20%			
	Location	: Basemen	t, 1st Floor					
	Explana	tion : Venti	lation Does Not Ex	cist In Lo	obby, Basement An	d Variou	s Offices	
No Component	30%							
Exhaust Fans								
Interior	70%	Now	\$522,900	2037	* *	2	\$3,600	
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 70%			
	Location	: Through	out					
No Component	30%							
lumbing								
H/C Water Piping								
Brass/Copper		Now	\$313,100	2027	\$1,565,300	1		
			oderate, Area Affe		%			
	Location	: Water M	ain And Various L	ocations				
HW Heat Exchanger								
Steam Fired	50%			2027	\$167,200	4	\$10,300	
Steam Fired	50%	Now	@167 000					
Steam Thea			\$167,200	2057	* *	4	\$10,300	
Steam Thea	Leak Evid	ent, Extent	: Severe, Area Affe	ected : 10	9%	4	\$10,300	
Steam Fired	Leak Evid Location	ent, Extent : Basemen	: Severe, Area Affe t Mechanical Equi	ected : 10 pment Re	9% 50m	4	\$10,300	
Steam Thea	Leak Evid Location On Extend	ent, Extent : Basemen led Life, Ex	: Severe, Area Affe t Mechanical Equi tent : Severe, Area	ected : 10 pment Ro Affected	9% 90m 1 : 50%	4	\$10,300	
	Leak Evid Location On Extend	ent, Extent : Basemen led Life, Ex	: Severe, Area Affe t Mechanical Equi	ected : 10 pment Ro Affected	9% 90m 1 : 50%	4	\$10,300	
Sanitary Piping	Leak Evid Location On Extend Location	ent, Extent : Basemen led Life, Ex	: Severe, Area Affe t Mechanical Equi tent : Severe, Area	ected : 10 pment Ro Affected cal Equip	% 00m 1 : 50% ment Room		\$10,300	
Sanitary Piping Cast Iron	Leak Evid Location On Extend	ent, Extent : Basemen led Life, Ex	: Severe, Area Affe t Mechanical Equi tent : Severe, Area	ected : 10 pment Ro Affected	9% 90m 1 : 50%	4	\$10,300	
Sanitary Piping Cast Iron Storm Drain Piping	Leak Evid Location On Extend Location 100%	ent, Extent : Basemen led Life, Ex	: Severe, Area Affe t Mechanical Equi tent : Severe, Area	ected : 10 pment Ra Affected cal Equip LIFE	% oom ': 50% ment Room * *		\$10,300	
Sanitary Piping Cast Iron Storm Drain Piping Cast Iron	Leak Evid Location On Extend Location	ent, Extent : Basemen led Life, Ex	: Severe, Area Affe t Mechanical Equi tent : Severe, Area	ected : 10 pment Ro Affected cal Equip	% 00m 1 : 50% ment Room		\$10,300	
Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Sump Pump(s)	Leak Evid Location On Extend Location 100%	ent, Extent : Basemen led Life, Ex : 1 Unit. B	: Severe, Area Affe t Mechanical Equi tent : Severe, Area asement Mechanic	ected : 10 pment Ro Affected cal Equip LIFE LIFE	% 500 5 50% ment Room ** **	1		
Sanitary Piping Cast Iron Storm Drain Piping Cast Iron	Leak Evid Location On Extend Location 100% 100%	ent, Extent : Basemen led Life, Ex : 1 Unit. B	: Severe, Area Affe t Mechanical Equi tent : Severe, Area asement Mechanic	ected : 10 pment Re Affected cal Equip LIFE LIFE 2022	% pom : 50% ment Room ** ** \$7,100		\$10,300	
Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Sump Pump(s)	Leak Evid Location On Extend Location 100% 100% On Extend	ent, Extent : Basemen led Life, Ex : 1 Unit. B Now led Life, Ex	: Severe, Area Affe t Mechanical Equi tent : Severe, Area asement Mechanic \$7,100 tent : Severe, Area	ected : 10 pment Ra Affected cal Equip LIFE LIFE 2022 Affected	% pom : 50% ment Room ** ** \$7,100	1		
Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible	Leak Evid Location On Extend Location 100% 100% On Extend	ent, Extent : Basemen led Life, Ex : 1 Unit. B Now led Life, Ex	: Severe, Area Affe t Mechanical Equi tent : Severe, Area asement Mechanic	ected : 10 pment Ra Affected cal Equip LIFE LIFE 2022 Affected	% pom : 50% ment Room ** ** \$7,100	1		
Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible Fixtures	Leak Evid Location On Extend Location 100% 100% On Extend Location	ent, Extent : Basemen led Life, Ex : 1 Unit. B Now led Life, Ex	: Severe, Area Affe t Mechanical Equi tent : Severe, Area asement Mechanic \$7,100 tent : Severe, Area	ected : 10 pment Ra Affected cal Equip LIFE LIFE 2022 Affected	% pom : 50% ment Room ** ** \$7,100	1		
Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible	Leak Evid Location On Extend Location 100% 100% On Extend Location 100%	ent, Extent : Basemen led Life, Ex : I Unit. B Now led Life, Ex : Basemen	: Severe, Area Affe t Mechanical Equi tent : Severe, Area asement Mechanic \$7,100 tent : Severe, Area	ected : 10 pment Ro Affected cal Equip LIFE LIFE 2022 Affected Pump	9% 5000 5 50% ment Room * * * * \$7,100 5 : 100%	1		

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.

DEPARTMENT OF CORRECTION - 072

QUEENS HOUSE OF DETENTION

Asset # : 2034

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Vertical Transport						
Elevators						
Geared Traction	70%	LIFE	* *			
	Other Observation, Extent : Light, A	Irea Affected :	70%			
	Location : Basement To 8th Floor					
	Explanation : 3 Units					
Hydraulic	30%	LIFE	* *			
	Other Observation, Extent : Light, A	Irea Affected :	30%			
	Location : 1 Unit From Basement	To 2nd Floor,	1 Units From 1s	t To 2nd	Floor	
	Explanation : 2 Units					
ire Suppression						
Standpipe						
Generic	100%	2027	\$875,100	1-5	\$109,200	
Sprinkler						
No Component	40%					
Generic	60%	2027	\$1,233,700	1-2	\$35,100	
Fire Pump						
Generic	100%	2023	\$135,200	1	\$39,000	
Chemical System						
Generic	100%	2025	\$28,000	1-3	\$3,700	
	Other Observation, Extent : Light, A	Irea Affected :	100%			
	Location : 2nd Floor Kitchen					
	Explanation : 1 Uncompleted Set					

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$479,300	\$1,998,800
Interior Architecture	\$593,100	\$262,300
Electrical	\$75,800	\$3,208,900
Mechanical		\$2,034,200
Total	\$1,148,200	\$7,504,300
Importance Code A	\$479,300	\$1,998,800
Importance Code B	\$593,300	\$5,465,700
Importance Code C	\$75,600	\$39,700
Total	\$1,148,200	\$7,504,300
EXPENSE	FY 2021 FY 2022	FY 2023 FY 2024
Interior Architecture	\$58,900	\$5,800
Electrical	¢15,500 \$10,200	¢10,000 ¢10,200

Total	\$139,800	\$55,400	\$64,300	\$52,400
Importance Code C	\$7,700		\$5,800	
Importance Code B	\$130,000	\$53,300	\$55,300	\$50,400
Importance Code A	\$2,000	\$2,000	\$3,300	\$2,000
Total	\$139,800	\$55,400	\$64,300	\$52,400
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Mechanical	\$41,700	\$21,400	\$22,000	\$18,500
Electrical	\$15,500	\$10,300	\$12,900	\$10,300



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

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

Asset # : 4246

Architecture		Current F	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	* *	5	\$842,900	
Windows								
Metal/Detention Type	100%			2040	* *	5	\$72,100	
Parapets								
Metal Rail	40%			2035	* *	5-10	\$110,900	
Pre-Cast Concrete	60%			LIFE	* *	5	\$115,800	
Roof	1000/			••••	¢1.000.000	10	¢ (0, 0 00	
Modified Bitumen	100%			2030	\$1,288,300	10	\$48,200	
iterior								
Floors	(00/	Now	¢96 100	LIFE	* *	5	¢194.000	
Cast in Place Concrete			\$86,100 Extent : Moderate		facted · 200/	5	\$184,000	
		crumbling, 1 : Load Do		e, Area Aj	<i>Jeclea</i> : 20%			
			-		* *		¢11.000	
Raised Access Floor		Now	\$150,000	2033		5	\$11,600	
		v	r, Extent : Moderat n Control Rooms	e, Area A	<i>Iffectea : 40%</i>			
_			n Control Rooms			_	* 10 * 00	
Terrazzo	25%			LIFE	* *	5	\$48,300	
Traffic Topping	2%			2035	* *	5	\$3,100	
Interior Walls								
			#35 000	TIDD	ب ب			
Cast in Place Concrete		Now	\$35,800	LIFE	**			
Cast in Place Concrete	Diagonal	Cracks, Ext	tent : Light, Area A	Iffected :	10%			
	Diagonal Location	Cracks, Ext : Various		lffected : anical Sp	10% pace			
Ceramic Tile	Diagonal Location 8%	Cracks, Ext : Various	tent : Light, Area A	lffected : anical Sp 2033	10% pace * *	5	\$11,500	
Ceramic Tile Concrete Masonry Unit	Diagonal Location 8% 69%	Cracks, Ext : Various	tent : Light, Area A	lffected : anical Sp 2033 LIFE	10% pace ** **	5	\$79,500	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane	Diagonal Location 8% 69% 5%	Cracks, Ext : Various	tent : Light, Area A	lffected : anical Sp 2033 LIFE LIFE	10% pace ** ** **	5 5	\$79,500 \$10,800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars	Diagonal Location 8% 69%	Cracks, Ext : Various	tent : Light, Area A	lffected : anical Sp 2033 LIFE	10% pace ** **	5	\$79,500	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings	Diagonal Location 8% 69% 5% 8%	Cracks, Ext : Various	tent : Light, Area A	lffected : anical Sp 2033 LIFE LIFE LIFE	10% pace ** ** ** **	5 5 10	\$79,500 \$10,800 \$2,300	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In	Diagonal Location 8% 69% 5% 8%	Cracks, Ex.	tent : Light, Area A Locations In Mech	lffected : anical Sp 2033 LIFE LIFE LIFE 2035	10% pace ** ** ** ** **	5 5 10 5	\$79,500 \$10,800 \$2,300 \$6,200	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings	Diagonal Location 8% 69% 5% 8% 5% 5%	Cracks, Ex.	tent : Light, Area A Locations In Mech \$78,300	lffected : anical Sp 2033 LIFE LIFE LIFE 2035 LIFE	10% pace ** ** ** ** **	5 5 10	\$79,500 \$10,800 \$2,300	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In	Diagonal Location 8% 69% 5% 8% 5% 50% Broken/M	Cracks, Ex. : Various : Now issing Elem	tent : Light, Area A Locations In Mech \$78,300 ents, Extent : Ligh	Iffected : anical Sp 2033 LIFE LIFE LIFE 2035 LIFE t, Area A	10% pace ** ** ** ffected : 5%	5 5 10 5	\$79,500 \$10,800 \$2,300 \$6,200	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In Exposed Concrete	Diagonal Location 8% 69% 5% 8% 5% 50% Broken/M Location	Cracks, Ex. : Various : Now issing Elem : Various :	tent : Light, Area A Locations In Mech \$78,300 ents, Extent : Ligh Locations Through	Iffected : anical Sp 2033 LIFE LIFE 2035 LIFE t, Area A cout Base	10% pace ** ** ** ** ffected : 5% ment	5 5 10 5 5	\$79,500 \$10,800 \$2,300 \$6,200 \$9,700	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In	Diagonal Location 8% 69% 5% 8% 5% 50% Broken/M Location 25%	Cracks, Ex. : Various Now issing Elem : Various Now	tent : Light, Area A Locations In Mech \$78,300 eents, Extent : Ligh Locations Through \$203,200	Iffected : anical Sp 2033 LIFE LIFE LIFE 2035 LIFE t, Area A tout Base LIFE	10% bace ** ** ** ffected : 5% ment **	5 5 10 5	\$79,500 \$10,800 \$2,300 \$6,200	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In Exposed Concrete	Diagonal Location 8% 69% 5% 8% 5% 50% Broken/M Location 25% Staining/E	Cracks, Ex. : Various Now issing Elem : Various Now Discoloring,	tent : Light, Area A Locations In Mech \$78,300 ents, Extent : Ligh Locations Through \$203,200 Extent : Severe, A	Iffected : anical Sp 2033 LIFE LIFE LIFE 2035 LIFE t, Area A pout Base LIFE rea Affec	10% bace ** ** ** ffected : 5% ment **	5 5 10 5 5	\$79,500 \$10,800 \$2,300 \$6,200 \$9,700	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In Exposed Concrete	Diagonal Location 8% 69% 5% 8% 5% 50% Broken/M Location 25% Staining/L Location	Cracks, Ex. : Various Now issing Elem : Various Now Discoloring,	tent : Light, Area A Locations In Mech \$78,300 eents, Extent : Ligh Locations Through \$203,200	Iffected : anical Sp 2033 LIFE LIFE LIFE 2035 LIFE t, Area A fout Base LIFE rea Affectout	10% pace ** ** ** ffected : 5% ment ** **	5 5 10 5 5	\$79,500 \$10,800 \$2,300 \$6,200 \$9,700 \$38,600	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In Exposed Concrete	Diagonal Location 8% 69% 5% 8% 5% 50% Broken/M Location 25% Staining/E	Cracks, Ex. : Various Now issing Elem : Various Now Discoloring,	tent : Light, Area A Locations In Mech \$78,300 ents, Extent : Ligh Locations Through \$203,200 Extent : Severe, A	Iffected : anical Sp 2033 LIFE LIFE LIFE 2035 LIFE t, Area A pout Base LIFE rea Affec	10% bace ** ** ** ffected : 5% ment **	5 5 10 5 5	\$79,500 \$10,800 \$2,300 \$6,200 \$9,700	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In Exposed Concrete Metal Panel Plaster	Diagonal Location 8% 69% 5% 8% 5% 50% Broken/M Location 25% Staining/L Location	Cracks, Ex. : Various : issing Elem : Various : Now Discoloring, : Various :	tent : Light, Area A Locations In Mech \$78,300 ents, Extent : Ligh Locations Through \$203,200 Extent : Severe, A Locations Through	Iffected : anical Sp 2033 LIFE LIFE 2035 LIFE t, Area A tout Base LIFE rea Affectout LIFE	10% pace ** ** ** ffected : 5% ment ** cted : 60% **	5 5 5 5 5-10	\$79,500 \$10,800 \$2,300 \$6,200 \$9,700 \$38,600 \$42,500	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In Exposed Concrete Metal Panel	Diagonal Location 8% 69% 5% 8% 5% 50% Broken/M Location 25% Staining/L Location	Cracks, Ex. : Various Now issing Elem : Various Now Discoloring,	tent : Light, Area A Locations In Mech \$78,300 ents, Extent : Ligh Locations Through \$203,200 Extent : Severe, A Locations Through	Iffected : anical Sp 2033 LIFE LIFE 2035 LIFE t, Area A tout Base LIFE rea Affectout LIFE	10% pace ** ** ** ffected : 5% ment ** **	5 5 5 5 5-10	\$79,500 \$10,800 \$2,300 \$6,200 \$9,700 \$38,600	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In Exposed Concrete Metal Panel Plaster	Diagonal Location 8% 69% 5% 8% 5% 50% Broken/M Location 25% Staining/L Location	Cracks, Ex. : Various :ssing Elem : Various Now Discoloring, : Various Current f	tent : Light, Area A Locations In Mech \$78,300 ents, Extent : Ligh Locations Through \$203,200 Extent : Severe, A Locations Through	Iffected : anical Sp 2033 LIFE LIFE LIFE 2035 LIFE t, Area A foot Base LIFE rea Affectout LIFE LIFE	10% pace ** ** ** ffected : 5% ment ** cted : 60% **	5 5 10 5 5 5 5 5 5 0 0 0 0 0 0 0 0 0 0 0	\$79,500 \$10,800 \$2,300 \$6,200 \$9,700 \$38,600 \$42,500	Priorit
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In Exposed Concrete Metal Panel Plaster Electrical System Component Type	Diagonal Location 8% 69% 5% 5% 50% Broken/M Location 25% Staining/L Location 20%	Cracks, Ex. 2 : Various : Now 2 : Various : Now Discoloring, 2 : Various : Current f Fail Date	tent : Light, Area A Locations In Mech \$78,300 ents, Extent : Ligh Locations Through \$203,200 Extent : Severe, A Locations Through Repair	Iffected : anical Sp 2033 LIFE LIFE LIFE 2035 LIFE t, Area A foot Base LIFE rea Affect tout LIFE LIFE Futur Year	10% pace ** ** ** ffected : 5% ment ** cted : 60% ** e Replacement	5 5 5 5 5 5-10 M Cycle	\$79,500 \$10,800 \$2,300 \$6,200 \$9,700 \$38,600 \$42,500 aintenance	Priorit
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In Exposed Concrete Metal Panel Plaster Electrical system Component Type nder 600 Volts	Diagonal Location 8% 69% 5% 5% 50% Broken/M Location 25% Staining/L Location 20%	Cracks, Ex. 2 : Various : Now 2 : Various : Now Discoloring, 2 : Various : Current f Fail Date	tent : Light, Area A Locations In Mech \$78,300 ents, Extent : Ligh Locations Through \$203,200 Extent : Severe, A Locations Through Repair	Iffected : anical Sp 2033 LIFE LIFE LIFE 2035 LIFE t, Area A foot Base LIFE rea Affect tout LIFE LIFE Futur Year	10% pace ** ** ** ffected : 5% ment ** cted : 60% ** e Replacement	5 5 5 5 5 5-10 M Cycle	\$79,500 \$10,800 \$2,300 \$6,200 \$9,700 \$38,600 \$42,500 aintenance	Priori
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In Exposed Concrete Metal Panel Plaster Electrical system Component Type nder 600 Volts Transformers	Diagonal Location 8% 69% 5% 5% 50% Broken/M Location 25% Staining/L Location 20% % of Total	Cracks, Ex. 2 : Various : Now 2 : Various : Now Discoloring, 2 : Various : Current f Fail Date	tent : Light, Area A Locations In Mech \$78,300 ents, Extent : Ligh Locations Through \$203,200 Extent : Severe, A Locations Through Repair	Iffected : anical Sp 2033 LIFE LIFE LIFE 2035 LIFE t, Area A fout Base rea Affect tout LIFE Futur Year FY	10% pace ** ** ** ffected : 5% ment ** cted : 60% ** e Replacement	5 5 5 5 5-10 M Cycle (Yrs)	\$79,500 \$10,800 \$2,300 \$6,200 \$9,700 \$38,600 \$38,600 \$42,500 aintenance Estimated Cost	Priori
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Metal Security Bars Ceilings AcousTileSusp.Lay-In Exposed Concrete Metal Panel Plaster Electrical system Component Type nder 600 Volts	Diagonal Location 8% 69% 5% 5% 50% Broken/M Location 25% Staining/L Location 20%	Cracks, Ex. 2 : Various : Now 2 : Various : Now Discoloring, 2 : Various : Current f Fail Date	tent : Light, Area A Locations In Mech \$78,300 ents, Extent : Ligh Locations Through \$203,200 Extent : Severe, A Locations Through Repair	Iffected : anical Sp 2033 LIFE LIFE LIFE 2035 LIFE t, Area A foot Base LIFE rea Affect tout LIFE LIFE Futur Year	10% bace *** ** ** ffected : 5% ment ** eted : 60% ** eted : 60% ** eted Cost	5 5 5 5 5 5-10 M Cycle	\$79,500 \$10,800 \$2,300 \$6,200 \$9,700 \$38,600 \$42,500 aintenance	Priorit

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)

Asset # : 4246

		5561 # . 4240				
Electrical	Current Repai	r Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Raceway						
Conduit	100%	2040	* *	1		
Panelboards	1000/	2020	* *	-	#2 2 00	
Molded Case Bkrs	100%	2038	* *	5	\$2,200	
Wiring Thermoplastic	100%	2040	* *	1		
Motor Controllers	10070	2040		1		
Locally Mounted	10%	2035	* *	5	\$100	
Motor Control Center	90%	2035	* *	5	\$2,000	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,400	
Stand-by Power						
Transfer Switches	1000/	2025	* *	1	\$25,400	
Automatic	100%	2035		1	\$25,400	
Interior Lighting						
Fluorescent	100%	2025	\$2,673,100	10	\$75,800	
	T-12 Lamps And Fixtures,	Extent : Light, Area A				
	Location : Throughout T	he Building				
Egress Lighting						
Emergency, Service	30%	2025	\$24,000	1	# 1 000	
Emergency, Battery	20%	2025 2025	\$43,900	10	\$4,000	
Exit, Service	50%	2025	\$27,100	1		
Exterior Lighting LED	100%	2035	* *			
Alarm	10070	2055				
Security System						
Generic	100%	2030	\$491,900	1	\$30,900	
	Other Observation, Extent	0 10	: 100%			
	Location : Throughout T	-				
	Explanation : CCTV Sur	veillance Cameras				
Fire/Smoke Detection	1009/	2025	* *	1 2	\$50.000	
Generic, Digital	100%	2035	A	1-3	\$50,900	
Mechanical	Current Repai	r Futur	e Replacement	М	laintenance	
System Component	% of Fail Date Esti	mated Cost Year	Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total (Years)	FY		(Yrs)		
Heating	Į	I				
Energy Source						
Plant Campus Steam /	100%	2040	* *	1		
PRV						

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

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

Asset # : 4246

Mechanical			ASSEL # . 4		o Bonlocement		aintononee	
		Current Re			e Replacement		aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								-
Conversion Equipment								
Heat Exchanger, Plate &	z 50%			2033	* *	1	\$20,400	
Frame								
Pres. Reducing Valve/LP Steam	50%			2033	* *	5	\$2,500	
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$6,100	
Terminal Devices								
Air Handler	80%		.	2030	\$1,713,300	1	\$40,900	
Convector/Radiator		Now	\$1,600	2035	* *	1	\$2,400	
			tent : Moderate, 2	4rea Affe	ected : 2%			
		: Throughout		D	~	-		
	-	tion : Conve	ctors Vent Holes		Shut Restricting Air			
Convector/Radiator	10%			2035	* *	1	\$2,700	
Air Conditioning								
Energy Source	1000/			0046	* *			
Electricity	100%			2046	* *	1		
Conversion Equipment	100/			2020	¢122.200	•	#5 00	
Exterior Pkg Unit -	10%			2030	\$123,300	2	\$500	
Cooling No Common of the	90%							
No Component		arvation Fr	tent : Light, Area	Affected	1 . 0%			
		: Adjacent l		Ijjecieu	. 070			
		-	By Offsite Chille	r				
Distribution	слриини	ion . Serveu	by Offsile Chille	/				
CW & CHW Wtr	90%			2050	* *	4	\$5,500	
Pipe/Pump	2070			2000		Т	\$5,500	
No Component	10%							
Terminal Devices	1070							
Air Handler/Dir	10%			2035	* *	1		
Expansion	10/0					-		
Air Handler/Cool/Ht	90%			2030	\$153,700	1	\$46,000	
Heat Rejection								
Air Cooled Condenser	10%			2030	\$3,100	2	\$5,800	
Unit								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$72,900	
Exhaust Fans								
Interior	100%			2035	* *	2	\$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2040	* *	4	\$8,200	

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

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

Asset # : 4246

		•••••				
Mechanical	Current Repair	Future R	eplacement	М		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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	\$43,900	4	\$4,900	
Fixtures			. ,		. ,	
Generic	100%					
/ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : 1	Light, Area Affected : 1	00%			
	Location : Two Units From Penthouse Explanation : 4 Units	Basement To 2nd Floo	or, Two Units Fi	rom Base	ement To	
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$41,700	
Sprinkler						
No Component	90%					
Generic	10%	2040	* *	1-2	\$2,300	
Chemical System						
No Component	98%					
Generic	2%	2025	\$1,000	1-3	\$100	

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,875,500	\$806,100
Interior Architecture	\$1,340,100	\$337,700
Electrical	\$99,100	\$5,940,900
Mechanical	\$26,800	\$1,464,900
Total	\$3,341,500	\$8,549,600
Importance Code A	\$1,875,500	\$973,100
Importance Code B	\$1,376,200	\$7,530,000
Importance Code C	\$89,800	\$46,500
Total	\$3,341,500	\$8,549,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$66,600		\$8,700	
Electrical	\$26,500	\$17,800	\$29,100	\$19,100
Mechanical	\$51,100	\$59,800	\$40,600	\$64,700
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Total	\$171,900	\$105,200	\$106,000	\$111,500
Importance Code A	\$14,500	\$2,700	\$2,700	\$4,400
Importance Code B	\$148,100	\$102,500	\$94,600	\$107,100
Importance Code C	\$9,300		\$8,700	
Total	\$171,900	\$105,200	\$106,000	\$111,500



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.

Cycle Estimated Cost

(Yrs)

Priority

Year Estimated Cost

FY

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

Asset # : 4245

ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	* *	5	\$984,400	
Windows								
Metal/Detention Type	100%			2040	* *	5	\$108,000	
Parapets								
Cast in Place Concrete	60%			LIFE	* *	5	\$190,100	
Metal Rail	40%			2035	* *	5-10	\$110,900	
Roof	1000/			• • • • •				
Modified Bitumen		Now	\$1,288,300	2040	**			
			xtent : Moderate, A	Area Affe	cted : 50%			
•	Location	: Through	oui					
terior Floors								
Cast in Place Concrete	68%			LIFE	* *	5	\$481,300	
Raised Access Floor		Now	\$196,200	2033	* *	5	\$15,200	
Raised Access 1 1001			, Extent : Severe, A		cted · 100%	5	ψ15,200	
		-	out Control Rooms		cica : 10070			
Terrazzo	25%			LIFE	* *	5	\$63,200	
Traffic Topping	2%			2035	* *	5	\$4,000	
Interior Walls	270			2000		5	\$1,000	
Cast in Place Concrete	10%			LIFE	* *	10	\$43,400	
Ceramic Tile	10%			2033	* *	5	\$17,300	
Concrete Masonry Unit	67%			LIFE	* *	5	\$93,000	
Glass: Single Pane	5%			LIFE	* *	5	\$13,000	
Metal Security Bars	8%			LIFE	* *	10	\$2,800	
Ceilings								
AcousTileSusp.Lay-In		Now	\$25,800	2035	* *	5	\$4,000	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 25%			
		: Through						
	-	-	Extent : Moderate	e, Area Aj	ffected : 25%			
	Location	: Through	out					
Exposed Concrete		Now	\$512,200	LIFE	* *	5	\$12,600	
		0	ents, Extent : Ligh	t, Area A	ffected : 10%			
	Location	: Through	out Basement					
Metal Panel	25%	Now	\$265,800	LIFE	* *	5	\$50,600	
	0	0	Extent : Severe, A	rea Affec	cted : 50%			
	Location	: Through	out					
Plaster	20%			LIFE	* *	5-10	\$55,600	

Type
Over 600 Volts

Component

System

 Note :
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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.

(Years)

% of Fail Date Estimated Cost

Total

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

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

Asset # : 4245

		ASSel # . 4	-		_		
Electrical		Current Repair	Futu	re Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%	I	2030	\$94,100	3	\$500	
		servation, Extent : Light, Are	a Affectea	l : 100%			
		n : Electrical Room					
	Explana	tion : No Nameplate Ratings	Available	2			
Transformers							
Dry Type	100%		2028	\$270,500	3	\$600	
Feeders							
Cable	100%)	2038	* *	1		
Raceway							
Conduit	100%		2040	* *	1		
Jnder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2030	\$72,800	5	\$2,800	
		servation, Extent : Light, Are	a Affectea	l : 100%			
		n : Electrical Room					
	Explana	tion : Main Service Switch R	ated At 2,	000 Amperes			
Transformers							
Dry Type	100%		2028	\$31,100	5	\$400	
Switchgear / Switchboard							
Molded Case Bkrs	100%)	2030	\$288,500	5	\$2,800	
Raceway							
Conduit	100%)	2040	* *	1		
Panelboards							
Molded Case Bkrs	100%)	2029	\$235,300	5	\$2,800	
Wiring							
Thermoplastic	100%		2040	* *	1		
Motor Controllers							
Locally Mounted	5%		2035	* *	5		
Motor Control Center	90%		2028	\$274,500	5	\$2,700	
Variable Frequency	5%)	2043	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%	1	LIFE	* *	5	\$3,200	
tand-by Power							
Transfer Switches							
Automatic	100%)	2028	\$44,300	1	\$33,300	
Generators							
Diesel	100%		2026	\$347,200	1	\$41,900	
		servation, Extent : Light, Are	a Affectea	l : 100%			
		n : Generator Room					
	Explana	tion : Two Diesel Generator.	s Rated At	t 650 Kilowatts And	d 900 Kil	owatts	
Batteries							
Lead/Acid	100%		2023	\$3,000	5	\$4,000	
		·		·		·	

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

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

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

Asset # : 4245

		A	sset # : 4	245				
Electrical	Current Repair			Futur	e Replacement	Μ	Maintenance	
ystem Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power								
Fuel Storage	500/				* *	-	¢10.000	
Day Tank	50%			2038		5	\$10,000	
		ervation, Exter 1 : Generator R	0	Ајјестеа	: 100%			
		tion : 275 Gall		mina Tu	o Concustors			
	-	110n . 275 Guile	on Capacity Se	$\frac{7000}{2045}$	* *	5	¢1.(00	
Main Tank	50%	servation, Exter	t · Light Area			3	\$1,600	
		ervation, Exter i : Basement	ii : Ligni, Area	Ајјестеа	. 100%			
		tion : Two 7,50	0 Gallon Cana	city Taul	20			
ighting	Елрійни	11011 . 1 110 7,50	o Guilon Cupu	cuy run				
Interior Lighting								
Fluorescent	100%			2025	\$3,496,900	10	\$99,100	
	T-12 Lam	ps And Fixtures	s, Extent : Ligh	t, Area A				
		a : Throughout						
Egress Lighting								
Emergency, Service	30%			2025	\$31,400	1		
Emergency, Battery	20%			2025	\$57,400	10	\$5,200	
Exit, Service	50%			2025	\$35,400	1		
Exterior Lighting								
HID	10%			2030	\$80,300	10		
LED	90%			2035	* *			
larm								
Security System							.	
Generic	100%			2030	\$643,500	1	\$40,400	
		ervation, Exter	-	Affected	: 100%			
		: Throughout	-					
$\mathbf{E} = \mathbf{E} \mathbf{E}$	Explana	tion : CCTV Su	rveillance Can	ieras				
Fire/Smoke Detection Generic, Digital	100%			2035	* *	1-3	\$66,600	
Generic, Digitai	10070			2033		1-5	\$00,000	
lechanical		Current Rep	air	Futur	e Replacement	Μ	laintenance	
ystem	% of	Fail Date Es	timated Cost	Vear	Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total	(Years)	illiateu Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1110110
Туре		(
eating								
Energy Source	4000/							
Plant Campus Steam /	100%			2050	* *	1		
PRV								
Conversion Equipment	500/	2.4	\$14 200	2022	* *	1	¢21 000	
Heat Exchanger, Plate & Frame	z 50%	2-4	\$14,300	2033		1	\$24,000	
Fianc	Corroded	Extent : Mode	rate Area Affa	cted · 20	6			
		: Mechanical	00	cicu . 27	0			
				2020	* *	5	¢2 200	
Pres. Reducing	50%			2039		5	\$3,200	
Valve/LP Steam Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$8,000	
not wu Piping/Pump	100%			2038	· ·	4	\$0,000	

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

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

Asset # : 4245

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	90%			2035	* *	1	\$60,200	
Fan Coil Unit/Heat	10%			2035	* *	1	\$3,500	
Air Conditioning								
Energy Source	1000/			2046	* *	1		
Electricity	100%			2046	* *	1		
Conversion Equipment	1000/			2022	* *	1	¢117.000	
Centrifugal, Elec Chiller	100%			2033	4. 4.	1	\$117,000	
Distribution CW & CHW Wtr	100%			2040	* *	4	\$5 200	
Pipe/Pump	100%			2040		4	\$5,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	* *	1	\$66,800	
Heat Rejection	10070			2035		1	\$00,000	
Water Cooling Tower	100%			2028	\$756,100	2	\$108,800	
Ventilation	10070			2020	\$750,100	2	\$100,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$95,400	
Exhaust Fans								
Interior	100%			2030	\$708,800	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2040	* *	4	\$10,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/				ماد ماد		** • • • •	
Non-Submersible	100%		· · · · · · · · ·	2035	* *	4	\$2,300	
		ervation, E : Basemen	xtent : Light, Area	Ајјестеа	: 100%			
Fixtures	Explanal	ion : Duple						
Generic	100%							
Vertical Transport	10070							
Elevators								
Geared Traction	100%			LIFE	* *			
		ervation. E	xtent : Light, Area		: 100%			
					Floor, Two Units F	rom Base	ement To	
	Penthous	se						
	Explanat	tion : 4 Uni	ts					
Fire Suppression								
Standpipe	1000/			0040		1 -	b b b c c b c c c c c c c c c c	
Generic	100%			2040	* *	1-5	\$54,500	

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

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

Asset # : 4245

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

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

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 18-18 HAZ BRONX DOC0001.0 492,205 01-Aug-201 			: N/A	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture		\$92,791,300		\$9,269,500
Interior Architect	ure		\$6,704,400		\$8,452,700
Electrical			\$90,300		\$15,158,300
Mechanical			\$2,304,500		\$5,078,400
Total			\$101,890,500		\$37,959,000
Importance Code	А		\$92,791,300		\$9,928,400
Importance Code	В		\$7,835,700		\$27,855,600
Importance Code	С		\$1,263,400		\$175,000
Total			\$101,890,500		\$37,959,000
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$75,600			
Interior Architect	ure	\$47,400			\$32,200
Electrical		\$136,100	\$80,200	\$99,700	\$85,300
Mechanical		\$144,200	\$60,200	\$159,000	\$62,300
Elevators/Escalat	ors	\$39,500	\$39,500	\$39,500	\$39,500
Total		\$442,700	\$179,800	\$298,200	\$219,200
Importance Code	А	\$90,200		\$500	
Importance Code		\$305,100	\$179,800	\$297,700	\$219,200
Importance Code	С	\$47,400			
Total		\$442,700	\$179,800	\$298,200	\$219,200



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

Asset # : 2045

			Assel # : 2					
chitecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								•
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$279,000	
			Extent : Moderate, 2	Area Affe	cted : 20%			
		: Roof Lin	ie					
Concrete Masonry Unit				LIFE	* *	5	\$69,800	
Glass Block	1%	Ът	¢17 (72 200	LIFE	* *	5	\$11,600	
Masonry: Brick	80%		\$17,673,200	LIFE	* *	5	\$744,100	1
		issing Elen 1 : Through	nents, Extent : Seve cout	re, Area	Ajjeciea : 25%			
			d, Extent : Modera	te, Area A	Affected : 25%			
		: Through						
			Extent : Moderate,					
		i : Bulkhea	ds, Corners, Above					
Metal/Glass Curt Wall	2%			LIFE	* *	5	\$69,800	
Metal Panel		Now	\$197,500	2040	* *	5	\$87,200	
		-	Extent : Moderate, 2					
			acade Of Gymnasii					
	•	Dentea, E. : Through	xtent : Moderate, A cout	rea Affec	ctea : 25%			
Window Wall	3%			2040	* *	5	\$104,600	
Windows	o = 0 (*- / / / / / / / / / /	• • • • •	ate ate	_		
Metal/Detention Type		Now	\$74,186,000	2060	* *	5	\$346,100	
	•	ition, Exter : Through	nt : Severe, Area Aj	ijeciea :	100%			
		-	Extent : Moderate, 2	Area Affa	acted · 50%			
		: Through		area Ajje	cieu . 5070			
		-	cked, Extent : Mode	prate Are	pa Affected · 50%			
	-	: Through		<i>ii</i> are, 117	<i>a njjecica : 2070</i>			
		-	ent : Moderate, Are	ea Affecte	ed : 40%			
	-	: Through		55				
Metal Louvers	3%			2039	* *	10	\$36,700	
Parapets	270					-		
Cast in Place Concrete	35%			LIFE	* *	5	\$664,300	
Masonry: Brick Cavity	40%			LIFE	* *	5-10	\$251,500	
Metal Panel	5%			2040	* *	5	\$17,800	
Metal Rail	20%		\$48,300	2028	\$965,000	5	\$130,500	
		-	Extent : Moderate, 2	4rea Affe	cted : 5%			
-	Location	: Through	out					
Roof				a c a a	بالحاري	10		
Modified Bitumen	70%			2035	* *	10	\$504,500	
Panel/Paver: Cer/Brk	5% 25%			2040		10	\$48,100	
Single Ply Membrane	25%			2030	\$5,614,100	10	\$180,200	
Soffits Cast in Place Concrete	100%			LIFE	* *	5		
Cast in Place Concrete	100%			LIFE		5		

Interior

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

Asset # : 2045

rchitecture	Current Repair		Futur	e Replacement	М			
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors	•••		* * * * * *			_	**	
Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$165,900 Extent : Light, Ard out	LIFE ea Affecte	* * ed : 5%	5	\$354,500	
Ceramic Tile	5%	Now	\$70,200	2033	* *	5	\$18,400	
		issing Elem : Through	ents, Extent : Mod out	erate, Ar	ea Affected : 5%			
Terrazzo	23%			LIFE	* *	5	\$264,800	
Traffic Topping	15%	Now	\$134,900	2030	\$2,697,600	5	\$69,100	
		ded, Extent : Gymnasi	: Moderate, Area . um	Affected	: 10%			
Vinyl Tile	25%	Now	\$924,500	2025	\$3,081,800	3	\$69,100	
	Location Uneven Su	: Through ubstrate, Ex	tent : Severe, Area					
	Worn/Ero		: Moderate, Area	Affected	: 50%			
	Location	: Through	out					
Vinyl Tile 9" X 9"	10%	Now	\$319,400	2025	\$1,597,000	3	\$27,600	
Vinyl Tile 9" X 9"	10% Cracking/	Now Crumbling,				3	\$27,600	
Interior Walls	10% Cracking/ Location	Now Crumbling, v : Dark Sia	\$319,400 Extent : Moderate le Corridor	, Area Aj	ffected : 50%	3	\$27,600	
	10% Cracking/ Location 10%	Now Crumbling, a : Dark Sia Now	\$319,400 Extent : Moderate le Corridor \$201,800	, Area Aj	ffected : 50%	3	\$27,600	
Interior Walls	10% Cracking/ Location 10% Paint Peel	Now Crumbling, : Dark Sia Now ling, Extent	\$319,400 Extent : Moderate le Corridor \$201,800 : Moderate, Area	, Area Aj	ffected : 50%	3	\$27,600	
Interior Walls	10% Cracking/ Location 10% Paint Peel	Now Crumbling, a : Dark Sia Now	\$319,400 Extent : Moderate le Corridor \$201,800 : Moderate, Area	, Area Aj	ffected : 50%	3	\$27,600	
Interior Walls	10% Cracking/ Location 10% Paint Peel Location	Now Crumbling, : Dark Sia Now ling, Extent	\$319,400 Extent : Moderate le Corridor \$201,800 : Moderate, Area	, Area Aj	ffected : 50%	3	\$27,600	
Interior Walls Cast in Place Concrete	10% Cracking/ Location 10% Paint Peel Location 54%	Now Crumbling, 1 : Dark Sia Now ling, Extent 2 : Steam Ro Now	\$319,400 Extent : Moderate le Corridor \$201,800 : Moderate, Area pom	, Area Aj LIFE Affected LIFE	ffected : 50% ** : 10% **			
Interior Walls Cast in Place Concrete	10% Cracking/ Location 10% Paint Peel Location 54% Vertical C	Now Crumbling, 1 : Dark Sia Now ling, Extent 2 : Steam Ro Now	\$319,400 Extent : Moderate le Corridor \$201,800 : Moderate, Area pom \$956,300 nt : Light, Area Af	, Area Aj LIFE Affected LIFE	ffected : 50% ** : 10% **			
Interior Walls Cast in Place Concrete Concrete Masonry Unit	10% Cracking/ Location 10% Paint Peel Location 54% Vertical C	Now Crumbling, Dark Sia Now ling, Extent Steam Ro Now tracks, Exte Content Now	\$319,400 Extent : Moderate le Corridor \$201,800 : Moderate, Area pom \$956,300 nt : Light, Area Af	, Area Aj LIFE Affected LIFE	ffected : 50% ** : 10% **			
Interior Walls Cast in Place Concrete Concrete Masonry Unit Glass: Single Pane	10% Cracking/ Location 10% Paint Peel Location 54% Vertical C Location	Now Crumbling, Dark Sia Now ling, Extent Steam Ro Now tracks, Exte Content Now	\$319,400 Extent : Moderate le Corridor \$201,800 : Moderate, Area pom \$956,300 nt : Light, Area Af	, Area A, LIFE Affected LIFE fected : 1	ffected : 50% ** : 10% **	5	\$175,000	
Interior Walls Cast in Place Concrete Concrete Masonry Unit	10% Cracking/ Location 10% Paint Peel Location 54% Vertical C Location 3%	Now Crumbling, Dark Sia Now ling, Extent Steam Ro Now tracks, Exte Content Now	\$319,400 Extent : Moderate le Corridor \$201,800 : Moderate, Area pom \$956,300 nt : Light, Area Af	, Area A LIFE Affected LIFE fected : 1 LIFE	ffected : 50%	5	\$175,000	
Interior Walls Cast in Place Concrete Concrete Masonry Unit Glass: Single Pane Metal Security Bars	10% Cracking/ Location 10% Paint Peel Location 54% Vertical C Location 3% 3%	Now Crumbling, Dark Sia Now ling, Extent Steam Ro Now tracks, Exte Content Now	\$319,400 Extent : Moderate le Corridor \$201,800 : Moderate, Area pom \$956,300 nt : Light, Area Af	, Area A LIFE Affected LIFE fected : 1 LIFE LIFE	ffected : 50% ** : 10% ** 10% ** ** ** **	5 5 10	\$175,000 \$36,500 \$4,900	

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

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

Asset # : 2045

			////////	040				
Architecture		Current Repair Future Replacement			Μ	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Ceilings								
AcousTileSusp.Lay-In		Now	\$879,600	2035	* *	5	\$92,100	
		0	ents, Extent : Seve	re, Area	Affected : 20%			
			Rooms And Stairs					
	0	U	Extent : Severe, A	rea Affec	cted : 40%			
	Location	: Control	Rooms And Stairs					
Exposed Concrete	25%	Now	\$1,166,300	LIFE	* *	5	\$28,800	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Corridor	s And Stairways					
Exposed Struc: Steel	5%			LIFE	* *	10	\$73,700	
Metal Panel	10%	Now	\$242,100	LIFE	* *	5	\$92,100	
	Corrosion	/Rusting, E	xtent : Moderate, A	1rea Affe	cted : 15%			
	Location	: Through	out Corridors					
	Deformed	/Dented, Ex	ctent : Light, Area A	Affected	: 10%			
	Location	: Through	out Corridors					
Plaster	35%	Now	\$1,332,000	LIFE	* *	5	\$161,200	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 40%			
	Location	: Dark Sia	le Corridor					
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total	(Years)		FY		(Yrs)		
Туре								
Over 600 Volts								
Service Equipment	1000/			2050	* *	2	¢1 (00	
Fused Disc Sw	100%			2050		3	\$1,600	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			

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

Under 600 Volts

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

Asset # : 2045

Electrical		Current F	lepair	Future	e Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	76 of Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2050	* *	5	\$1,300	
	Location	ı : Electrica	xtent : Light, Area l Room Adjacent T 1ain Service Switc	o Kitcher	n	5		
Air Circuit Breaker	25%			2030	\$58,000	5	\$600	
	Location	a : Old Elect						
	Explana	tion : Main	Service Switch Ra	ted At 4,0	000 Amperes			
Fused Disc Sw	25%			2050	* *	5	\$500	
	Other Ob.	ervation, E.	xtent : Light, Area	Affected	: 100%			
	Location	n : Old Elect	trical Room					
	Explana	tion : Main	Service Switch Ra	ted At 2,0	000 Amperes			
Transformers	1000			0000	()	-	#1 000	
Dry Type	100%			2028	\$31,100	5	\$1,800	
Switchgear / Switchboard	=00/			0000	# 400 000	~	#1 100	
Fused Disc Sw	50%			2030	\$480,900	5	\$1,100	
Molded Case Bkrs	50%			2050	* *	5	\$6,500	
Raceway						_		
Conduit	70%			2040	* *	1		
Conduit	30%			2030	\$345,500	1		
Panelboards								
Fused Disc Sw	10%			2029	\$105,900	5	\$1,100	
Molded Case Bkrs	70%			2029	\$741,300	5	\$9,100	
Molded Case Bkrs	20%			2038	* *	5	\$2,600	
Wiring								
Braided Cloth	20%			2029	\$354,900	1		
Thermoplastic	50%			2030	\$887,200	1		
Thermoplastic	30%			2040	* *	1		
Motor Controllers								
Locally Mounted	25%			2028	\$86,400	5	\$800	
Locally Mounted	25%			2035	* *	5	\$800	
Motor Control Center	50%			2028	\$1,045,900	5	\$6,700	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$14,500	
tand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$151,400	
Generators								
Diesel	100% Other Ob		xtent : Light, Area	2033 Affected	* * • 100%	1	\$190,600	
			Enclosures Throus					
			Are Four Main G	-		able Gen	nerators Serving	
	This Ass	et						
Batteries								

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

Asset # : 2045

Electrical	Current Repa	М				
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power						
Fuel Storage	a a a (• • • • •		_	***	
Day Tank	25%	2046	* *	5	\$22,800	
	Other Observation, Exter	it : Light, Area Affected	: 100%			
	Location : W17, 18, 19	on Canacitu				
	Explanation : 275 Galle		* *	~	\$22 000	
Day Tank	25% Other Observation Futer	2046		5	\$22,800	
	Other Observation, Exter Location : Outside Of M		: 100%			
	Explanation : 250 Galle					
II. 1			* *	5	¢20,400	
Underground Storage	50% Other Observation, Exter	LIFE		5	\$30,400	
	Location : Underground		. 10070			
	Explanation : 20,000 G					
ighting	Ехрипинов : 20,000 О	unon Capacity				
Interior Lighting						
Fluorescent	20%	2025	\$3,184,800	10	\$90,300	
	T-12 Lamps And Fixtures				420,000	
	Location : Throughout	The Building	-			
Fluorescent	5%	2030	\$796,200	10	\$22,600	
	T-8 Lamps And Fixtures,				*)	
	Location : Throughout	The Building				
LED	75%	2035	* *			
Egress Lighting						
Emergency, Service	40%	2030	\$190,600	1		
Emergency, Battery	10%	2030	\$130,700	10	\$11,900	
Exit, Service	50%	2025	\$161,400	1		
Exterior Lighting						
HID	100%	2025	\$3,658,200	10	\$1,500	
larm						
Security System	1000/	• • • •			* 1 0 * 0 0	
Generic	100%	2030	\$2,930,600	1	\$183,800	
	Other Observation, Exter Location : Throughout	0 10	: 100%			
	-	-				
Fire/Smoke Detection	Explanation : CCTV Su	rveniunce Cameras				
Generic, Digital	100%	2035	* *	1-3	\$303,300	
Generie, Digitai	Other Observation, Exter		· 100%	1-5	\$303,300	
	Location : Throughout					
	Explanation : Strobe Li	-	ons, Alarm Bells. S	moke De	tectors, Horns	
			, .,		,	

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

Heating

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

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

Asset # : 2045

			Asset # : 2	045				
Mechanical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								-
Energy Source Plant Campus Steam / PRV	100%			2040	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2026	\$600,800	5	\$29,200	
Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	60% 40%	Now	\$307,100	2038 2040	* * * *	4 4	\$21,800 \$9,700	
	Location	1 : Through	Extent : Severe, Are out Building en Valves And Broi					
Terminal Devices	ехриипа	uon . Droke	en v uives Ana Broi	ien siedh	n 11ups			
Air Handler	Broken, E.		\$382,700 ere, Area Affected : r Dampers And Te		\$3,827,300 re Controls	1	\$82,200	
Convector/Radiator	70% Other Obs Location	Now servation, E 1 : Building	\$1,020,000 Extent : Severe, Are 1 Through 5	2035 a Affecte	* * cd : 100%	1	\$100,200	
Air Conditioning	Ехріана	lion : Kaala	ini Healing System	Leaks A	nd Is On Extended	Lije		
Energy Source Electricity	100%			2046	* *	1		
Conversion Equipment Reciprocating	5%			2035	* *	1	\$11,400	
Compr/Chiller Exterior Pkg Unit - Cooling	40%			2035	* *	2	\$12,100	
0	R-22 Refr Location		tent : Light, Area A	ffected :	100%			
Split Unit	5%			2035	* *			
Window/Wall Unit	20%			2023	\$378,100	1		
No Component	30%							
Distribution Ductwork/Diffusers	45%			LIFE	* *	2	\$360,200	
No Component Ventilation	55%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$434,600	
Exhaust Fans Roof	100%			2035	* *	2	\$15,100	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2040	* *	1		
Galvanized Steel	80%			2035	* *	1		

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

Asset # : 2045

	A33	Ct // . 2040				
lechanical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year E FY	estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lumbing						
HW Heat Exchanger		• • • • •				
Steam Fired	100%	2040	* *	4	\$48,700	
Sanitary Piping	1000/		ماد ماد			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100% 0-2 Leak Evident, Extent : Severe	\$94,500 LIFE Area Affected : 10%	* *	1		
	Location : Throughout	, 111 cu 11jjecicu . 1070				
Sump Pump(s)	200anon : Intoughout					
Non-Submersible	100%	2030	\$138,300	4	\$15,600	
Tion Submersiole	Other Observation, Extent : 1				\$15,000	
	Location : Basement	0 / 33				
	Explanation : Duplex Unit					
Sewage Ejector(s)						
Electric	100%	2030	\$261,300	4	\$29,400	
	Other Observation, Extent : I	Light, Area Affected : .	100%			
	Location : Basement					
	Explanation : Duplex Unit					
Fixtures						
Generic	100%					
ertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : I	• • • • • • • • • • • • • • • • • • • •				
	Location : Nine Units From	n 1st To 2nd Floor, On	e Unit From 1st	To 3rd F	Floor	
	Explanation : 10 Units					
re Suppression						
Standpipe	1000/					
Generic	100%	2050	* *	1-5	\$248,200	
Sprinkler						
No Component	60%	2050	ماد ماد	1.0	.	
Generic	40%	2050	* *	1-2	\$55,200	

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS ISLAND FACILITIES CENT	FRAL FREEZER WAREHOUSE
Address	: RIKERS ISLAND	
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.270 / 13661	Yr Built/Renovated : 2002 /
Area Sq Ft	: 11,146	Project Type : CORRECTION
Date of Survey	: 12-Jan-2015	Landmark Status : NONE
Areas Surveyed	· Roof, Floors 1	
Block	: 2605 Lot : 40	BIN :

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Exterior Architecture		\$39,400		\$40,900
Interior Architecture				\$35,800
Total		\$39,400		\$76,700
Importance Code A		\$39,400		\$40,900
Importance Code B				\$35,800
Total		\$39,400		\$76,700
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,900	\$2,800		\$2,200
Interior Architecture	\$16,700			
Electrical	\$11,300	\$1,700	\$1,400	\$1,400
Mechanical	\$200	\$200	\$200	\$22,500
Total	\$57,100	\$4,800	\$1,600	\$26,100
Importance Code A	\$29,100	\$2,800	\$100	\$2,200
Importance Code B	\$28,000	\$2,000	\$1,500	\$24,000
Importance Code C				
Total	\$57,100	\$4,800	\$1,600	\$26,100



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

Asset # : 13661

chitecture	Current Repair Future Replacement				Μ			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,900	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,700	
Metal Panel		Now	\$15,400	2046	* *	5	\$40,900	
			tent : Light, Area	4ffected	: 10%			
			nd East Facades					
			, Extent : Moderat		Affected : 10%			
	Location	a : Overhang	g Above Loading I	Dock				
Metal Coiling Doors	5%			2039	* *	5	\$4,300	
Window Wall	1%			2046	* *	5	\$1,000	
Windows								
Steel	100%			2042	* *	5	\$5,700	
Parapets								
Metal Panel	100%			2046	* *	5	\$25,800	
Roof								
Metal Panel		Now	\$39,400	2039	* *			
			ss, Extent : Severe	Area Aj	fected : 15%			
		e e	ters - Built-up Ice					
			xtent : Moderate, A					
	Location	: Above O	verhead Doors At A	Loading	Dock			
erior								
Floors								
Cast in Place Concrete		Now	\$16,700	LIFE	* *	5	\$35,800	
	-	-	Extent : Moderate	-	ffected : 5%			
			Freezer Door Thre					
			xtent : Light, Area		: 2%			
			Dock And Electric		100/			
		•	nt : Severe, Area A					
			Drains Cracking Ar		-			
Ceramic Tile	2%			2035	* *	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	
			xtent : Moderate, 2	Area Affe	ected : 100%			
		: Freezer 4						
	Explana	tion : Struc	tural Steel					
Ceilings								
Exposed Struc: Steel	20%			LIFE	* *			
Fiber Board	20%			2031	* *			
Metal Panel	60%			LIFE	* *	5		
ectrical		Current F			e Replacement		aintenance	

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

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

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

Asset # : 13661

			Asset # : 13	100				
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2046	* *	5	\$300	
			xtent : Moderate, 2	Area Affe	cted : 100%			
		: Electrica						
	Explanat	ion : Main	Service Switch Ra	ted At 80	0 Amperes			
Transformers Dry Type	100%			2039	* *	5		
Dry Type		ervation F	xtent : Moderate, 2			3		
		: Electrica		neu nyje	cieu : 10070			
			vailable Nameplate	Ratings				
Switchgear / Switchboard				8-				
Molded Case Bkrs	100%			2046	* *	5	\$300	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	2%			2042	* *	5		
Molded Case Bkrs	98%			2042	* *	5	\$300	
Wiring	1000/							
Thermoplastic	100%			2046	* *	1		
Motor Controllers Locally Mounted	100%			2039	* *	5	\$100	
Ground	100%			2039		3	\$100	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$3,400	
Generators								
Not Accessible	100%							
Batteries	1000/							
Not Accessible	100%							
Fuel Storage	1000/			LIEE	* *	5	\$700	
Underground Storage	100% Other Obs	ervation F	xtent : Moderate, 2	LIFE		5	\$700	
		: Undergre		ireu Ajje	cieu . 10070			
			Gallon Capacity					
ighting	Елринии	101 . 2,500	Sunon Cupacity					
Interior Lighting								
Fluorescent	80%			2031	* *	10	\$8,200	
		ervation, E	xtent : Light, Area		: 100%			
	Location	: Office Ar	nd Inside Freezers					
	Explanat	ion : T-8 L	amps					
HID	20%			2031	* *	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	\$1,300	
Exit, Service	50%			2031	* *	1		

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

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

Asset # : 13661

			Asset # 13	001				
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Lighting								
Exterior Lighting								
HID	100%			2031	* *	10		
Alarm								
Security System								
Generic	100%			2031	* *	1	\$4,200	
	Location	a : Through	xtent : Moderate, A out The Building 7 Surveillance Can		cted : 100%			
Fire/Smoke Detection	Елриини		Sur veniunce Cun	ierus				
Generic, Digital	100%			2031	* *	1-3	\$6,900	
Generie, Digital			xtent : Moderate, A		ected : 100%	15	\$0,900	
			out The Building	55				
		-	-	Pull Stati	ons, Smoke Detecto	ors And A	llarm Bells	
			0					
Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
Heating								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment	10070			2010		1		
Heat Pump Air Sourced	10%			2027		2	\$300	
No Component	90%							
Terminal Devices								
Induction Unit	10%			2035	* *	1	\$400	
No Component	90%						• • •	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$4,300	1		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater								
Electric	100%			2024	\$18,100	4	\$100	
Electric	Other Obs		xtent : Light, Area			4	\$100	
Electric	Other Obs Location	a : Closet	-			4	\$100	
	Other Obs Location	a : Closet	xtent : Light, Area 0 Gallon Unit			4	\$100	
Sanitary Piping	Other Obs Location Explana	1 : Closet tion : 1 - 12	-	Affected	2 : 100%	4	\$100	
Sanitary Piping Cast Iron	Other Obs Location	1 : Closet tion : 1 - 12	-			4	\$100	
Sanitary Piping	Other Obs Location Explana	1 : Closet tion : 1 - 12	-	Affected	2 : 100%	4	\$100	

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

Asset # : 13661

lechanical	Current Repair	Future Replacem	ent	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing						
Sump Pump(s)						
Non-Submersible	100%	2034	* *	4	\$400	
	Other Observation, Extent : Light, Area	Affected : 100%				
	Location : Mechanical Room					
	Explanation : Duplex Unit					
Backflow Preventer						
Generic	100%	2031	* *	1	\$700	
Fixtures						
Generic	100%					

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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 : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS ISLAND FACILITIES COG	ENERATION POW	ER 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	: 13-Jul-2016	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2		
Block	: 2605 Lot : 40	BIN	: 2118476

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$68,600	\$182,800
Total	\$68,600	\$182,800
Importance Code A	\$68,600	\$182,800
Total	\$68,600	\$182,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$27,900		
Interior Architecture		\$13,900		
Electrical	\$1,700	\$5,300	\$2,100	\$2,800
Mechanical	\$4,600	\$5,500	\$5,100	\$4,000
Total	\$6,300	\$52,500	\$7,200	\$6,700
Importance Code A	\$1,400	\$29,200	\$1,400	\$1,400
Importance Code B	\$4,900	\$22,300	\$5,800	\$5,400
Importance Code C		\$900		
Total	\$6,300	\$52,500	\$7,200	\$6,700



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

Asset # : 14781

Architecture		Current Repair	Futur	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls							
Cement-Fiber Panel	5%		2037	* *	10	\$7,100	
Concrete Masonry Unit	5%		LIFE	* *	5	\$1,400	
Metal/Glass Curt Wall	5%		LIFE	* *	5	\$4,300	
Metal Panel	80%		2057	* *	5-10	\$251,400	
Metal Coiling Doors	5%		2047	* *	5	\$7,100	
Windows						,	
Aluminum	90%		2052	* *	5	\$6,900	
Metal Louvers	10%		2042	* *	10	\$4,800	
Parapets	10/0				10	\$ 1,000	
Metal Panel	100%		2057	* *	5	\$32,000	
Roof	10070		2007		5	\$52,000	
Single Ply Membrane	100%		2037	* *	10	\$30,400	
terior	10070		2037		10	\$50,400	
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$2,300	
Ceramic Tile	10%		2042	* *	5	\$2,300	
Traffic Topping	85%		2042	* *	5	\$2,100	
11 0	8370		2037		3	\$21,900	
Interior Walls	50/		2042	* *	-	¢1.000	
Ceramic Tile	5%		2042	* *	5	\$1,800	
Concrete Masonry Unit	5%		LIFE	* *	5	\$700	
Gypsum Board	5%		LIFE	* *	5	\$1,100	
No Component	85%						
Ceilings							
AcousTileSusp.Lay-In	10%		2047	* *	5	\$2,000	
Exposed Struc: Steel	90%		LIFE	* *			
lectrical		Current Repair	Futur	re Replacement	M	aintenance	
vstem Component	% of	Fail Date Estimated Cost		Estimated Cost	v	Estimated Cost	Priori
Туре	Total	(Years)	FY		(Yrs)		
ver 600 Volts							
Service Equipment Air Circuit Breaker	100%		2053	* *	3	\$100	
Alf Circuit Breaker		ervation, Extent : Light, Area		1 · 100%	3	\$100	
		ervation, Extent : Light, Area : Electrical Room	Ајјестец	1.100%			
				12000 4	- 1		
	Explana	tion : Main Service Cutout Sw	itch Rate	ea 3000 Amperes, 3	OKV		
Transformers	1000/		2044	* *	2	0100	
Dry Type	100%		2044		3	\$100	
		ervation, Extent : Light, Area	Affectea	1:100%			
		: Electrical Room					
	Explana	tion : 2- 3,000 Kilovolt-amper	e, 4,160/	/480/277 Volts			
Switchgear / Switchboard							
Air Circuit Breaker	100%		2053	* *	3	\$100	

2044

* *

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.

100%

Feeders

Busway

Asset # : 14781

Electrical	Current Repai	ir Future Rep	olacement	Μ	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estim FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ver 600 Volts						
Raceway						
Tray	100%	2044	* *	1		
nder 600 Volts						
Service Equipment Air Circuit Breaker	100% Other Observation, Extent Location : Electrical Roo	2053 : Light, Area Affected : 100 om	* *	5	\$100	
	Explanation : 2- Main Pe	ower Breakers Rated At 400	0 Amperes E	ach.		
Transformers Dry Type	100% Other Observation, Extent Location : Electrical Roo	2044 : Light, Area Affected : 100	* *	5	\$100	
		volt-ampere, 30 Kilovolt-an	nere. 480/27	7 Volts		
Switchgear / Switchboard			T, 100/2/			
Air Circuit Breaker	100%	2053	* *	5	\$100	
Raceway						
Conduit	100%	2053	* *	1		
Panelboards						
Fused Disc Sw	1%	2049	* *	5		
Molded Case Bkrs	99%	2049	* *	5	\$400	
Wiring Thermoplastic	100%	2053	* *	1		
Motor Controllers Motor Control Center	100%	2044	* *	5	\$400	
round	10070	2044		5	\$400	
Grounding Devices Not Accessible and-by Power	100%					
Transfer Switches Automatic	100%	2044	* *	1	\$4,200	
Generators				-	+ .,= 00	
Diesel	Location : Generator Ro			1	\$5,300	
Batteries	Explanation : Emergency	y Generator Rated At 500 K	nowans			
Lead/Acid	100%	2022	\$3,000	5	\$500	
Fuel Storage Day Tank	50% Other Observation, Extent Location : Generator Ro Explanation : 550 Gallor		* *	5	\$1,300	
Main Tank	50%	2062 : Light, Area Affected : 100	**	5	\$200	

Lighting

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

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

Asset # : 14781

		ASSel # . 14	101				
Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting			•				
Interior Lighting							
Fluorescent	70%		2035	* *	10	\$8,800	
		s And Fixtures, Extent : Light, 1 : Offices, Conference Rooms		fected : 100%			
Fluorescent	30%		2035	* *	10	\$3,800	
		Fluorescent Light, Extent : Lig a : Gas Turbine Generator Are		Affected : 100%			
Egress Lighting							
Emergency, Service	50%		2035	* *	1		
Exit, Service	50%		2035	* *	1		
Exterior Lighting							
HID	10%		2035	* *	10		
LED	10%		2035	* *			
No Component	80%						
Lightning Protection Arresters/Cabling	4000/		• • • •	de at	_	.	
Generic	100%		2062	* *	5	\$400	
		servation, Extent : Light, Area	Affected	: 100%			
		: Stack Only					
	Explana	tion : Steel					
Alarm							
Security System Under Construction	100%						
Fire/Smoke Detection	10070						
Generic, Digital	100%		2035	* *	1-3	\$8,500	
Generie, Digitai		ervation, Extent : Light, Area			1-5	\$6,500	
		i : Throughout The Building	nyjecieu	. 10070			
		tion : Strobe Lights, Manual I	Pull Stati	ons Alarm Rells H	Horns An	d Smoke Detectors	
	Емриана	non : Sirooo Eignis, manaar i	un stan	ons, 1100 m Dens, 1	101115 1111		
Mechanical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating							
Energy Source							
Electricity	80%		2057	* *	1		
Natural Gas	20%		2057	* *	1		
Conversion Equipment			,				
Steam Boiler	100%		2047	* *	1	\$13,600	
		stallation, Extent : Light, Area		! : 90%		+ -)	
		n : 2 Units,Boiler Room					
Distribution							
Central Plant Steam	100%		2057	* *	4	\$1,000	
Piping/Pmp						,	
Terminal Devices							
Air Handler	90%		2037	* *	1	\$7,700	
Fan Coil Unit/Heat	10%		2037	* *	1	\$400	
	10/0		,		+	\$.00	

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

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

Asset # : 14781

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning							
Energy Source							
Electricity	100%		2052	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	50%		2032	* *	2	\$400	
No Component	50%						
Terminal Devices							
Air Handler/Cool/Ht	100%		2037	* *	1	\$8,500	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,700	
Exhaust Fans						-	
Roof	100%		2037	* *	2	\$400	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2057	* *	1		
Water Heater							
Electric	100%		2027	\$22,400	4	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2037	* *	1	\$800	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2057	* *	1-5	\$7,200	
Sprinkler							
Generic	100%		2057	* *	1-2	\$3,900	

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS ISLAND FACILITIES EME	RGENCY COMMAND CENTER
Address	: 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	: 03-Feb-2015	Landmark Status : NONE
Areas Surveyed	: Basement, Roof, Floors 1,2	
Block	: 2605 Lot : 40	BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$100,200
Total		\$100,200
Importance Code B		\$100,200
Total		\$100,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$300		\$5,300
Interior Architecture	\$900	\$500		
Electrical	\$200	\$200	\$300	\$300
Mechanical	\$900	\$600	\$1,100	\$800
Total	\$2,100	\$1,700	\$1,400	\$6,300
Importance Code A	\$100	\$400	\$100	\$5,400
Importance Code B	\$1,900	\$1,200	\$1,200	\$900
Importance Code C				
Total	\$2,100	\$1,700	\$1,400	\$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.

Asset # : 13709

		Asset # : 13	0109				
Architecture	Current Repair Future Replacement				Μ		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	20%		LIFE	* *	5	\$1,100	
Stucco Cement	80%		2039	* *	5	\$10,600	
		ervation, Extent : Light, Area	Affected	! : 100%			
		: Throughout ion : Referring To An Eifs Pr	oduct				
Windows	Блрійниі	ion . Referring 10 An Eijs 17	ouuci				
Aluminum	100%		2042	* *	5	\$600	
Roof					-	+ • • • •	
Asphalt Shingle	90%		2035	* *	10	\$1,100	
Roll Roofing	10%		2025	\$6,000	5	\$1,200	
8		ervation, Extent : Moderate, .			•	<i>4-)_</i> • •	
		: Throughout					
		tion : Snow Present					
nterior	· r · · · ·						
Floors							
Carpet	30%		2025	\$21,100	3	\$1,300	
Cast in Place Concrete	20%		LIFE	**	5	\$1,200	
Ceramic Tile	5%		2035	* *	5	\$100	
Raised Access Floor	15%		2035	* *	5	\$1,600	
Vinyl Tile	30%		2033	* *	3	\$300	
Interior Walls	5070		2001		5	\$500	
Concrete Masonry Unit	15%		LIFE	* *	5	\$200	
Gypsum Board	85%		LIFE	* *	5	\$2,100	
Gypsun Doard	Water Pen	etration, Extent : Moderate, 2 : 2nd Floor Conference Roo	4rea Affe		5	\$2,100	
Ceilings							
Gypsum Board	Broken/Mi	Now \$900 issing Elements, Extent : Ligh : Basement - Exposed Insula		* * ffected : 15%	5	\$2,800	
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5		
Tused Dise Sw		ervation, Extent : Moderate, .		ected · 100%	5		
		: Outside					
		tion : Main Service Switch Ra	ited At 20)0 Amneres			
Switchgear / Switchboard	Блрини	ton . mann Service Switch Ru					
Not Accessible	100%						
Raceway	10070						
Conduit	100%		2036	* *	1		
	10070		2030		1		
	1000/		2024	* *	5	¢100	
TUSCU DISC SW	10070		2034		5	\$100	
Panelboards Fused Disc Sw	100%		2034	* *	5	\$10	0

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

Asset # : 13709

Electrical		Current F	Kepalli		e Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers	1000/				ata ata	_		
Locally Mounted	100%			2031	* *	5		
bround								
Grounding Devices	1000/			LIEE	* *	5		
Generic	100%			LIFE		5		
tand-by Power Transfer Switches								
Not Accessible	100%							
Generators	10070							
Not Accessible	100%							
Batteries	10070							
Not Accessible	100%							
Fuel Storage	100,0							
Not Accessible	100%							
ighting								
Interior Lighting								
Fluorescent	90%			2026	\$44,300	10	\$2,100	
	-		ures, Extent : Mod out The Building	erate, Ar	ea Affected : 100%	Ó		
Fluorescent	-		Light, Extent : Mo out The Building	2026 oderate, 2	\$4,900 Area Affected : 100	10)%	\$200	
Egress Lighting		0						
Emergency, Service	50%			2026	\$1,200	1		
Exit, LED	50%			2041	**	1		
Exterior Lighting								
HID	100%			2026	\$18,600	10		
larm								
Security System								
Generic	50%			2026	\$7,400	1	\$500	
		ervation, E : Outside	xtent : Light, Area	Affected	! : 50%			
	Explanat	ion : Wall	Mounted Cameras					
Generic	50%			2026	\$7,400	1	\$500	
		ervation, E : Inside Ai	xtent : Moderate, 1 1d Outside	Area Affe	ected : 100%			
	Explanat	ion : CCT	V Surveillance Can	ieras				
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$51,000	1-3	\$1,500	
-			xtent : Moderate, 2	Area Affe	ected : 100%			
	Location	: Through	out The Building					
	Explanat	ion : Strob	e Lights. Manual I	Pull Stati	ons, Alarm Bells, H	Iorns An	d Smoke Detectors	

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

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

Asset # : 13709

Meelees										
Mechanical	Current Repair Future Replacement									
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating										
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1				
T KV	Location	: Basemen			: 100%					
Commente Equipment	Explana	tion : Stean	n From Adjacent B	uilding						
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2039	* *	1	\$1,200			
	Location	: Basemen		Affected	: 100%					
	Explana	tion : 1 Uni	it							
Distribution Hot Wtr Piping/Pump	100%			2048	* *	4	\$100			
Terminal Devices	500/			2024	* *	1	\$200			
Air Handler Convector/Radiator	50% 50%			2034 2043	* *	1	\$800 \$400			
Air Conditioning	3070			2043		1	\$400			
Energy Source										
Electricity	100%			2048	* *	1				
Conversion Equipment Reciprocating Compr/Chiller	100%			2031	* *	1	\$1,200			
compil cinner			tent : Light, Area A The Building	ffected :	100%					
			Extent : Light, Area	Affected	: 100%					
		: Side Of I	-							
	Explana	tion : 3 Spl	it Type Units							
Terminal Devices Air Handler/Cool/Ht	100%			2034	* *	1	\$1,600			
Heat Rejection Dry Cooler	100%			2031	* *	2	\$1,700			
/entilation										
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,400			
Exhaust Fans	10070			LIL		2-5	\$1,400			
Interior	100%			2034	* *	2	\$100			
Plumbing										
H/C Water Piping Brass/Copper	100%			2052	* *	1				
HW Heat Exchanger Steam Fired	100%			2052	* *	4	\$200			
Sanitary Piping Cast Iron	100%			LIFE	* *	1				
Backflow Preventer Generic	100%			2034	* *	1	\$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.

Asset # : 13709

Mechanical	Current Repair	Future Repl	acement	Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estim FY	ated Cost Cycle (Yrs)	Estimated Cost	Priority	
Plumbing						
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	50%					
Generic	50%	2052	** 1-2	\$300		

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 : 10-10 HAZ : BRONX : DOC0001.0 : 362,978 : 30-Jul-2019 			TER (EMTC) : N/A : 1963 / 1996 : CORRECTION : NONE : 2096863	
CAPITAL Exterior Architec	turo		FY 2021 - 2024 \$64,703,300		FY 2025 - 2030 \$624,300
Interior Architect			\$4,478,500		\$624,500
Electrical	uie		\$233,000		\$16,494,100
Mechanical			\$240,000		\$10,968,000
Total			\$69,654,900		\$32,794,500
Importance Code	А		\$64,703,300		\$778,900
Importance Code			\$4,201,400		\$31,888,900
Importance Code	С		\$750,100		\$126,700
Total			\$69,654,900		\$32,794,500
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$4,400		\$3,500	
Interior Architect	ure	\$121,500			\$30,600
Electrical		\$72,000	\$59,100	\$73,400	\$80,700
Mechanical		\$46,400	\$52,200	\$53,700	\$34,200
Elevators/Escalat	ors	\$11,800	\$11,800	\$11,800	\$11,800
Total		\$256,100	\$123,100	\$142,400	\$157,300
Importance Code	А	\$4,400		\$7,200	\$7,000
Importance Code		\$208,500	\$123,100	\$135,200	\$150,300
Importance Code	С	\$43,200			
Total		\$256,100	\$123,100	\$142,400	\$157,300



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.

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

Asset # : 2026

rchitecture		Current Repair Future Replacement				М		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	20/	N .T	¢ = 1 000		* *	-	* * * *	
Cast in Place Concrete		Now	\$51,800	LIFE		5	\$46,700	
		-	ents, Extent : Ligh ading Dock.	, Area A	Iffected : 10%			
			8	LIFE	* *	5	¢202.200	
Masonry: Brick Cavity		Now Int Failur	\$1,078,500 e, Extent : Modera	LIFE		5	\$292,300	
	<u>^</u>	: Through		ie, Areu	Ajjecieu . 1576			
Metal Panel		Now	\$4,400	2040	* *	5	\$11,700	
Wetar i aner			stent : Moderate, A		cted · 15%	5	\$11,700	
	Location			eu nyjet				
Slate Panels	1%	Now	\$320,200	LIFE	* *	5	\$2,300	
			vere, Area Affected			5	<i>42,000</i>	
			Sills Throughout					
Windows								
Aluminum	5%			2038	* *	5	\$6,900	
Metal/Detention Type		Now	\$51,551,600	2060	* *	5	\$240,500	
		0	xtent : Moderate, A	lrea Affe	ected : 50%			
		: Through						
			ked, Extent : Mode	rate, Are	ea Affected : 50%			
		: Through			G			
	-	: Through	, Extent : Moderate	, Area A	ffected : 100%			
Parapets	Locuiton	. Inrougn	oui					
Masonry: Brick Cavity	67%			LIFE	* *	5-10	\$74,900	
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)		Now	\$11,443,200	2040	* *			
			ere, Area Affected :	50%				
		: Through		1.00	1 100/			
			ent : Moderate, Are	a Affecte	ed : 10%			
		: Various						
Metal Panel	2%	Now	\$194,100	2050	* *			1
			xtent : Severe, Are	a Affecte	ed : 100%			
<u>C - 654-</u>	Location	: Annex						
Soffits Metal Panel	100%			2040	* *	5-10		
	100/0			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.

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

Asset # : 2026

rchitecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors								
Carpet	5%			2026	\$682,400	3	\$54,300	
Cast in Place Concrete	10%			LIFE	* *	5	\$237,700	
Ceramic Tile		Now	\$51,800	2033	* *	5	\$13,600	
		Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 10%			
Quarry Tile	5%	Now	\$30,700	2035	* *	5	\$20,400	
	Cracking/	Crumbling,	Extent : Moderate		ffected : 10%			
	Location	: Kitchen	Area					
Terrazzo	30%			LIFE	* *	5	\$254,700	
Traffic Topping	20%			2030	\$2,652,400	5	\$135,800	
Vinyl Tile		Now	\$545,400	2030	\$1,363,600	3	\$30,600	
	Cracking/	Crumbling,	Extent : Moderate			-	+= =,= = =	
		: Through		ACC / 1	250/			
			: Moderate, Area	Affectea	: 35%			
		: Through						
Vinyl Tile 9" X 9"		Now	\$1,177,700	2040	* *	3	\$20,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
		: Through						
			: Severe, Area Aff		0%			
	Location	: Through	out Housing Areas					
Interior Walls	/				ate ate	_		
Concrete Masonry Unit		Now	\$692,500	LIFE	* *	5	\$126,700	
		-	ents, Extent : Ligh	t, Area A	ffected : 5%			
		: Through	out					
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Security Bars	5%			LIFE	* *	10	\$5,800	
Metal: Cage/Fence	5%			LIFE	* *	10	\$5,800	
Plaster	10%			LIFE	* *	5-10	\$49,000	
SGFT/Glazed Masonry	20%			LIFE	* *	10	\$57,600	
Ceilings								
AcousTile,Adhered		Now	\$894,700	2035	* *	5	\$81,500	
		-	ents, Extent : Seve	re, Area	Affected : 50%			
	Location	: Lobby Ai	nd Throughout					
Exposed Concrete	35%	Now	\$602,000	LIFE	* *	5	\$29,700	
-	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Basemen	t Mechanical Room	ns				
Metal Panel	5%			LIFE	* *	5	\$67,900	
		etration, E	xtent : Light, Area		: 2%	2	<i>+0,,,</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
		: Gymnasi		55				
Plaster	30%	0-2	\$210,500	LIFE	* *	5	\$101,900	
1 103101			Extent : Light, Are			5	φ101,900	
		CI MINUTINE,	LAUGHI . LISHI, AI	~~ 11/1CUl	cn . 2/0			

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

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

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

Asset # : 2026

lectrical		Current Repair Future Replacement					Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2030	\$154,600	5	\$1,600		
			xtent : Light, Area	Affected	1:100%				
		a : Electrica							
	Explana	tion : One S	5,000 Ampere Main	1 Discon	nect Switch				
Transformers	1000/					_	* • • • • •		
Dry Type	100%			2028	\$31,100	5	\$1,300		
Switchgear / Switchboard	1000/			• • • • •		_	\$ 0,500		
Molded Case Bkrs	100%			2030	\$673,200	5	\$9,600		
Raceway	1000/			2020					
Conduit	100%			2030	\$767,800	1			
Panelboards	1000/			2020	\$ 7 07,000	~	¢0.(00		
Molded Case Bkrs	100%			2029	\$706,000	5	\$9,600		
Wiring	500/			2020	¢501 400	1			
Braided Cloth	50% 50%			2029 2030	\$591,400	1			
Thermoplastic	50%			2030	\$591,400	1			
Motor Controllers	100%			2020	¢1 472 200	5	\$2 400		
Locally Mounted	100%			2028	\$1,472,300	5	\$2,400		
bround									
Grounding Devices Generic	100%			LIFE	* *	5	\$10,700		
tand-by Power	10070			LIFE		5	\$10,700		
Transfer Switches									
Automatic	100%			2028	\$221,300	1	\$111,700		
Generators	10070			2020	<i>ψ</i> 221,500	1	φ111,700		
Diesel	50%			2026	\$859,700	1	\$70,300		
		ervation. E	xtent : Light, Area			•	\$70,200		
		: Outdoor	0	1.5500000					
		tion : 250 K							
Diesel	<u>49%</u>		ano wanis	2039	* *	1	\$68,900		
Diesei	-		xtent : Light, Area			1	\$08,900		
			Enclosure	Ајјестец	. 100/0				
			city Information N	ot Availa	bla				
		uon . Cupu				1	¢1 400		
Diesel	1%	d In Diaco	Extent : Light, Are	2026	\$17,200	1	\$1,400		
			t Generator Room	a Affecte	24 : 100%				
Detteries	Locuitor	. Dusemen	i Generalor Room						
Batteries Lead/Acid	100%			2023	\$3,000	5	\$13,400		
	10070			2023	\$3,000	5	\$15,400		
Fuel Storage	50%			2029	\$26 000	5	\$33,700		
Day Tank		ervation E	xtent : Light, Area		\$26,000	5	\$55,700		
		ervalion, E : Generato		луестей	. 100/0				
		tion : Two 3							
	-		o Gunons	2022	* *	-	Ø <i>5</i> 200		
Main Tank	50%	omiation P	utout . I :- 1 + 4	2033		5	\$5,300		
			xtent : Light, Area		: 100%				
			t Oil Storage Roor	n					
	Explana nates are in ca	tion : One 2	2,200 Gallon						

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)

Asset # : 2026

		Assel # . 20	020				
Electrical		Current Repair	Futu	re Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting							
Interior Lighting							
Fluorescent	70%		2025	\$8,220,300	10	\$233,000	
	-	ps And Fixtures, Extent : Ligh : Throughout The Building	t, Area A	Iffected : 100%			
El-	-	. Infougnout the Dutiuing	2025	* *	10	¢92 200	
Fluorescent	25%	, And Fintures, Entent , Light	2035		10	\$83,200	
	-	s And Fixtures, Extent : Light, 1 : Throughout The Building	Area Aj	Jeclea : 100%			
LED	5%		2035	* *			
Egress Lighting							
Emergency, Service	50%		2025	\$175,700	1		
Emergency, Service	20%		2035	* *	1		
Exit, Service	30%		2025	\$71,400	1		
Exterior Lighting							
HID	70%		2025	\$1,888,400	10	\$800	
HID	30%		2035	* *	10	\$300	
larm							
Security System Generic	100%		2035	* *	1	\$135,600	
	Location	ervation, Extent : Light, Area : Throughout The Building tion : CCTV Surveillance Syst					
Fire/Smoke Detection	1000/		0005	ate ate	1.0	****	
Generic, Digital	100%		2035	* *	1-3	\$223,700	
lechanical		Current Repair	Futu	re Replacement	М	aintenance	
bystem Component	% of	Fail Date Estimated Cost		Estimated Cost	-	Estimated Cost	Priorit
Туре	Total	(Years)	FY		(Yrs)		
eating							
Energy Source Plant Campus Steam / PRV	100%		2040	* *	1		
Conversion Equipment Pres. Reducing	65%		2039	* *	5	\$14,000	
Valve/LP Steam							
Pres. Reducing	35%		2033	* *	5	\$7,500	
Valve/LP Steam							
Distribution	200/		2050	* *	A	#0.100	
Central Plant Steam	30%		2050	* *	4	\$8,100	
Piping/Pmp Central Plant Steam	70%		2040	* *	Λ	¢10 500	
Piping/Pmp	/0%		2040	-r* *r	4	\$12,500	
r iping/r inp							

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

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

Asset # : 2026

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Terminal Devices							
Air Handler	5%		2030	\$470,400	1	\$11,200	
		ed Life, Extent : Moderate, A : First Floor Mechanical Ro		eted : 100%			
Convector/Radiator		0-2 \$53,700 ning, Extent : Moderate, Ard : Throughout, Malfunctionin			1	\$31,700	
Fan Coil Unit/Heat	65%		2025	\$6,513,200	1	\$76,200	
Air Conditioning							
Energy Source							
Electricity	100%		2046	* *	1		
Conversion Equipment							
Exterior Pkg Unit - Cooling	10%		2030	\$541,800	2	\$2,200	
	R-22 Refrig Location	gerant, Extent : Light, Area . : Roof	Affected :	100%			
Split Unit	5%		2030	\$714,100			
No Component	85%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$320,500	
Exhaust Fans							
Interior	5%		2030	\$119,000	2	\$600	
Roof	95%		2025	\$1,055,300	2	\$10,600	
	On Extende Location	ed Life, Extent : Moderate, A : Roof	1rea Affec	eted : 100%			
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2035	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2050	* *	4	\$53,800	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2030	\$102,000	4	\$11,500	
Sewage Ejector(s)				.		.	
Electric		Now \$96,300 tent : Moderate, Area Affect : One Of Two In Basement	2030 red : 50%	\$192,700	4	\$14,400	
Fixtures		5					
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.

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

Asset # : 2026

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Vertical Transport				
Elevators				
Hydraulic	100%	LIFE **		
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location : Two Units From 1st To 3rd	Floor, One Unit From 1st	To 2nd Floor	
	Explanation : 3 Units			
Fire Suppression				
Standpipe				
Generic	100%	2040 **	1-5 \$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 : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS ISLAND FACILITIES FIRE COMMAND CENTER							
Address	: 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	: 29-Dec-2014	Landmark Status : NONE						
Areas Surveyed	: Floors 1							
Block	: 2605 Lot : 40	BIN :						

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$49,000	
Total	\$49,000	
Importance Code A	\$49,000	
Total	\$49,000	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,600	\$7,500	\$300	\$6,800
Interior Architecture	\$10,200	\$100		
Electrical	\$300	\$200	\$300	\$3,600
Mechanical	\$6,100	\$100	\$300	\$4,200
Total	\$40,100	\$8,000	\$800	\$14,700
Importance Code A	\$23,700	\$7,600	\$400	\$6,800
Importance Code B	\$12,500	\$400	\$400	\$7,800
Importance Code C	\$3,900			
Total	\$40,100	\$8,000	\$800	\$14,700



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

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

		Current I	Repair	Futur	e Replacement	N	laintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls						_	** ~ ~ ~	
Cast in Place Concrete	Location Cracking/ Location Exposed R	issing Elem : Above Th Crumbling, : Upper W ceinforceme	\$16,700 eents, Extent : Moo he Garage Door L Extent : Moderate Yall, South Facade ent, Extent : Moder Yall, Viewable Fro	intel, Both e, Area A <u>f</u> ; Truck E. cate, Area	h Doors fected : 10% ntrance : Affected : 10%	5	\$3,800	
Masonry: Brick	55%	Now	\$49,000	LIFE	* *	5	\$4,100	
	Cracking/ Location Jnt Morta	Crumbling, : Corners r Miss/Eroo	Extent : Moderate	e, Area A <u>j</u>		-	•	
		: Through						
		racks, Exte : South Fo	nt : Light, Area Aj Icade	fected : 2	%			
Metal Panel	20%			2052	* *	5-10	\$10,300	
		iscoloring, : Through	Extent : Light, Ar out	ea Affecte	ed : 25%			
Metal Sect. OHD		Now ervation, E	\$6,900 Extent : Severe, Are	2031 ea Affecte	* * d : 25%	5	\$1,800	
			East Facades					
	Explanat Deterior		oded Jambs And L	intels Abo	we All Overhead	Doors, Se	everely	
Windows Aluminum			oded Jambs And L	intels Abo 2048	we All Overhead		everely \$600	
Aluminum Roof Single Ply Membrane	Deterior		oded Jambs And L			5	-	
Aluminum Roof Single Ply Membrane erior	Deterior 100%		oded Jambs And L	2048	* *	5	\$600	
Aluminum Roof Single Ply Membrane erior Floors	Deterior 100% 100%	ated		2048 2034	* *	5 5 10	\$600	
Aluminum Roof Single Ply Membrane erior	Deterior 100% 100% 75%	Now	\$6,100	2048 2034 LIFE	* *	5 10	\$600	
Aluminum Roof Single Ply Membrane erior Floors	Deterior 100% 100% 75% Cracking/	Now	\$6,100 Extent : Moderate	2048 2034 LIFE	* *	5 5 10	\$600	
Aluminum Roof Single Ply Membrane erior Floors Cast in Place Concrete	Deterior 100% 100% 75% Cracking/ Location	ated Now Crumbling,	\$6,100 Extent : Moderate	2048 2034 LIFE 2, Area Aj	* *	5 10 5	\$600 \$6,800 \$6,500	
Aluminum Roof Single Ply Membrane erior Floors Cast in Place Concrete Quarry Tile	Deterior 100% 100% 75% Cracking/	ated Now Crumbling,	\$6,100 Extent : Moderate	2048 2034 LIFE	* * * * fected : 20%	5 10 5 5	\$600	
Aluminum Roof Single Ply Membrane erior Floors Cast in Place Concrete	Deterior 100% 100% 75% Cracking/ Location 5%	ated Now Crumbling,	\$6,100 Extent : Moderate	2048 2034 LIFE e, Area A <u>j</u> 2031	* * * * Gected : 20% * *	5 10 5 5	\$600 \$6,800 \$6,500 \$300	
Aluminum Roof Single Ply Membrane erior Floors Cast in Place Concrete Quarry Tile Vinyl Tile	Deterior 100% 100% 75% Cracking/ Location 5%	ated Now Crumbling,	\$6,100 Extent : Moderate	2048 2034 LIFE e, Area A <u>j</u> 2031	* * * * Gected : 20% * *	5 10 5 5 5 3	\$600 \$6,800 \$6,500 \$300	
Aluminum Roof Single Ply Membrane erior Floors Cast in Place Concrete Quarry Tile Vinyl Tile Interior Walls	Deterior 100% 100% Cracking/ Location 5% 20%	ated Now Crumbling,	\$6,100 Extent : Moderate	2048 2034 LIFE 2, Area Ag 2031 2034	** ** Gected : 20% ** **	5 10 5 5 3 5 5 3	\$600 \$6,800 \$6,500 \$300	
Aluminum Roof Single Ply Membrane erior Floors Cast in Place Concrete Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	Deterior 100% 100% 75% Cracking/ Location 5% 20% 2% 58% 10%	Now Crumbling, : Apparati	\$6,100 Extent : Moderate is Floor	2048 2034 LIFE 2, Area Aj 2031 2034 2039 LIFE LIFE	** ** ffected : 20% ** **	5 10 5 5 5 5 5 5 5 5 5 5 5 5 5	\$600 \$6,800 \$6,500 \$300 \$300	
Aluminum Roof Single Ply Membrane erior Floors Cast in Place Concrete Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Deterior 100% 100% 100% Cracking/ Location 5% 20% 58% 10% 5% 20% 58% 10% 5% Paint Peel Location	Now Crumbling, : Apparati Now 'ing, Extent : Through	\$6,100 Extent : Moderate is Floor \$100 : Moderate, Area out	2048 2034 LIFE a, Area Aj 2031 2034 2039 LIFE LIFE LIFE Affected	** fected : 20% ** ** ** ** ** ** ** ** ** ** ** ** **	5 10 5 5 5 5 5 5 5 5 5 5 5 5 5	\$600 \$6,800 \$6,500 \$300 \$300 \$300	
Aluminum Roof Single Ply Membrane erior Floors Cast in Place Concrete Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	Deterior 100% 100% 75% Cracking/ Location 5% 20% 2% 58% 10% 5% Paint Peel Location Water Pen Location	Now Crumbling, : Apparati Now 'ing, Extent : Through	\$6,100 Extent : Moderate is Floor \$100 : Moderate, Area out Extent : Light, Area	2048 2034 LIFE a, Area Aj 2031 2034 2039 LIFE LIFE LIFE Affected	** fected : 20% ** ** ** ** ** ** ** ** ** ** ** ** **	5 10 5 5 5 5 5 5 5 5 5 5	\$600 \$6,800 \$6,500 \$300 \$300 \$300	

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

			A55el # . 13	0002				
Architecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Ceilings						_		
Exposed Concrete	75%			LIFE	* *	5	\$500	
Gypsum Board	25%			LIFE	* *	5	\$1,200	
Electrical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Jnder 600 Volts								
Service Equipment	1000/					_	* * * *	
Molded Case Bkrs	100%			2052	* *	5	\$100	
		ervation, E 1 : Electrica	Extent : Moderate, 2	Area Affe	ected : 100%			
					and Smith			
D	Explana	tion : One .	200 Amperes Main	Disconn	ect Switch			
Raceway Conduit	100%			2052	* *	1		
Panelboards	10070			2032		1		
Molded Case Bkrs	5%			2048	* *	5		
Molded Case Bkrs	95%			2048	* *	5	\$100	
Wiring	,,,,,			20.0		0	\$100	
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	* *	10	\$3,300	
	-		res, Extent : Mode out The Building	rate, Are	a Affected : 100%			
Egress Lighting								
Emergency, Service	60%			2034	* *	1		
Exit, Service	40%			2034	* *	1		
Exterior Lighting	1000/			000 /	بالم والم	10		
HID	100%			2034	* *	10		
Alarm								
Fire/Smoke Detection	1000/			2026	* *	1 2	¢2 200	
Generic, Digital	100%			2036	·. · ·	1-3	\$2,300	

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

Heating

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

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

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source Plant Campus Steam /	40%			2036	* *	1		
PRV	Location	1 : Through	Extent : Light, Area out n From Power Hou		: 100%			
Electricity	60%			2046	* *	1		
Conversion Equipment	0070			2010		1		
Heat Pump Air Sourced	30%			2027		2	\$300	
<u>-</u>			Extent : Light, Area		: 60%	_		
		n : Trailer S	-	55				
	Explana	tion : 3 Pad	ckage Units					
Radiant Heater	30%		0	2031	* *	2	\$500	
Radiant Heater			Extent : Light, Area		· 30%	2	\$500	
		n : Trailer S	Q	Ijjeeieu	. 5070			
			ctrical Radiant He	ators				
No Common ant	40%		en ieur Ruurum 11e	uiers				
No Component			Sutant . Light Ang	Affected	. 00/			
			Extent : Light, Area	Affectea	: 0%			
	Location				(1: (D.1	1.		
	Explana	tion : Low	Pressure Steam Pre	oviaea Fi	rom Aajacent Build	aing		
Distribution	400/			2026	¢27.000	4	¢100	
Central Plant Steam	40%			2026	\$27,000	4	\$100	
Piping/Pmp No Common ent	60%							
No Component	0070							
Terminal Devices	400/			2026	¢22.000	1	\$500	
Fan Coil Unit/Heat	40%			2026	\$23,900 * *	1	\$500 \$400	
Induction Unit	30%			2035		1	\$400	
No Component	30%							
r Conditioning								
Energy Source	600/			2042	* *	1		
Electricity	60% 40%			2042		1		
No Component	40%	1						
Conversion Equipment	200/			2027	¢10.700	2	¢100	
Heat Pump Air Sourced			tout . Licht Anna	2027	\$19,700	2	\$100	
		0	tent : Light, Area A		5070			
			ge Units, Trailer Se		.			
Window/Wall Unit	30%			2024	\$4,100	1		
No Component	40%	1						
umbing								
H/C Water Piping						_		
Brass/Copper	100%	1		2036	* *	1		
Water Heater								
Electric	100%		_	2021	\$5,800	4		
			Extent : Light, Area	Affected	: 100%			
		1 : Closet						
	Explana	tion : 1- 40	Gallon Unit					

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Mechanical	Current Repa	ir Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS	ISLAND FACILITIES G	EORGE MOTCHAN D	DETENTION CENTE	R
Address	: 15-15 HA	ZEN ST., RIKERS ISLAN	ND .		
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-201	19	Landmark Status	: NONE	
Areas Surveyed	: Basement	, Roof, Floors 1,2			
Block	: 2605	Lot : 40	BIN	: 2097042	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture		\$47,036,600		\$67,892,400
Interior Architect	ure		\$8,864,100		\$7,435,900
Electrical			\$301,600		\$23,783,500
Mechanical			\$189,500		\$13,474,000
Total			\$56,391,800		\$112,585,700
Importance Code	А		\$47,036,600		\$68,124,300
Importance Code			\$8,357,600		\$44,348,000
Importance Code	С		\$997,600		\$113,400
Total			\$56,391,800		\$112,585,700
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture				
Interior Architect	ure	\$108,500		\$20,300	\$48,800
Electrical		\$115,400	\$76,500	\$93,800	\$82,600
Mechanical		\$102,700	\$97,100	\$99,900	\$63,100
Elevators/Escalat	ors	\$11,800	\$11,800	\$11,800	\$11,800
Total		\$338,500	\$185,500	\$225,900	\$206,300
Importance Code		\$16,300	\$16,300	\$20,400	\$16,300
Importance Code	В	\$230,300	\$169,200	\$185,200	\$190,100
Importance Code	С	\$92,000		\$20,300	
Total		\$338,500	\$185,500	\$225,900	\$206,300



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.

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

rchitecture		Current I	Repair	Futur	e Replacement	М		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$930,100	
Masonry: Brick		Now	\$10,769,600	LIFE	* *	5	\$604,600	
	-	-	Extent : Moderate	, Area Aj	ffected : 20%			
		: Through		naa Affaa	tod . 250/			
		: Through	d, Extent : Light, A out	rea Affec	<i>lea : 25%</i>			
		. Inrougn	ομι	20.40	* *	5 10	¢210.700	
Metal Panel	5%	NT	¢404 100	2040	* *	5-10	\$319,700	
Pre-Cast Concrete		Now	\$484,100 ed, Extent : Light, A	LIFE		5	\$120,900	
	-	: Through	-	irea Ajje	cieu . 2076			
		-	Extent : Moderate	Area A	ffected · 20%			
	-	: Through		, лгеи л	<i>Jecieu</i> . 2070			
Pre-Cast Concrete	16%	. 111000.511	000	LIFE	* *	5	\$967,300	
Windows	10/0			LIIL		5	\$307,200	
Aluminum	17%	Now	\$137,300	2038	* *	5	\$16,600	
	Air Infiltra	tion, Exter	nt : Light, Area Affe		0%			
	Location	: Through	out					
	Glazing Br	oken/Crac	ked, Extent : Light	, Area A <u>j</u>	fected : 10%			
	Location	: Through	out					
	-		ed, Extent : Modera	te, Area	Affected : 10%			
	Location	: Through	out					
Metal/Detention Type	80%	Now	\$18,355,300	2030	\$61,184,400	5	\$285,400	
	-		ked, Extent : Mode	erate, Are	ea Affected : 15%			
		: Through						
	-		, Extent : Severe, A	rea Affeo	cted : 100%			
		: Through						
			ent : Moderate, Are	ea Affecte	ed : 25%			
		: Through	out					
Metal Louvers	3%			2033	* *	10	\$36,700	
Parapets				• • • •		_	41 - 00 -	
Metal Panel		Now	\$278,600	2040	**	5	\$17,800	
			xtent : Moderate, 2	Area Affe	cted : 25%			
		: Through						
Metal Rail		Now	\$120,600	2035	* *	5	\$163,100	
		-	xtent : Moderate, 2	1rea Affe	cted : 25%			
		: Through	out.					
Metal: Cage/Fence	30%			2035	* *	5-10	\$213,500	
Pre-Cast Concrete	35%			LIFE	* *	5	\$404,800	

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.

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

Architecture	Current Repair Future Replacement					Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
terior								
Roof Built-Up (BUR)	75% Now Blisters, Extent : Mo Location : Through Water Penetration, E	out		* * 1 : 20%			1	
Modified Bitumen Single Ply Membrane	Location : Through 20% 5% Now	\$1,122,800	2025 2040	\$3,849,700	10	\$144,100		
	Blisters, Extent : Sev Location : Adminis	•••	: 100%					
terior	Location . Manimus	in an on An Ca						
Floors								
Carpet	2%		2026	\$370,100	3	\$29,500		
Cast in Place Concrete	18% Now Cracking/Crumbling Location : Mechan		LIFE ea Affecte	* * ed : 10%	5	\$290,100		
Quarry Tile	2% Now Cracking/Crumbling Location : Kitchen	\$83,300 , Extent : Light, Ar	2035 ea Affecte	* * ed : 10%	5	\$11,100		
Terrazzo	25% Now Horizontal Cracks, E Location : Through				5 ea.	\$143,900		
Traffic Topping	3%		2030	\$539,500	5	\$27,600		
Vinyl Tile	35% Now Broken/Missing Elen Location : Through Worn/Eroded, Exten Location : Through	out. t : Moderate, Area			3	\$96,700		
Vinyl Tile 9" X 9"	10%		2025	\$1,597,000	3	\$36,800		
Wood	5% Now Worn/Eroded, Extend Location : Gymnas		2045 Affected :	**	5	\$34,500		
Interior Walls Cast in Place Concrete	5% Now Water Penetration, E Location : Basemen	-			5			
Ceramic Tile	5%		2033	* *	5	\$40,500		
Concrete Masonry Unit	35% Now Cracking/Crumbling Location : Through		LIFE ea Affecte	* * ed : 5%	5	\$113,400		
Glass: Single Pane	3%		LIFE	* *	5	\$36,500		
Gypsum Board	5%		LIFE	* *	5-10	\$68,900		
Masonry: Brick	13%		LIFE	* *	10	\$31,600		
Metal: Cage/Fence	8%		LIFE	* *	10	\$13,000		
SGFT/Glazed Masonry	20%		LIFE	* *	10	\$81,000		
Steel Plate	6%		LIFE	* *	5	\$58,300		

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** Paplacement cost estimated to be beyond ton years is not included in this report

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

Architecture	Current Repair		Futur	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings									
AcousTileConcealSpLn		Now	\$175,900	2035	* *	5	\$69,100		
	-	Crumbling, : Through	Extent : Light, Ard out	ea Affecte	ed : 15%				
Exposed Concrete	40%	Now	\$1,866,000	LIFE	* *	5	\$46,000		
	Cracking/	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	0	0	rridor And Mecha	00					
Exposed Struc: Steel	5%			LIFE	* *	10	\$73,700		
Metal Panel	30%	Now	\$1,452,500	LIFE	* *	5	\$276,300		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout.								
	Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
		: Through		55					
Plaster		Now	\$190,300	LIFE	* *	5	\$46,000		
			Extent : Light, Are		ed : 10%	5	\$10,000		
	0	: Stair Ha	0						
			xtent : Light, Area	Affected	· 5%				
		: Roof Hai	-	1)jeereu					

lectrical	Current Repair	Future Replacen	nent M	laintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	Cost Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts					
Service Equipment					
Fused Disc Sw	70%		2,400 5	\$1,400	
	Other Observation, Extent : Light	, Area Affected : 100%			
	Location : Electrical Room				
	Explanation : One 4,000 Amper	e And One 5,000 Ampere N	1ain Disconneo	ct Switch	
Fused Disc Sw	30%	2030 \$6	9,600 5	\$600	
	Other Observation, Extent : Light	, Area Affected : 100%			
	Location : Electrical Room				
	Explanation : One 1,200 Amper	e Main Disconnect Switch	For Emergency	V	
Transformers					
Dry Type	60%	2028 \$27),200 5	\$1,000	
Dry Type	40%	2035	** 5	\$700	
Switchgear / Switchboard					
Fused Disc Sw	40%	2030 \$384	4,700 5	\$800	
Molded Case Bkrs	60%	2030 \$57	7,000 5	\$7,400	
Raceway					
Conduit	95%	2030 \$1,09	4,200 1		
Conduit	5%	2050	** 1		
Panelboards					
Fused Disc Sw	15%	2029 \$15	8,900 5	\$1,600	
Molded Case Bkrs	85%),200 5	\$10,500	

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

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

Asset # : 2025

		A5561 # . 2							
Electrical		Current Repair	ent Repair Future Replacement Maintena			aintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Jnder 600 Volts									
Wiring									
Braided Cloth	70%		2029	\$1,242,000	1				
Thermoplastic	30%		2030	\$532,300	1				
Motor Controllers	1000/				-	#2.2 00			
Locally Mounted	100%		2028	\$576,400	5	\$3,200			
Ground Grounding Devices									
Grounding Devices Generic	100%		LIFE	* *	5	\$13,800			
Stand-by Power	10070				5	\$15,000			
Transfer Switches									
Automatic	80%		2028	\$247,900	1	\$115,600			
Automatic	20%		2043	* *	1	\$28,900			
Generators						. ,			
Diesel	100%		2026	\$2,407,200	1	\$181,900			
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%					
	Location	: Basement And Outdoor En	closure						
	Explanat	ion : Four 600 Kilowatts							
Batteries									
Lead/Acid	100%		2023	\$3,000	5	\$17,400			
Fuel Storage	500/		2046	* *	-	¢ 12 (00			
Day Tank	50%	Enterit Lielt Anne	2046		5	\$43,600			
		ervation, Extent : Light, Area : Generator Room	i Ajjecieu	: 100%					
		ion : One 275 Gallons							
Main Tank	50%	ion : One 275 Ganons	2033	* *	5	\$6,900			
		ervation Extent · Light Area			3	\$0,900			
	Other Observation, Extent : Light, Area Affected : 100% Location : Outside								
		ion : One 5,000 Gallon Tank							
Lighting	Enpruntui								
Interior Lighting									
Fluorescent	28%		2035	* *	10	\$120,700			
	T-8 Lamps	And Fixtures, Extent : Light,	Area Af	fected : 100%					
	Location	: Throughout The Building							
Fluorescent	70%		2025	\$10,639,800	10	\$301,600			
	T-12 Lamp	os And Fixtures, Extent : Ligh	t, Area A	ffected : 100%		-			
	Location	: Throughout The Building							
Incandescent	2%		2025	\$304,000	2	\$200			
Egress Lighting				,					
Emergency, Service	20%		2035	* *	1				
Emergency, Service	40%		2025	\$181,900	1				
Exit, Battery	40%		2030	\$422,500	10	\$12,700			
Exterior Lighting									
HID	100%		2025	\$3,491,800	10	\$1,400			

Alarm

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

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

		A5561 #				aintenance	
Electrical		Current Repair Future Replacement			М		
System Component Type	% of Total	Fail Date Estimated ((Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm							
Security System	1000/						
Generic	100%		2035	* *	1	\$175,500	
		ervation, Extent : Light, : Throughout The Buila		: 100%			
		tion : CCTV Surveillance	-				
Fire/Smoke Detection	Блрійни	ion : CCIV Surveilland	e System				
Generic, Digital	100%		2035	* *	1-3	\$289,500	
Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component	% of	Fail Date Estimated	Cost Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Туре	Total	(Years)	FY		(Yrs)		
leating	Į						
Energy Source							
Plant Campus Steam /	100%		2040	* *	1		
PRV							
Conversion Equipment							
Heat Exchanger, Plate &	70%		2033	* *	1	\$162,600	
Frame					_		
Pres. Reducing	30%		2033	* *	5	\$8,400	
Valve/LP Steam Distribution							
Hot Wtr Piping/Pump	70%		2038	* *	4	\$24,300	
Central Plant Steam	30%		2038	* *	4	\$6,900	
Piping/Pmp	5070		2040		7	\$0,700	
Terminal Devices							
Air Handler	30%	Now \$73,1	100 2030	\$3,653,200	1	\$78,400	
	Leak Evid	ent, Extent : Moderate, A					
	Location	: Coils In Basement					
Convector/Radiator	70%		2028	\$3,245,300	1	\$106,200	
ir Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment	• • •		0.005			<i>h</i> , , , , , , , , , ,	
Reciprocating	2%		2025	\$147,000	1	\$4,400	
Compr/Chiller	Other Obs	ervation, Extent : Light,	Area Affacted	• 100%			
		: Basement	лгеи лујестеи	. 10070			
		tion : Serves Auditorium	Only				
Split Unit	15%		2030	\$2,772,900			
Window/Wall Unit	15%		2030	\$270,700	1		
No Component	68%		2020	<i><i><i>⁺</i></i>, <i>⁺</i>, <i>⁺</i></i>	1		
Distribution							
CW & CHW Wtr	2%		2040	* *	4	\$500	
Pipe/Pump							
No Component	98%						

Ventilation

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

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

Mechanical	Cur	Current Repair Future Replacement Maintenance					
System Component Type		Date Estimated Cost		Estimated Cost		Estimated Cost	Priority
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$414,800	
Exhaust Fans	• • • • •		• • • • •			†• • • • •	
Interior	20%	#22 000	2030	\$616,200	2	\$2,900	
Roof	80% No Broken, Extent : Location : Far	Light, Area Affected :	2030 100%	\$1,150,200	2	\$9,200	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2030	\$1,379,100	4	\$69,700	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	Location : Bas			* * ! : 100%	4	\$9,900	
	Explanation :	Duplex Units In Several	Areas				
Sewage Ejector(s)	1000/		• • • • •			.	
Compressed Air	100%		2040	* *	4	\$4,700	
Backflow Preventer	1000/			ala ala		**	
Generic	100%		2035	* *	1	\$28,800	
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators	100%		LIFE	* *			
Hydraulic		on, Extent : Light, Area					
		nits From Basement To	00		isement T	To 1st Floor	
Fire Suppression	1						
Standpipe							
Generic	100%		2040	* *	1-5	\$236,900	
Sprinkler						,	
No Component	50%						
Generic	50%		2040	* *	1-2	\$65,800	

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

FY 2025 - 2030 \$1,188,300 \$4,299,400 \$22,050,100 \$5,961,500

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS	ISLAND F	FACILITIES G	EORGE R. VIERNO C	ENTER GRVC
Address	: 09-09 HA	ZEN ST., I	RIKERS ISLAI	ND	
Borough	: BRONX			Agency's Number	: N/A
Program / Asset #	: DOC0001	.180 / 4127	7	Yr Built/Renovated	: 1986 / 2006
Area Sq Ft	: 274,813			Project Type	: CORRECTION
Date of Survey	: 25-Jul-20	19		Landmark Status	: NONE
Areas Surveyed	: Roof, Floo	ors 1,2			
Block	: 2605	Lot	: 40	BIN	:
CAPITAL				FY 2021 - 2024	
Exterior Archited	cture			\$2,866,000	
Interior Architect	ture			\$1,783,600	
Electrical				\$239,400	
Mechanical				\$1,995,600	
				# < 004 <00	

Total	\$6,884,600	\$33,499,300
Importance Code A	\$2,866,000	\$1,342,900
Importance Code B	\$3,804,300	\$31,991,100
Importance Code C	\$214,400	\$165,200
Total	\$6,884,600	\$33,499,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,800		\$900	
Interior Architecture	\$41,400		\$27,900	\$18,000
Electrical	\$59,000	\$44,800	\$64,400	\$53,500
Mechanical	\$68,400	\$49,400	\$69,500	\$54,900
Total	\$172,700	\$94,100	\$162,800	\$126,400
Importance Code A	\$11,300	\$6,900	\$11,800	\$6,900
Importance Code B	\$143,300	\$87,200	\$123,000	\$119,500
Importance Code C	\$18,100		\$27,900	
Total	\$172,700	\$94,100	\$162,800	\$126,400



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

Asset # : 4127

rchitecture		Current R	epair	Futur	e Replacement	M		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
aterior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$195,200	
Metal Panel		Now	\$1,031,900	2040	* *	5	\$683,300	
		0	tent : Moderate, 2	1rea Affe	ected : 20%			
		: Througho		1.00	(1 200/			
	•	: Througho	ent : Moderate, A ut	rea Ajjeo	ctea : 20%			
Windows	Locuiton	. 111/04/5/10						
Aluminum	5%			2038	* *	5	\$1,800	
Metal/Detention Type	95%			2040	* *	5	\$125,000	
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5-10	\$47,100	
Metal Panel	25%			2040	* *	5	\$83,000	
Metal: Cage/Fence	30%			2035	* *	5-10	\$199,300	
No Component	35%							
Roof	070/	NT	¢1 (00 100	2025	* *			
Single Ply Membrane		Now	\$1,699,100 s, Extent : Severe	2035				
			s, Extent : Severe ocations Through		Jected : 20%			
			tent : Severe, Are		$d \cdot 15\%$			
			ut Corridors	и лујесте	u . 1570			
Skylight, Plastic	3%			2035	* *	1		
Soffits	570			2033		1		
Metal Panel	100%	Now	\$3,800	2040	* *	5	\$10,100	
			ents, Extent : Ligh	t, Area A	ffected : 10%			
	Location	: Loading I	Dock					
terior								
Floors								
Cast in Place Concrete		Now	\$72,400	LIFE	* *	5	\$386,900	
			tent : Moderate, A					
			ocations In The N		-			
Ceramic Tile		Now	\$156,900	2033	* *	5	\$20,600	
			Extent : Light, Ard	ea Affect	ed : 15%			
o T 'l		: Througho		2025	* *		¢ < २ ००	
Quarry Tile		Now	\$23,300	2035		5	\$6,200	
		: Food Ser		eraie, Ar	rea Affected : 10%			
Tue ffine The second		. 1000 Ser	nice Areu	2020	¢1 004 100	F	Ø 5 1 400	
Traffic Topping	10%	Norr	\$722 700	2030	\$1,004,100	5	\$51,400 \$54,000	
Vinyl Tile		Now issing Eleme	\$722,700 ents Extent · Mod	2030 erate Ar	\$2,408,900 ea Affected : 15%	3	\$54,000	
		-	ocations Through		cu 11jecieu . 15/0			
			Moderate, Area		. 250/			
	WOrn/E.ro	iea. Extent	Moderale. Area	Апестеа	2,570			

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

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

Asset # : 4127

			ASSEL π . \neg	121				
Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Interior Walls								
Ceramic Tile	10%			2033	* *	5	\$55,800	
Concrete Masonry Unit	74%			LIFE	* *	5	\$330,500	
Glass: Single Pane	3%			LIFE	* *	5	\$25,100	
Gypsum Board	8%			LIFE	* *	5-10	\$75,900	
Metal Security Bars	5%			LIFE	* *	10	\$5,600	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$65,500	2035	* *	5	\$20,600	
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 25%			
	Location	a : Control I	Rooms Throughout					
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 25%			
	Location	a : Control	Rooms Throughout		-			
Exposed Concrete	25%			LIFE	* *	5-10	\$128,500	
Metal Panel	-	Now	\$439,300	LIFE	* *	5	\$334,200	
			Extent : Moderate,		fected : 15%	5	\$35 1,200	
		: Through		55				
		0	Extent : Light, Are	va Affect	ed · 25%			
	-	: Through	-					
		0	xtent : Moderate, A	lrea Affe	cted · 5%			
			out Corridors	li cu nyje	0104 . 570			
	Location	· · Iniougn	our connuors					
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts	1							
Service Equipment								
Fused Disc Sw	100%			2030	\$154,600	5	\$1,200	

I abea Dibe Diff	100/0	2000	φ12 i,000	0	Ψ1,200
	Other Observation, Extent : Light,	Area Affected :	100%		
	Location : Electrical Room				
	Explanation : Three Main Service	e Switches Rate	d At 2,000 Ampere	es Each	
Transformers					
Dry Type	100%	2028	\$31,100	5	\$1,000
Switchgear / Switchboard					
Fused Disc Sw	100%	2030	\$673,200	5	\$1,200
Raceway					
Conduit	100%	2040	* *	1	
Panelboards					
Molded Case Bkrs	100%	2029	\$706,000	5	\$7,200
Wiring					
Thermoplastic	100%	2040	* *	1	
Motor Controllers					
Locally Mounted	10%	2028	\$147,200	5	\$200
Motor Control Center	90%	2028	\$1,255,000	5	\$6,700
und					
Grounding Devices					
Generic	100%	LIFE	* *	5	\$8,100

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

Asset # : 4127

Electrical	Current Repair Future Replacement Maintenance					
System						D • •
Component Type	% of Fail Date Estimated Total (Years)	I Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power						
Transfer Switches						
Automatic	100%	2028	\$132,800	1	\$84,600	
Generators						
Diesel	100%	2026	\$1,031,600	1	\$106,400	
	Other Observation, Extent : Ligh Location : Second Floor Gener		: 100%			
			1 100 K:L			
Batteries	Explanation : Two Diesel Gene	erators Ratea At	1,100 Kilowatts E	acn.		
Lead/Acid	100%	2023	\$3,000	5	\$10,200	
Fuel Storage	10070	2023	\$5,000	5	\$10,200	
Day Tank	50%	2038	* *	5	\$25,500	
2 4 9 1 4 4 4	Other Observation, Extent : Ligh		: 100%	U	<i><i><i>q20,000</i></i></i>	
	Location : Second Floor Gener					
	Explanation : 275 Gallon Capa	acity Serving Bo	th Generators			
Main Tank	50%	2045	* *	5	\$4,000	
	Other Observation, Extent : Ligh	nt, Area Affected	: 100%			
	Location : Outside Undergroun	ıd				
	Explanation : 8,000 Gallon Ca	pacity				
ghting						
Interior Lighting	0.50 (2025	\$6.446.200	10	*** *	
Fluorescent	95%	2025	\$8,446,300	10	\$239,400	
	T-12 Lamps And Fixtures, Exten Location : Throughout The Bui		<i>[Jectea : 100%</i>			
LED	5%	2038	* *			
Egress Lighting	-					
Emergency, Service	50%	2030	\$133,000	1		
Exit, Service	50%	2030	\$90,100	1		
Exterior Lighting						
HID	100%	2030	\$2,042,500	10	\$800	
larm						
Security System					b a b a b b b b b b b b b b	
Generic	100%	2030	\$1,636,200	1	\$102,600	
	Other Observation, Extent : Ligh		: 100%			
	Location : Throughout The Bui	0				
Fire/Smoke Detection	Explanation : CCTV Surveillar	ice Cameras				
Generic, Digital	100%	2030	\$5,601,400	1-3	\$174,500	
	10070	2030	\$5,001,400	1-5	\$17 4 ,500	
lechanical	Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit

Heating

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

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

Asset # : 4127

			A3561#.4	121				
Mechanical		Current F	Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating								
Energy Source								
Plant Campus Steam / PRV	99%	2-4	\$1,000	2040	* *	1		
	Location	: 1st Floor	Extent : Light, Area r Mechanical Roon	00	: 100%			
	_	tion : Small	l Leak					
Natural Gas	1%			2050	* *	1		
Conversion Equipment								
Furnace	Location	: Roof	Extent : Light, Area	2030 Affected	\$11,900 : 100%	1	\$1,400	
	Explana	tion : 2 Roc	of Mounted Units					
Heat Exchanger, Plate & Frame	50%	Now	\$7,300	2033	* *	1	\$61,100	
			xtent : Moderate, 1 cal Room J	Area Affe	cted : 5%			
			ation Damaged Or	Missino				
Pres. Reducing	49%		allon Dunlagea or	2033	* *	5	\$8,000	
Valve/LP Steam	-					-	<i>+-,</i>	
Distribution	1000/							
Hot Wtr Piping/Pump		Now	\$39,500	2038	* *	4	\$13,500	
			oderate, Area Affe evel In Mechanical)			
Terminal Devices	2000000	· oppor L		1000000				
Air Handler	60%			2030	\$4,273,800	1	\$102,000	
Convector/Radiator		Now	\$1,600	2035	**	1	\$2,400	
	Other Obs		xtent : Moderate, 1		cted : 1%		¥)	
	Explana	tion : Conv	ector Air Holes Pa	inted Shu	t Restricting Air F	Flow		
Convector/Radiator	37%			2035	* *	1	\$32,800	
Air Conditioning								
Energy Source				• • • •				
Electricity	100%			2046	* *	1		
Conversion Equipment	1001			000-	-11-			
Split Unit	10%			2035	* * • 			
Window/Wall Unit	5%			2025	\$52,800	1		
No Component	85%							
Distribution Ductwork/Diffusers	10%			LIFE	* *	2	\$44,700	
No Component	90%			LIFE		2	φ ++ ,/00	
	9070							
Ventilation								
/entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$242.600	
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$242,600	
	<u>100%</u> 60%			LIFE 2030	* *	2-5 2	\$242,600 \$5,100	

Plumbing

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

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

Asset # : 4127

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper		,888,000 2040	* *	1		
	Broken, Extent : Moderate, .	00				
	Location : Various Mixing					
	Other Observation, Extent :	Light, Area Affected : 1	00%			
	Location : Mechanical Ro	om				
	Explanation : Triplex Boos	ster Pump Not Operation	nal, Domestic N	lain Val	ve Failed	
HW Heat Exchanger						
Steam Fired	100%	2040	* *	4	\$27,200	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2030	\$77,200	4	\$8,700	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$138,600	
Sprinkler						
No Component	15%					
Generic	85%	2040	* *	1-2	\$65,400	
Fire Pump						
Generic	100%	2033	* *	1	\$51,300	

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

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 : 14-14 HAZ : BRONX : DOC0001 : 405,852 : 03-Feb-20 : Floors 1 	ZEN ST., RIKERS ISLA .050 / 2027 15	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1933 / 2003 : CORRECTION : NONE	
Block	: 2605	Lot : 40	BIN	: 2096863	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture		\$2,821,200		\$202,800
Interior Architect	ure		\$4,819,300		\$7,178,000
Electrical			\$14,205,700		\$17,130,900
Mechanical			\$14,028,700		\$763,100
Total			\$35,874,900		\$25,274,800
Importance Code	А		\$2,821,200		\$930,100
Importance Code	В		\$32,137,400		\$24,158,000
Importance Code	С		\$916,200		\$186,700
Total			\$35,874,900		\$25,274,800
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$44,900			
Interior Architect	ure	\$36,600			\$50,200
Electrical		\$89,600	\$51,700	\$51,700	\$99,100
Mechanical		\$34,900	\$50,600	\$58,800	\$45,900
Total		\$206,000	\$102,300	\$110,500	\$195,200
Importance Code	А	\$45,800			\$12,100
Importance Code		\$160,300	\$102,300	\$110,500	\$183,100
Importance Code	С				
Total		\$206,000	\$102,300	\$110,500	\$195,200



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.

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

Asset # : 2027

			A3361 # . Z					
chitecture		Current Repair Future Replacement				Μ	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls	00/	N	¢72.000	LIPP	* *	5	¢(1,000	
Cast in Place Concrete		Now	\$72,000 Extent : Severe, A	LIFE		5	\$64,900	
	-	-	Extent : Severe, A nical Area And So		<i>ieu</i> . 1070			
			ctent : Severe, Are		$d \cdot 100\%$			
		er valion, E. : Building		и лујесте	<i>a</i> . 10070			
		-	ty Condemned In .	2014				
Masonry: Brick	<u>85%</u>		\$1,637,600	LIFE	* *	5	\$137,900	
Wasoni y. Drick			Extent : Moderal		Affected : 5%	5	\$157,700	
					Locations Throug	hout.		
			xtent : Moderate,		-			
	-				gency Generator C	ourtyard	Facades.	
			nt : Moderate, Are	~	-	2		
			ocations Through					
Masonry: Limestone	2%	Now	\$34,900	LIFE	* *	5	\$2,400	
5			ents, Extent : Ligh	t, Area A	ffected : 10%	-	+)	
	Location	: Various V	Vindow Sills And	Other Lo	cations Throughou	ıt.		
Metal/Glass Curt Wall	5%	Now	\$253,300	LIFE	* *	5	\$15,200	
	Corrosion	/Rusting, Ex	tent : Moderate, A	1rea Affe	cted : 25%			
	Location	e : At Day R	oom Stairs					
	Deteriora	ted Finish, H	Extent : Moderate,	Area Afj	fected : 50%			
	Location	e : At Day R	oom Stairs					
Windows	(00)			2026	ىك يك	-	#2 0,000	
Metal/Detention Type	60%		¢959.200	2036	* *	5	\$20,000	
Metal/Detention Type	40%		\$858,300 t : Moderate, Arec	2046	1. 250/	5	\$6,700	
	-	a : Administr		Ајјестес	1.2570			
			ttent : Moderate, 2	1rea Affe	cted · 50%			
		-			itors Area, Kitche	n And Ste	orage Areas	
			xed, Extent : Mode				age in cust	
	-		rea And Kitchen					
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							

Interior

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

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

Asset # : 2027

Architecture	Current Repair	Current Repair Future Replacement			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior					
Floors					
Cast in Place Concrete	30% Now \$370,800 Broken/Missing Elements, Extent : Seve Location : Auditorium, Commissary, 2 Uneven Substrate, Extent : Severe, Arec	th Block Area Affected : 20%	5	\$396,300	
	Location : Auditorium, Commissary, 2 Other Observation, Extent : Moderate,				
	Location : Basement	Area Affectea . 2076			
	Explanation : Ground Water				
Cast in Place Concrete	5% Now \$30,900 Cracking/Crumbling, Extent : Moderate Location : Kitchen And Storage Areas	00	5	\$66,000	
	Uneven Surface, Extent : Severe, Area	Iffected : 10%			
	Location : D Mechanical Area				
Ceramic Tile	5% Now \$115,200 Worn/Eroded, Extent : Light, Area Affe Location : Toilet Rooms.	2029 \$1,151,500 cted : 10%	5	\$15,100	
Quarry Tile	2% Now \$683,100	2046 **	5	\$9,100	
	Broken/Missing Elements, Extent : Seve Location : Kitchen Area		-	<i></i>	
	Cracking/Crumbling, Extent : Moderate Location : Kitchen Area	e, Area Affected : 50%			
	Water Penetration, Extent : Moderate, .	Area Affected : 20%			
	Location : Kitchen Area				
Terrazzo	10% Now \$552,500	LIFE **	5	\$47,200	
	Horizontal Cracks, Extent : Moderate, Location : Various Locations Through	00		. ,	
Traffic Topping	5%	2026 \$737,000	5	\$37,700	
Vinyl Tile	43% Now \$434,500	2026 \$4,344,900	3	\$97,400	
·	Cracking/Crumbling, Extent : Severe, A	00			
	Location : Auditorium, Corridors And	-	hout Buil	lding.	
	Uneven Substrate, Extent : Severe, Area				
	Location : Corridors, Return Search	lrea In 7th Block, Auditoriu	m		

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

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

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

Asset # : 2027

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Interior Walls								
Concrete Masonry Unit	50%	Now	\$408,000	LIFE	* *	5	\$186,700	
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 2%			
	Location	: Dressing	g Rooms Behind Au	ditorium				
	Diagonal	Cracks, Ex	tent : Severe, Area	Affected	: 2%			
	Location	: Dressing	g Rooms Behind Au	ditorium				
			Extent : Severe, Ar					
	Location	: Dressing	g Rooms Behind Au	ditorium				
	Vertical C	racks, Exte	ent : Moderate, Are	a Affecte	ed : 5%			
	Locatior	: Various	Locations Through	out Bloc	k 1a.			
Glass: Special Gauge	5%			LIFE	* *	1		
Plaster	10%	Now	\$294,800	LIFE	* *	5	\$28,000	
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 20%			
	Location	: Auditori	um And First Floor	· Gun Ar	senal.			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Auditori	um And First Floor	r Gun Ar	senal.			
SGFT/Glazed Masonry	20%			LIFE	* *			
SGFT/Glazed Masonry	15%	4+	\$213,400	LIFE	* *			
5	Staining/L	Discoloring,	Extent : Moderate		ffected : 10%			
	Location	: 7th Bloc	k					
Ceilings								
AcousTileConcealSpLn	5%			2031	* *	5	\$35,500	
AcousTileConcealSpLn	5%			2039	* *	5	\$35,500	
Exposed Concrete	30%			LIFE	* *	5	\$26,600	
Exposed Concrete	5%	Now	\$89,900	LIFE	* *	5	\$4,400	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Locatior	: Visitors	Corridor And Mec	hanical A	1rea Block 7			
	Water Per	etration, E	xtent : Moderate, 2	Area Affe	ected : 10%			
	Location	: Visitors	Corridor					
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	20%	Now	\$746,300	LIFE	* *	5	\$141,900	
	Deformed	/Dented, Ex	ctent : Moderate, A	rea Affe	cted : 20%			
	Location	: Kitchen.						
	Staining/L	Discoloring,	Extent : Moderate	e, Area A	ffected : 30%			
	Location	: Kitchen	And Throughout C	orridors.				
Plaster	10%			LIFE	* *	5	\$35,500	
Plaster	20%	Now	\$879,900	LIFE	* *	5	\$71,000	
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 30%			
	Location	: 7th Bloc	k, Commissary, Gu	n Arsenc	ıl, Visiting Area Ar	nd Varioi	is Locations.	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: 7th Bloc	k And Visitors Area	a				
	Water Per	etration, E	xtent : Severe, Are	a Affecte	d : 25%			
				ntly Leak	ting), Commissary,	Visiting	Area And Various	
	Location	s Through	out Building.					

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

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

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

Asset # : 2027

lectrical		Current Repair Future Replacement				М		
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
nder 600 Volts								
Service Equipment Fused Disc Sw	Location	ervation, 1 : Electric	Extent : Moderate, . al Room 3000 Ampere Mair			5 Building	\$1,700 Is Vacant.	
Transformers						-		
Dry Type	Location	: Electric	Extent : Moderate, . al Room atings Available	2024 Area Affe	\$31,100 ected : 100%	5	\$1,500	
Switchgear / Switchboard Fused Disc Sw	100%			2026	\$961,700	5	\$1,700	
Raceway Conduit	100%			2026	\$1,151,800	1		
Panelboards	10070				+-,101,000	-		
Fused Disc Sw	10%			2025	\$105,900	5	\$900	
Molded Case Bkrs	90%			2025	\$953,100	5	\$9,600	
Wiring Braided Cloth			\$1,242,000 ent : Moderate, Are out	2051 va Affecte	* * ed : 100%	1		
Thermoplastic	30%			2026	\$532,300	1		
Motor Controllers Locally Mounted	30%			2024	¢1.464.200	5	\$800	
Motor Control Center	70%			2024	\$1,464,200	5	\$7,700	
round Grounding Devices Generic	Location			LIFE 4rea Affe	* * ected : 100%	5	\$6,000	
and-by Power	^							
Transfer Switches Automatic	100%			2024	\$265,600	1	\$124,900	
Generators Diesel	Location	: Generat	Extent : Moderate, . or Room - Outside 720 Kilowatt	2022 Area Affe	\$817,800 ected : 100%	1	\$157,200	
Batteries	1							
Lead/Acid	100%			2021	\$3,000	5	\$15,000	
Fuel Storage Main Tank		ervation, 1 : Outside	Extent : Moderate, .	2029 Area Affe	\$96,700 ected : 100%	5	\$11,900	

Lighting

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

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

RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Asset # : 2027

		Asset # : 2	021				
Electrical	Current Repair		Futur	re Replacement	М		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting	0 = 0 (1.0		
Fluorescent	97%		2026	\$12,736,400	10	\$361,100	
		servation, Extent : Light, Area	Affected	1:100%			
		1 : Throughout The Building					
	-	tion : Using T-12 Lamps		* = 0 = 0 0	1.0	.	
HID	3%		2021	\$58,700	10	\$400	
Egress Lighting	(00)		0001	***			
Emergency, Service	60%		2021	\$235,700	1		
Exit, Service	40%		2021	\$106,500	1		
Exterior Lighting	1000/		2021	A2 01 (400	10	¢1.000	
HID	100%		2021	\$3,016,400	10	\$1,200	
larm							
Security System	50%						
No Component Generic	50% 50%		2021	¢1 200 200	1	\$75,800	
Fire/Smoke Detection	30%		2021	\$1,208,200	1	\$75,800	
No Component	30%						
Generic, Analog	3078 70%		2021	\$5,790,600	1-3	\$180,400	
Generic, Analog		vice, Extent : Severe, Area Afj			1-5	\$100,400	
		i : Throughout The Building	cerea : 1	0070			
	2000000						
/lechanical		Current Repair	Futur	re Replacement	М	aintenance	
ystem	% of	Fail Date Estimated Cost	Voor	Estimated Cost	Cyclo	Estimated Cost	Priori
Component	Total	(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	1 1 101 1
Туре		()			(~)		
eating							
Energy Source							
Plant Campus Steam / PRV	100%		2036	* *	1		
	Other Obs	servation, Extent : Severe, Are	a Affecte	ed : 100%			
		1 : Throughout					
		tion : No Access For Survey - Steam May Be Shut Off	Data Sh	own In This Report	t Is From	March 2011	
Conversion Equipment Pres. Reducing	100%		2029	\$495,400	5	\$24,100	

Valve/LP Steam				-		-
	Other Observation, E	Extent : Severe, Are	ea Affected : 100	0%		
	Location : Through	out				
	Explanation : Entir	e Building Is Unoc	cupied With Un	safe Conditio	ons Inside	e - Mechanical
	Systems May Have	Deteriorated Furth	her			
Distribution						
Central Plant Steam	100% Now	\$3,798,400	2036	* *	4	\$20,000
Piping/Pmp						
	Corroded, Extent : Se	evere, Area Affecte	ed : 100%			
	Location : Through	out				
	Leak Evident, Extent	: Severe, Area Aff	ected : 60%			
	Location : Through	out				

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

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

Asset # : 2027

Mechanical		Current Repair Future Replacement			М		
System Component	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре		、 ,			. ,		
eating							
Terminal Devices	400/		2021	¢ 4 007 000		¢100.400	
Air Handler	40%		2021	\$4,207,800	1	\$100,400	
Convector/Radiator	60%		2024	\$2,403,000	1	\$78,700	
ir Conditioning							
Energy Source				at at			
Electricity	100%		2034	* *	1		
Conversion Equipment							
No Component	95%						
Not Accessible	5%						
Terminal Devices							
No Component	95%						
Not Accessible	5%						
Heat Rejection							
No Component	95%						
Not Accessible	5%						
entilation	_						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$226,300	
Exhaust Fans	10070		LIIL		23	\$220,500	
Interior	60%		2021	\$1,596,900	2	\$7,500	
Not Accessible	40%		2021	\$1,390,900	2	\$7,500	
	4070						
umbing							
H/C Water Piping Galvanized Steel	1000/	Now \$1,969,500	2039	* *	1		
Galvanized Steel		Extent : Severe, Area Affecte			1		
			a : 100%				
	Location	: Throughout					
HW Heat Exchanger							
Steam Fired	100%		2046	* *	4	\$60,200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2026	\$114,100	4	\$12,900	
		ervation, Extent : Light, Area				. ,	
		: Basement Mechanical Room					
	Explana	tion : Duplex Units					
Sewage Ejector(s)	<i>r</i>						
Not Accessible	100%						
Fixtures	10070						
Generic	100%						
	100%						
ire Suppression							
Standpipe	10001		0.00 -	ala -0-	1.5	#212 2 25	
Generic	100%		2036	* *	1-5	\$212,200	
Sprinkler							
No Component	95%						
Generic	5%		2036	* *	1-2	\$5,700	

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

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

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

Asset # : 2027

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

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

DEPARTMENT OF CORRECTION - FY 2020 Print Date: 15-Nov-2019

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed		ZEN ST., R 1.110 / 2554 015	ACILITIES N IKERS ISLAN	EW CENTRAL WARE ND Agency's Number Yr Built/Renovated Project Type Landmark Status	HOUSE : N/A : 2002 / : CORRECTION : NONE	
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture			\$334,300		\$380,500
Interior Architect	ture			\$106,300		\$85,000
Mechanical						\$46,800
Total				\$440,600		\$512,300
Importance Code	А			\$334,300		\$380,500
Importance Code				¥ = =)= = =		\$131,800
Importance Code	С			\$106,300		
Total				\$440,600		\$512,300
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture		\$24,900			\$4,400
Interior Architect	ture		\$16,600	\$500		
Electrical			\$17 300	\$7,000	\$4 700	\$5,100

Mechanical \$6,300 \$8,100 Total \$65,100 \$15,600 Importance Code A \$26,400 \$1,400 Importance Code B \$38,700 \$14,100 Importance Code C \$100 \$100		
Total \$65,100 \$15,600 Importance Code A \$26,400 \$1,400		
Total \$65,100 \$15,600	\$7,500	\$7,400
	\$1,400	\$5,800
Mechanical \$6,300 \$8,100	\$9,000	\$13,200
a a a a a a a a a a a a a a a a a a a	\$4,300	\$3,800
Electrical \$17,300 \$7,000	\$4,700	\$5,100



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

\$100

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

chitecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$8,700	
Metal Panel	82%			2046	* *	5-10	\$523,200	
Metal Sect. OHD	3%			2039	* *	5	\$8,700	
Windows						_		
Aluminum	95%		\$129,000	2042	* *	5	\$7,800	
			Extent : Light, Are		d : 25%			
			eling Throughout l					
Metal Louvers	5%			2035	* *	10	\$5,100	
Roof								
Built-Up (BUR)	15%			2031	* *	10	\$24,900	
Metal Panel		Now	\$62,700	2039	* *			
	0		d, Extent : Modera		00			
	Location	a : Overhan	g Above Metal Doe	ors Wher	e It Meets Building	2		
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 3%			
	Location	a : Overhan	g Above Metal Doe	ors Wher	e It Meets Building	2		
erior								
Floors								
Cast in Place Concrete		Now	\$15,900	LIFE	* *	5	\$85,000	
			xtent : Moderate, A		cted : 5%			
	Location	ı : Near Ga	rage Door Entrand	e.				
Vinyl Tile	10%			2031	* *	3	\$1,600	
Interior Walls								
Concrete Masonry Unit	100%	Now	\$106,300	LIFE	* *	5	\$19,400	
	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ted : 5%			
	Location	: Mechani	cal Room / Stairwe	ell				
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$700	2039	* *	5	\$1,100	
	Broken/M	issing Elem	ents, Extent : Ligh	t. Area A	ffected : 2%			
			enis, Brieni . Bign	,				
		: Control .		,, eu				
	Location	: Control	Room.		ed : 2%			
	Location Staining/D	: Control	Room. Extent : Light, Arc		ed : 2%			
Exposed Concrete	Location Staining/L Location	: Control Discoloring, : Control	Room. Extent : Light, Arc	ea Affecti	ed : 2%	5	\$700	
Exposed Concrete	Location Staining/E Location 10%	: Control . Discoloring, : Control .	Room. Extent : Light, Arc	ea Affecto		5	\$700	
Exposed Concrete Exposed Struc: Steel	Location Staining/L Location	: Control . Discoloring, : Control .	Room. Extent : Light, Arc	ea Affecti	* *	5	\$700	
	Location Staining/E Location 10%	: Control . Discoloring, : Control .	Room. Extent : Light, Ard Room.	ea Affecto LIFE LIFE	* *		\$700	
Exposed Struc: Steel	Location Staining/E Location 10%	: Control . Discoloring, : Control . Current !	Room. Extent : Light, Ard Room.	ea Affecto LIFE LIFE Futur	* * * *	Μ		Priori

Service Equipment

Fused Disc Sw

100% 2046 ** 5 Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room

Explanation : Main Service Switch Rated At 400 Amperes

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

	ASSEL # 1 2554									
Electrical	Current Repair Future Replacement					Maintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
Inder 600 Volts										
Transformers	1000/		• • • • •		_	.				
Dry Type	Location	ervation, Extent : Moderate, . : Electrical Room ion : 75 Kilovolt-ampere, 45			5 lt-amper	\$100 e, 480/208/120				
Switchgear / Switchboard Molded Case Bkrs	100%		2046	* *	5	\$800				
Raceway Conduit	100%		2046	* *	1					
Panelboards Molded Case Bkrs	100%		2042	* *	5	\$800				
Wiring Thermoplastic	100%		2046	* *	1					
Motor Controllers Locally Mounted	100%		2039	* *	5	\$200				
round										
Grounding Devices Generic	100%		LIFE	* *	5	\$400				
tand-by Power Transfer Switches Automatic	100%		2039	* *	1	\$8,900				
Generators	10070		2037		1	\$0,700				
Diesel	100%		2035	* *	1	\$11,200				
	Location	ervation, Extent : Moderate, . : Generator Room ion : Emergency Generator I								
Batteries Lead/Acid	100%		2021	\$3,000	5	\$1,100				
Fuel Storage										
Day Tank	Location	ervation, Extent : Moderate, : : Generator Room ion : No Available Nameplat	55		5	\$2,700				
Main Tank	Location	ervation, Extent : Moderate, : Underground ion : 25,000 Rated Capacity	2054 Area Affe	* * ected : 100%	5	\$400				
ighting Interior Lighting										
Interior Lighting Fluorescent		And Fixtures, Extent : Mode : Throughout The Building	2031 rate, Are	* * a Affected : 100%	10	\$7,900				
HID	70%		2031	* *	10	\$700				
Egress Lighting Emergency, Service	50%		2031	* *	1					
Exit, Service	50%		2031	* *	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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

		ASSel # 1					
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Exterior Lighting	1000/		2021	* *	10	#100	
HID	100%		2031	<u>ት</u> ት	10	\$100	
Alarm Security System							
Generic	100%		2031	* *	1	\$10,800	
	Other Obs	ervation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: Throughout The Building					
	Explana	tion : CCTV Surveillance Ca	imeras				
Fire/Smoke Detection	1000/		2021	ate ate	1.0	¢1 5 000	
Generic, Digital	100%	ervation, Extent : Moderate,	2031	* *	1-3	\$17,800	
		ervation, Extent : Moderate, : Throughout The Building	, Area Ajje	cied : 100%			
		tion : Strobe Lights, Manual	Pull Stati	ons Smoke Detecti	ors Horn	ns And Alarm Rells	
·	Linpitanta		1 5		, 110		
Mechanical		Current Repair	Futur	e Replacement	Μ	laintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)	FY		(Yrs)		
Ieating							
Energy Source							
Natural Gas	100%		2052	* *	1		
Conversion Equipment							
Furnace	100%		2031	* *	1	\$14,300	
Air Conditioning							
Energy Source							
Electricity	100%		2048	* *	1		
Conversion Equipment	000/						
No Component	90% 10%						
Not Accessible Terminal Devices	10%						
Air Handler/Dir	10%		2031	* *	1		
Expansion	1070		2031		1		
No Component	90%						
Heat Rejection							
Dry Cooler	10%		2031	* *	2	\$2,000	
No Component	90%						
entilation							
Distribution							
Ductwork/Diffusers		Now \$2,400	LIFE	* *	2-5	\$4,000	
	-	Extent : Moderate, Area Afj	fected : 2%	ó			
		: Warehouse					
No Component	75%						
Exhaust Fans	1.50/		0001	باد بان	2	0100	
Interior	15%		2031	* *	2	\$100 \$400	
Roof	40%		2031	~ ~	2	\$400	
No Component	45%						

Plumbing

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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2046	* *	1		
Water Heater						
Electric	100%	2025	\$46,800	4	\$300	
	Other Observation, Extent : Ligh	t, Area Affected :	100%			
	Location : Closet					
	Explanation : 1-40 Gallon Uni	it				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2034	* *	1	\$1,800	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$14,500	
Sprinkler						
Generic	100%	2052	* *	1-2	\$8,100	
Fire Pump						
Generic	100%	2039	* *	1	\$5,400	

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block)19		: N/A	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec			\$1,508,900		\$891,200
Interior Architect	ure		\$463,700		\$256,700
Electrical					\$471,500
Mechanical					\$1,642,200
Total			\$1,972,600		\$3,261,700
Importance Code	А		\$1,508,900		\$891,200
Importance Code			\$335,700		\$2,311,900
Importance Code	С		\$128,000		\$58,600
Total			\$1,972,600		\$3,261,700
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$25,500			
Interior Architect	ure	\$94,400			\$3,000
Electrical		\$15,500	\$13,000	\$22,200	\$12,900
Mechanical		\$63,600	\$15,600	\$44,400	\$8,900
Elevators/Escalate	ors	\$9,900	\$9,900	\$9,900	\$9,900
Total		\$209,000	\$38,400	\$76,400	\$34,600
Importance Code	А	\$25,500	\$100	\$2,400	
Importance Code	В	\$147,400	\$38,300	\$74,100	\$34,600
Importance Code	С	\$36,000			
Total		\$209,000	\$38,400	\$76,400	\$34,600



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

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

Asset # : 4248

Architecture	Current Repair			Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Metal Panel	100%			2040	* *	5-10	\$853,900	
Windows Metal/Detention Type	Broken/M	Now issing Elem : Through	\$799,900 eents, Extent : Mod out	2040 erate, Ar	* * ea Affected : 10%	5	\$37,300	
Parapets Metal Rail		2-4 ed Finish, : Through	\$25,500 Extent : Moderate, out	2043 Area Afj	* * fected : 50%	5	\$17,300	
Roof IRMA/Protected Membrane	100%	Now	\$709,000	2040	* *			
	Location Vegetation Location Water Pen	: Various Growth, I : Through	Extent : Light, Area out xtent : Moderate, A	Affected	1 : 10%			
iterior								
Floors Cast in Place Concrete	Horizonta	Now l Cracks, E : Mechani	\$18,200 xtent : Moderate, A cal Rooms	LIFE 1rea Affe	* * cted : 10%	5	\$38,900	
Ceramic Tile	5%			2039	* *	5	\$5,900	
Raised Access Floor	Loose/Del		\$143,800 e, Extent : Severe, A Control Rooms	2033 Irea Affe	* * cted : 50%	5	\$11,100	
Terrazzo	60%	0		LIFE	* *	5	\$111,100	
Traffic Topping	15%			2035	* *	5	\$22,200	
Interior Walls Concrete Masonry Unit	Vertical C		\$128,000 nt : Light, Area Afj · And Stairways	LIFE fected : 5	**	5	\$58,600	
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Security Bars	5%			LIFE	* *	10	\$2,300	
Steel Plate	25%			LIFE	* *	5	\$67,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Asset # : 4248

		A3	3Cl # . 4/	240				
Architecture		Current Repai	r	Futur	e Replacement	М	aintenance	
System Component Type	% of F	ail Date Esti (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
nterior								
Ceilings								
Exposed Concrete	20%			LIFE	* *	5-10	\$29,600	
Exposed Struc: Steel	5%			LIFE	* *	10	\$11,900	
Gypsum Board	5%		\$2,400	LIFE	**	5	\$7,400	
		ing Elements, Maintenance A		t, Area A	ffected : 10%			
Metal Panel	70%	Now	\$136,300	LIFE	* *	5	\$103,700	
		usting, Extent Bathrooms An	-	Affected	: 20%			
Electrical		Current Repai	r	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	3	\$300	
	Location :	vation, Extent Outdoors n : One 600 A						
Transformers			1					
Dry Type	100%			2035	* *	3	\$400	
Feeders								
Cable	100%			2038	* *	1		
Raceway								
Conduit	100%			2040	* *	1		
Inder 600 Volts								
Service Equipment	1000/			2040	* *	5	\$400	
Air Circuit Breaker	100% Other Obser	vation, Extent	· Light Area	2040 Affected		5	\$400	
		Electrical Roc	-	лујестей	. 10070			
				One 1.6	00 Amperes Main	Disconn	ect Switches	
Transformers			-T	1,0				
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	
Fround	10070			2000		5	φ500	

Ground

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

Asset # : 4248

	ASSE	et # : 4248				
Electrical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						•
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,300	
Stand-by Power						
Transfer Switches	1000/	2025	* *	1	¢ 2 4 400	
Automatic Generators	100%	2035		1	\$24,400	
Diesel	100%	2033	* *	1	\$30,700	
Dieser	Other Observation, Extent : L		· 100%	1	\$50,700	
	Location : Outdoors	Sin, in ca hyjeerea	. 100/0			
	Explanation : One 900 Kilov	vatts Capacity				
Batteries		* ·				
Lead/Acid	100%	2023	\$3,000	5	\$2,900	
Fuel Storage						
Day Tank	50%	2038	* *	5	\$7,300	
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location : At Generator	<i>a</i>				
	Explanation : One 275 Galle		* *		<u> </u>	
Main Tank	50%	2045		5	\$1,200	
	Other Observation, Extent : L. Location : Outside Vault	igni, Area Ajjeciea	: 100%			
	Explanation : One 10,000 G	allons Canacity				
Lighting	Explanation : One 10,000 G	unons Cupucity				
Interior Lighting						
Under Construction	100%					
Egress Lighting						
Emergency, Service	50%	2035	* *	1		
Exit, Service	50%	2030	\$26,000	1		
Exterior Lighting						
LED	100%	2038	* *			
	Recent Installation, Extent : L		: 100%			
	Location : Roof And Buildin	g Perimeter				
Arrestors/Cabling						
Arresters/Cabling Generic	100%	2045	* *	5	\$2,300	
Alarm	100/0	2043		5	\$2,300	
Security System						
Generic	100%	2030	\$471,500	1	\$29,600	
	Other Observation, Extent : L				÷ -)	
	Location : Throughout The I	Building				
	Explanation : CCTV Surveil	lance System				
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$48,800	
Mechanical	Current Repair	Future	Replacement	м	aintenance	
System						Detter
Component	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	ittai (ittais)	1 1		(113)		

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

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

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

Asset # : 4248

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%		2040	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2033	* *	5	\$4,700	
Distribution Central Plant Steam Piping/Pmp	100%		2050	* *	4	\$5,900	
Terminal Devices Air Handler Convector/Radiator	80% 20%		2030 2043	\$1,642,200	1 1	\$39,200 \$5,100	
Air Conditioning	2070		2043		1	\$5,100	
Energy Source Electricity	100%		2046	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	2%		2031	* *	2	\$100	
No Component	98%						
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	\$128,800	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$69,900	
Exhaust Fans	200/		2025	ىكە يەلە	•	¢ 5 00	
Interior	20%	2.4 \$2.000	2035	* *	2	\$500 \$1.600	
Roof		2-4 \$3,900 ning, Extent : Light, Area Af : 2 Of 39 Units Defective On			2	\$1,600	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2050	* *	1		
HW Heat Exchanger Steam Fired	100%		2050	* *	4	\$11,700	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping				* *			
Cast Iron Sump Pump(s)	100%		LIFE		1		
Non-Submersible Fixtures	100%		2030	\$22,300	4	\$2,500	
Generic Vertical Transport	100%						

Vertical Transport

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

Asset # : 4248

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

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

DEPARTMENT OF CORRECTION - FY 2020 Print Date: 15-Nov-2019

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 : 16-16 HAZ : BRONX : DOC0001.0 : 136,605 : 05-Jan-201 			: N/A	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture		\$2,060,700		\$532,300
Interior Architect	ure		\$839,400		\$924,200
Electrical			\$37,600		\$7,762,900
Mechanical			\$294,300		\$3,869,600
Total			\$3,232,000		\$13,089,000
Importance Code	А		\$2,060,700		\$699,000
Importance Code			\$1,171,300		\$12,295,500
Importance Code	С				\$94,500
Total			\$3,232,000		\$13,089,000
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$15,800			
Interior Architect	ure	\$51,000			
Electrical		\$32,200	\$21,000	\$23,300	\$29,000
Mechanical		\$39,500	\$25,500	\$30,300	\$23,000
Elevators/Escalat	ors	\$49,300	\$49,300	\$49,300	\$49,300
Total		\$187,800	\$95,800	\$102,900	\$101,300
Importance Code	А	\$19,600			\$100
Importance Code	В	\$136,400	\$95,800	\$102,900	\$101,200
Importance Code	С	\$31,900			
Total		\$187,800	\$95,800	\$102,900	\$101,300



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

Asset # : 4249

Architecture	Current Repair	- Futu	re Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior						
Exterior Walls						
Metal Panel		\$180,800 2036	* *	5	\$478,900	
	Deformed/Dented, Extent :					
	Location : Corridor Conn	-	-			
	Staining/Discoloring, Exter		-			
W7' 1	Location : Northwest Fac	aaes Ana various Lo	cations On The Sol	iineasi F	acaaes.	
Windows Matal/Datantian Tyma	100% Now	\$572,100 2036	* *	5	\$52 400	
Metal/Detention Type	Air Infiltration, Extent : Ma	. ,	d · 150/	5	\$53,400	
	Location : Throughout	<i>fuer uie</i> , <i>meu mjeere</i>	4.1570			
	Broken/Missing Elements, I	Extent : Moderate. Al	ea Affected : 2%			
	Location : Main Corridor					
	Glazing Broken/Cracked, E		-			
	Location : Corridors					
Parapets						
Metal Rail	100% Now	\$15,800 2031	* *	5	\$21,400	
	Deteriorated Finish, Extent	t : Light, Area Affecte	ed : 15%			
	Location : Throughout					
Roof	1000/ 11 0		* *			
Built-Up (BUR)		1,307,800 2036				
	Blisters, Extent : Moderate, Location : Central Core F			out		
	Grvl/Blst Miss/Disp, Extent	• •	-	011.		
	Location : All Roofs	. <i>Mouer are, mea m</i>	<i>fecteu</i> : <i>5570</i>			
	Miss/Damaged Flashings, I	Extent · Moderate. A	ea Affected · 10%			
	Location : At Bulkhead D		ea 199eerea : 1070			
	Ponding, Extent : Moderate	e, Area Affected : 20%	6			
	Location : Over Southwes			Through	nout.	
	Water Penetration, Extent :	Moderate, Area Affe	ected : 20%			
	Location : Main Corridor	, Control Rooms And	Various Locations	Through	hout.	
erior						
Floors		\$100 \$ 00	. ·	-	ha • • • • •	
Cast in Place Concrete		\$188,300 LIFE	**	5	\$201,300	
	Horizontal Cracks, Extent :		ected : 15%			
	Location : Throughout Ba Water Penetration, Extent :		atad • 100/			
	Location : Mechanical Ro	00		rough Ta	Floor Relow	
				-		
Raised Access Floor	5% Now Loose/Delam Surface, Exte	\$248,000 2029	\$495,900	5	\$19,200	
	Loose/Delam Surface, Exten Location : In All Housing	00	cieu . 50%			
Towngrad			* *	5	\$55.000	
Terrazzo Traffic Topping	35% 15%	LIFE 2031	* *	5 5	\$55,900 \$38,300	
Traffic Topping	1 J 70	2031		3	\$38,30U	

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

Asset # : 4249

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior				•				•
Interior Walls								
Cast in Place Concrete	45%			LIFE	* *			
Concrete Masonry Unit	23%			LIFE	* *	5	\$43,500	
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Panel	3%			LIFE	* *			
Metal: Cage/Fence	6%			LIFE	* *			
Steel Plate	18%		\$31,900	LIFE	* *	5	\$51,000	
		-	Extent : Light, Area					
	Location	: Exposed	Steel On Perimete	r Walls I	n Stair Shafts.			
Ceilings						_	* • • • • • •	
Exposed Concrete	47%			LIFE	* *	5	\$15,000	
Exposed Struc: Steel	8%		¢ 402 100	LIFE	* *	-		
Metal Panel	30%		\$403,100	LIFE	* *	5	\$76,700	
			nents, Extent : Mod	erate, Ar	ea Affected : 10%			
		: Control		4 4.00	1 150/			
		-	Extent : Moderate, A	area Affe	cted : 15%			
		: Control		1	-4-1.100/			
		: Control	Extent : Moderate, 2	irea Ajje	ciea : 10%			
	Location	Control	Rooms.					
D1	1.50/			TIPE	باب باب	-	¢10.000	
Plaster			Extent : Light, Area			5	\$19,200	
	Other Obs Location	: Above C tion : Spray	ommon Areas In C ved Coating	Affected ell Block	s : 100%	5	\$19,200	
Plaster	Other Obs Location	: Above C	ommon Areas In C ved Coating	Affected ell Block	: 100%	-	\$19,200 aintenance	
lectrical	Other Obs Location	: Above C tion : Spray Current	ommon Areas In C ved Coating	Affected ell Block Futur	s : 100%	М		Priori
lectrical ^{/stem} Component	Other Obs Location Explanat	: Above C tion : Spray Current I Fail Date	'ommon Areas In C ved Coating Repair	Affected ell Block Futur Year	: 100% s	M Cycle	aintenance	Priori
lectrical /stem Component Type	Other Obs Location Explanat	: Above C tion : Spray Current I Fail Date	'ommon Areas In C ved Coating Repair	Affected ell Block Futur Year	: 100% s	M Cycle	aintenance	Priori
lectrical /stem Component Type /er 600 Volts	Other Obs Location Explanat	: Above C tion : Spray Current I Fail Date	'ommon Areas In C ved Coating Repair	Affected ell Block Futur Year	: 100% s	M Cycle	aintenance	Priori
lectrical /stem Component Type /er 600 Volts Service Equipment	Other Obs Location Explanat % of Total	: Above C tion : Spray Current Fail Date (Years)	Tommon Areas In C ved Coating Repair Estimated Cost	Affected ell Block Futur Year FY 2036	e Replacement Estimated Cost	M Cycle (Yrs)	aintenance Estimated Cost	Priori
lectrical /stem Component Type /er 600 Volts Service Equipment	Other Obs Location Explanat % of Total	: Above C tion : Spray Current Fail Date (Years)	Tommon Areas In C ved Coating Repair Estimated Cost	Affected ell Block Futur Year FY 2036	e Replacement Estimated Cost	M Cycle (Yrs)	aintenance Estimated Cost	Priori
lectrical ⁷ stem Component Type ⁷ er 600 Volts Service Equipment Fused Disc Sw	Other Obs Location Explana % of Total	: Above C tion : Spray Current I Fail Date (Years)	Tommon Areas In C ved Coating Repair Estimated Cost	Affected ell Block Futur Year FY 2036 Area Affe	e Replacement Estimated Cost ** ected : 100%	M Cycle (Yrs)	aintenance Estimated Cost	Priori
lectrical /stem Component Type /er 600 Volts Service Equipment Fused Disc Sw Transformers	Other Obs Location Explanat % of Total 100% Other Obs Location Explanat	: Above C tion : Spray Current I Fail Date (Years)	Tommon Areas In C wed Coating Repair Estimated Cost Extent : Moderate, A al Room	Affected ell Block Futur Year FY 2036 Area Affe Disconn	e Replacement Estimated Cost ** ected : 100% ect Switch	M Cycle (Yrs)	aintenance Estimated Cost \$600	Priori
lectrical ⁷ stem Component Type ⁷ er 600 Volts Service Equipment Fused Disc Sw	Other Obs Location Explanat % of Total 100% Other Obs Location Explanat	: Above C tion : Spray Current Fail Date (Years) ervation, E : Electrication : One	Tommon Areas In C ved Coating Repair Estimated Cost Extent : Moderate, A al Room 600 Amperes Main	Affected ell Block Futur Year FY 2036 Area Affe Disconn 2031	e Replacement Estimated Cost ** ected : 100% ect Switch **	M Cycle (Yrs)	aintenance Estimated Cost	Priori
lectrical /stem Component Type /er 600 Volts Service Equipment Fused Disc Sw Transformers	Other Obs Location Explana. % of Total 100% Other Obs Location Explana. 100% Other Obs	: Above C tion : Spray Current Fail Date (Years) ervation, E : Electrica tion : One	Tommon Areas In C ved Coating Repair Estimated Cost Extent : Moderate, A al Room 600 Amperes Main Extent : Moderate, A	Affected ell Block Futur Year FY 2036 Area Affe Disconn 2031	e Replacement Estimated Cost ** ected : 100% ect Switch **	M Cycle (Yrs) 3	aintenance Estimated Cost \$600	Priori
lectrical /stem Component Type /er 600 Volts Service Equipment Fused Disc Sw Transformers	Other Obs Location Explana. % of Total 100% Other Obs Location Explana. 100% Other Obs Location	E: Above C tion : Spray Current Fail Date (Years) ervation, E : Electrica tion : One	Tommon Areas In C ved Coating Repair Estimated Cost Extent : Moderate, A al Room 600 Amperes Main Extent : Moderate, A al Room	Affected ell Block Futur Year FY 2036 Area Affe Disconn 2031 Area Affe	e Replacement Estimated Cost ** ected : 100% ect Switch **	M Cycle (Yrs) 3	aintenance Estimated Cost \$600	Priori
lectrical /stem Component Type /er 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type	Other Obs Location Explana. % of Total 100% Other Obs Location Explana. 100% Other Obs Location	E: Above C tion : Spray Current Fail Date (Years) ervation, E : Electrica tion : One	Tommon Areas In C ved Coating Repair Estimated Cost Extent : Moderate, A al Room 600 Amperes Main Extent : Moderate, A	Affected ell Block Futur Year FY 2036 Area Affe Disconn 2031 Area Affe	e Replacement Estimated Cost ** ected : 100% ect Switch **	M Cycle (Yrs) 3	aintenance Estimated Cost \$600	Priori
Iectrical /stem Component Type /er 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Feeders	Other Obs Location Explana % of Total 100% Other Obs Location Explana 100% Other Obs Location Explana	E: Above C tion : Spray Current Fail Date (Years) ervation, E : Electrica tion : One	Tommon Areas In C ved Coating Repair Estimated Cost Extent : Moderate, A al Room 600 Amperes Main Extent : Moderate, A al Room	Affected ell Block Futur Year FY 2036 Area Affe Disconn 2031 Area Affe ere, 4,16	e Replacement Estimated Cost Estimated Cost ** ected : 100% ect Switch ** ected : 100%	M Cycle (Yrs) 3	aintenance Estimated Cost \$600	Priori
lectrical /stem Component Type /er 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Feeders Cable	Other Obs Location Explana. % of Total 100% Other Obs Location Explana. 100% Other Obs Location	E: Above C tion : Spray Current Fail Date (Years) ervation, E : Electrica tion : One	Tommon Areas In C ved Coating Repair Estimated Cost Extent : Moderate, A al Room 600 Amperes Main Extent : Moderate, A al Room	Affected ell Block Futur Year FY 2036 Area Affe Disconn 2031 Area Affe	e Replacement Estimated Cost ** ected : 100% ect Switch **	M Cycle (Yrs) 3	aintenance Estimated Cost \$600	Priori
lectrical /stem Component Type /er 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Feeders	Other Obs Location Explana % of Total 100% Other Obs Location Explana 100% Other Obs Location Explana	E: Above C tion : Spray Current Fail Date (Years) ervation, E : Electrica tion : One	Tommon Areas In C ved Coating Repair Estimated Cost Extent : Moderate, A al Room 600 Amperes Main Extent : Moderate, A al Room	Affected ell Block Futur Year FY 2036 Area Affe Disconn 2031 Area Affe ere, 4,16	e Replacement Estimated Cost Estimated Cost ** ected : 100% ect Switch ** ected : 100%	M Cycle (Yrs) 3	aintenance Estimated Cost \$600	Priori

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.

RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX

Asset #: 4249

Electrical	Current Repair	Future R	eplacement	Μ	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	5	\$600	
	Other Observation, Extent : M		d : 100%			
	Location : Electrical Room A					
	Explanation : One 2500 Amp	pere And Two1600 Am	pere Main Dis	connect S	Switches	
Transformers						
Dry Type	100%	2031	* *	5	\$500	
	Other Observation, Extent : M		d : 100%			
	Location : Electrical And Ge					
	Explanation : Two 75 Kilovo	olt-ampere, 480pri - 20)8/120sec			
Switchgear / Switchboard				_	†• < • • •	
Molded Case Bkrs	100%	2036	* *	5	\$3,600	
Raceway	1000/	2026	* *			
Conduit	100%	2036	~ ~	1		
Panelboards	100/	2024	ىك بك	-	*2 00	
Fused Disc Sw	10%	2034	* *	5	\$300	
Molded Case Bkrs	90%	2034	* *	5	\$3,200	
Wiring						
Thermoplastic	100%	2036	* *	1		
Motor Controllers				_	****	
Locally Mounted	100%	2031	* *	5	\$900	
round						
Grounding Devices	1000/	I IDD	ate ate	-	#2 000	
Generic	100%	LIFE	* *	5	\$2,000	
tand-by Power						
Transfer Switches	1000/	2021	ىك بك		* 12 000	
Automatic	100%	2031	* *	1	\$42,000	
Generators		• • • •			* - • • • •	
Diesel	100%	2029	\$347,200	1	\$52,900	
	Other Observation, Extent : M		d : 100%			
	Location : Mechanical Room					
	Explanation : Two 1100 Kild	owatt				
Batteries	1000/	2021	#2 000	-	¢ 5 100	
Lead/Acid	100%	2021	\$3,000	5	\$5,100	
Fuel Storage	500/	2024	* *	-		
Day Tank	50%	2034		5	\$12,700	
	Other Observation, Extent : M	oderate, Area Affected	d : 100%			
	Location : Generator Room					
$\mathbf{x} \cdot = \mathbf{x}$	Explanation : Two 275 Galle					
Main Tank	50%	2041	* *	5	\$2,000	
	Other Observation, Extent : M	oderate, Area Affected	d : 100%			
	Location : Underground					
	Explanation : Using Two 2,5	00 Gallons				

Lighting

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

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

RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX

Asset #: 4249

		A5561#.4	249				
Electrical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	65%		2026	\$2,872,700	10	\$81,400	
	Location	rervation, Extent : Light, Area 1 : Throughout The Building tion : T-12 Lamps	Affectea	1 : 100%			
Fluorescent	30%		2034	* *	10	\$37,600	
	-	s And Fixtures, Extent : Mode 1 : Throughout The Building	rate, Are	ea Affected : 100%			
HID	5%		2026	\$32,900	10	\$200	
Egress Lighting							
Emergency, Service	10%		2034	* *	1		
Emergency, Service	70%		2026	\$92,600	1		
Exit, Service	20%		2026	\$17,900	1		
Exterior Lighting HID	100%		2026	\$1,015,300	10	\$400	
ightning Protection							
Arresters/Cabling							
Generic	100%		2041	* *	5	\$4,000	
Security System No Component Generic	30% 70%		2026	\$569,300	1	\$35,700	
Fire/Smoke Detection Generic, Analog	100%		2026	\$2,784,400	1-3	\$84,200	
lechanical		Current Repair	Futur	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating Energy Source Plant Campus Steam / PRV	100%		2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	0-2 \$3,300	2029	\$166,800	5	\$4,100	
		ent, Extent : Light, Area Affec 1 : First Floor Mechanical Eq					
Distribution Central Plant Steam Piping/Pmp	100%		2046	* *	4	\$10,100	
Terminal Devices							
Air Handler	100%		2026	\$3,540,700	1	\$84,500	
ir Conditioning Energy Source Electricity	100%		2042	* *	1		

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

Asset # : 4249

echanical		Current Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
r Conditioning							
Conversion Equipment							
Reciprocating	2%		2031	* *	1	\$1,300	
Compr/Chiller							
No Component	98%						
Terminal Devices	20/		0001				
Air Handler/Dir	2%		2031	* *	1		
Expansion	000/						
No Component	98%						
Heat Rejection	20/		2031	* *	2	¢1.000	
Air Cooled Condenser Unit	2%		2031		2	\$1,900	
No Component	98%						
ntilation	7070						
Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$76,200	
Exhaust Fans	10070		Ell E		20	\$70,200	
Interior	80%		2031	* *	2	\$3,300	
Roof	20%		2031	* *	2	\$800	
umbing							
H/C Water Piping							
Brass/Copper	100%	0-2 \$93,900	2046	* *	1		
	Pump(s) N	Ialfunctioning, Extent : Seve	re, Area A	ffected : 65%			
	Location	: First Floor Mechanical Re	oom, 2 Of	3 Defective Pumps	5		
	Other Obs	ervation, Extent : Light, Are	a Affected	: 100%			
	Location	: Basement					
	Explana	tion : Triplex Booster Pumps					
HW Heat Exchanger							
Steam Fired		Now \$200,500	2056	* *	4	\$6,800	
	-	erable, Extent : Moderate, Ar					
		: First Floor Mechanical Ed	quipment I	Room, 1 Of 2 Defe	ctive Inst	anteous Hot	
Sterne Eined	-	eat Exchanger	2026	* *	4	¢< 000	
Steam Fired	50%		2036		4	\$6,800	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Cast from		ent, Extent : Moderate, Area			1		
		: Observed On Basement Le			ner Floo	rs	
	Locuion	. Goserveu On Dusement Le	vei, Leuk	, originate on Op		0	
Storm Drain Dining				* *	1		
Storm Drain Piping	100%		LIEE		1		
Cast Iron	100%		LIFE		-		
Cast Iron Sump Pump(s)				* *	4	\$2 000	
Cast Iron Sump Pump(s) Non-Submersible	100% 100%		LIFE 2031		4	\$2,900	
Cast Iron Sump Pump(s) Non-Submersible Backflow Preventer	100%		2031				
Cast Iron Sump Pump(s) Non-Submersible	100%	ervation. Extent : Light. Are.	2031 2031	* *	4	\$2,900 \$8,400	
Cast Iron Sump Pump(s) Non-Submersible Backflow Preventer	100% 100% Other Obs	ervation, Extent : Light, Are : First Floor Mechanical Ro	2031 2031 a Affected	* *			
Cast Iron Sump Pump(s) Non-Submersible Backflow Preventer	100% 100% Other Obs Location	: First Floor Mechanical Re	2031 2031 a Affected pom	* * * * ' : 50%	1		
Cast Iron Sump Pump(s) Non-Submersible Backflow Preventer	100% 100% Other Obs Location	-	2031 2031 a Affected pom	* * * * ' : 50%	1		

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

Asset # : 4249

Mechanical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected : 1	100%			
	Location : 2 Units From Basement To			st To 5th	Floor	
	Explanation : 5 Units	0	0 0 0 0 0 0 0 0 0 0		1 1001	
Eine Summagian	Explanation : 5 Onlis					
Fire Suppression						
Standpipe	1000/				* < > > > > > > > > > >	
	100%		* *			
Generic	10070	2046		1-5	\$68,900	
Sprinkler	10070	2040		1-3	\$68,900	
	100%	2046	* *	1-3	\$68,900	
Sprinkler					<i>+)</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.

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 : 15-00 HAZE : BRONX : DOC0001.03 : 87,169 : 01-Aug-2019 			ENTER (NIC) : N/A : 1935 / 1990 : CORRECTION : NONE : 2096863	
CAPITAL Exterior Architect Interior Architectu Electrical Mechanical			FY 2021 - 2024 \$9,123,400 \$1,834,800		FY 2025 - 2030 \$213,200 \$1,542,700 \$400,700 \$1,949,200
Total			\$10,958,200		\$4,105,700
Importance Code Importance Code Importance Code	В		\$9,123,400 \$1,358,800 \$475,900		\$286,000 \$3,782,000 \$37,700
Total			\$10,958,200		\$4,105,700
EXPENSE Exterior Architect	ure	FY 2021 \$47,500	FY 2022	FY 2023	FY 2024
Interior Architectu Electrical Mechanical Elevators/Escalato	ıre	\$96,100 \$17,100 \$80,900 \$13,800	\$14,200 \$11,900 \$13,800	\$22,900 \$21,800 \$13,800	\$7,300 \$15,300 \$12,300 \$13,800
Total		\$255,400	\$39,900	\$58,500	\$48,800
Importance Code Importance Code Importance Code	В	\$47,500 \$141,500 \$66,500	\$39,900	\$2,600 \$55,900	\$48,800
Total		\$255,400	\$39,900	\$58,500	\$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.

Asset # : 2029

Current	e Replacement	ent Maintenance				
	-					Priorit
		LIFE erate, Ar	* * ea Affected : 25%	5	\$32,000	
		LIFE Area Affe	* * ected : 50%	5	\$108,900	
•		2040 Affected	* * l : 10%	5	\$19,200	
-		2035 Area Affe	* * cted : 25%	5	\$5,600	
Location : Through	nt : Severe, Area A <u>j</u> out	,		5	\$68,400	
-			eu 11,1 ee ee ee ee			
Thermally Inefficient	, Extent : Severe, A	rea Affeo	cted : 100%			
			* *			
5570		2033		5-10	\$57,100	
Location : 6th Floo Water Penetration, E	r Roof Extent : Moderate, A					
		2035 1rea Affe	* * cted : 20%			
25% Now	\$574,000 Extent : Severe, Are	2040 a Affecte	* * d : 25%			1
	% of Total Fail Date (Years) 5% Now Broken/Missing Elem Location : Window 85% Now Jnt Mortar Miss/Eroo Location : Through 8% Now Deformed/Dented, E: Location : Female I 2% Now Corrosion/Rusting, E Location : Exterior 100% Now Air Infiltration, Exter Location : Through Broken/Missing Elem Location : Through Broken/Missing Elem Location : Through 50% 15% 35% 65% Now Miss/Damaged Flash Location : Through 10% Now Water Penetration, E Location : Through 10% Now Water Penetration, E Location : Through 10% Now Water Penetration, E Location : Through 10% Now Water Penetration, E Location : Through 10% Now Water Penetration, E Location : Through 10% Now	Total (Years) 5% Now \$71,100 Broken/Missing Elements, Extent : Model Location : Window Sills 85% Now \$1,293,100 Jnt Mortar Miss/Erod, Extent : Severe, Alectation : Throughout 8% Now \$14,500 Deformed/Dented, Extent : Severe, Areal Location : Female Locker Room 2% Now \$5,700 Corrosion/Rusting, Extent : Moderate, Alectation : Female Locker Room 2% Now \$5,866,700 Air Infiltration, Extent : Severe, Area Age Location : Throughout Broken/Missing Elements, Extent : Moderate, Alectation : Throughout Broken/Missing Elements, Extent : Moderate, Alectation : Throughout So% 100% Now \$1,279,200 Miss/Damaged Flashings, Extent : Light Location : 6th Floor Roof Water Penetration, Extent : Moderate, Alectation : Throughout 10% Now \$39,400 Water Penetration, Extent : Moderate, Alectation : Throughout 10% Now \$39,400 Water Penetration, Extent : Moderate, Alectation : Throughout 10% Now \$39,400 Water Penetration, Extent : Severe, Areal Alectation : Throughout 10% Now \$574,000	% of Total Fail Date (Years) Estimated Cost FY 5% Now \$71,100 LIFE Broken/Missing Elements, Extent : Moderate, Ar Location : Window Sills 85% Now \$1,293,100 LIFE Jnt Mortar Miss/Erod, Extent : Severe, Area Affe Location : Throughout 8% Now \$14,500 2040 Deformed/Dented, Extent : Severe, Area Affected Location : Female Locker Room 2% Now \$5,700 2035 Corrosion/Rusting, Extent : Moderate, Area Affected Location : Exterior Egress Stairs 100% Now \$5,866,700 2040 Air Infiltration, Extent : Severe, Area Affected : Location : Throughout Broken/Missing Elements, Extent : Moderate, Are Location : Throughout Thermally Inefficient, Extent : Severe, Area Affected : Location : Throughout 50% LIFE 15% 2050 35% 2035 65% Now \$1,279,200 2040 Miss/Damaged Flashings, Extent : Light, Area Affectorian : Throughout Life 10% Now \$39,400 2035 65% Now \$1,279,200 2040	% of TotalFail Date (Years)Year FYEstimated Cost FY5%Now\$71,100LIFE**Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Window Sills**85%Now\$1,293,100LIFE**Jot Mortar Miss/Erod, Extent : Severe, Area Affected : 50% Location : Throughout2040**8%Now\$14,5002040**Deformed/Dented, Extent : Severe, Area Affected : 10% Location : Female Locker Room2040**2%Now\$5,7002035**Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Exterior Egress Stairs2040**100%Now\$5,866,7002040**Air Infiltration, Extent : Severe, Area Affected : 25% Location : Throughout2050**Broken/Missing Elements, Extent : Moderate, Area Affected : 100% Location : Throughout2050**50%LIFE****15%2050****65%Now\$1,279,2002040**Miss/Damaged Flashings, Extent : Light, Area Affected : 5% Location : Ght Floor Roof2035**Mater Penetration, Extent : Moderate, Area Affected : 25% Location : Throughout****10%Now\$39,4002035**25%Now\$574,0002040**Water Penetration, Extent : Moderate, Area Affected : 20% Location : Throughout**25%Now\$574,0002040**	% of Total Total (Years)Year (Years)Estimated Cost (Yrs)Cycle (Yrs)5%Now\$71,100LIFE**5Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Window SillsS5%Now\$1,293,100LIFE**5Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Window SillsS5%Now\$1,293,100LIFE**5Both Mortar Miss/Erod, Extent : Severe, Area Affected : 50% Location : ThroughoutS5,7002040**5Deformed/Dented, Extent : Severe, Area Affected : 10% Location : Female Locker RoomCorrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Exterior Egress Stairs100%Now\$5,7002040**5Air Infiltration, Extent : Severe, Area Affected : 25% Location : ThroughoutSome affected : 25% Location : ThroughoutSome affected : 25% Location : ThroughoutBroken/Missing Elements, Extent : Moderate, Area Affected : 100% Location : ThroughoutSome affected : 100% Location : Throughout50% Location : ThroughoutLIFE thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout**50% Some \$1,279,2002040 the some affected : 5% Location : 6th Floor Roof**Mater Penetration, Extent : Moderate, Area Affected : 25% Location : Throughout**10%Now \$39,4002035 2035 ****10%Now S39,4002035 2035 ****Mater Penetration, Extent : Moderate, Area Affected : 20% Location :	% of Fail Date Estimated Cost Total Year Estimated Cost FY Cycle (Yrs) Estimated Cost (Yrs) 5% Now \$71,100 LIFE ** 5 \$32,000 Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Window Sills \$\$108,900 \$\$108,900 85% Now \$1,293,100 LIFE ** 5 \$\$108,900 Jnt Mortar Miss/Eod, Extent : Severe, Area Affected : 50% Location : Throughout \$\$\$0 Now \$\$\$14,500 2040 ** 5 \$\$\$19,200 Deformed/Deted. Extent : Severe, Area Affected : 10% Location : Female Locker Room \$\$\$\$\$00 \$\$\$\$\$00 \$

Interior

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

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

Asset # : 2029

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	Horizontal	Now Cracks, E : Basemer	\$13,400 Extent : Light, Area at	LIFE Affected	**	5	\$28,500	
Ceramic Tile	Cracking/0	-	\$49,800 Extent : Moderate at And Throughout		•	5	\$3,300	
Terrazzo	25%	Now	\$596,800	LIFE	* *	5	\$25,500	
	-	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 40%			
Traffic Topping	15%			2030	\$477,700	5	\$24,500	
Vinyl Tile	45%	Now	\$491,200	2030	\$982,400	3	\$22,000	
	Worn/Erod	: Through led, Extent : Through	: Moderate, Area	Affected	: 50%			
Interior Walls								
Ceramic Tile	Broken/Mi	Now ssing Elem : Through	\$64,000 eents, Extent : Ligh out	2033 t, Area A	* * ffected : 10%	5	\$11,800	
Concrete Masonry Unit	Broken/Mi Location Vertical Ci	: Through	ent : Light, Area Afj			5	\$37,700	
Glass: Single Pane	4%			LIFE	* *	5	\$14,100	
Metal Security Bars	10%			LIFE	* *	10	\$4,700	
Plaster	Cracking/O Location Water Pen	: Stairway etration, E	xtent : Light, Area			5	\$12,700	
		: At Vario	us Dormitories					
SGFT/Glazed Masonry	18%			LIFE	* *	10	\$21,200	
Ceilings							.	
AcousTileSusp.Lay-In	10%			2035	* *	5	\$13,000	
Exposed Concrete	25%			LIFE	* *	5-10	\$40,800	
Metal Panel	10%			LIFE	* *	5	\$32,600	
Plaster	Cracking/0	Now Crumbling, : Through	\$185,400 Extent : Moderate	LIFE , Area Aj	* * ffected : 25%	5	\$44,800	

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

Under 600 Volts

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

Asset # : 2029

P 1 () 1 								
Electrical		Current F	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2030	\$72,800	5	\$400	
		ervation, E	xtent : Light, Area			5	\$100	
		: Electrica						
	Explana	tion : Main	Service Switch Ra	ted At 1,.	200 Amperes			
Transformers				• • • •		_	**	
Dry Type	50%			2035	* * ¢15 500	5	\$200 \$200	
Dry Type	50%			2028	\$15,500	5	\$200	
Switchgear / Switchboard Fused Disc Sw	50%			2030	\$120,200	5	\$200	
Molded Case Bkrs	50%			2030	\$120,200 * *	5	\$1,100	
Raceway	2070			2010		5	\$1,100	
Conduit	100%			2040	* *	1		
Panelboards								
Fused Disc Sw	5%			2029	\$8,800	5	\$100	
Molded Case Bkrs	95%			2029	\$167,700	5	\$2,200	
Wiring								
Thermoplastic	100%			2040	* *	1		
Motor Controllers	000/			2025	* *	5	¢500	
Locally Mounted Variable Frequency	90% 10%			2035 2043	* *	5	\$500	
Drive	1070			2043				
bround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,600	
tand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$26,800	
Generators	100%			2033	* *	1	¢22 800	
Diesel		ervation E	xtent : Light, Area			1	\$33,800	
		: Outdoor		njjecicu	. 10070			
			Cilowatt Capacity					
Batteries	1		1 2					
Lead/Acid	100%			2023	\$3,000	5	\$3,200	
Fuel Storage								
Day Tank	50%			2038	* *	5	\$8,100	
			xtent : Light, Area	Affected	: 100%			
		: Outdoors						
			allon Capacity	2045	* *	5	¢1.000	
Main Tank	50% Other Ob		xtent : Light, Area	2045		5	\$1,300	
		: Outdoors	0	луестей	. 10070			
			Gallon Capacity					
	влриина	non . 2,000	Ganon Cupacity					

Lighting

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

Asset # : 2029

	Current Repair	Futur	e Replacement	Μ	laintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
		2035	* *	10	\$40,000	
		, Area Afj	fected : 100%			
	0 0	2035	* *			
50%		2035	* *	1		
		2035	* *	1		
100%		2038	* *			
100%		2035	* *	1	\$32,600	
Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
Location	: Throughout The Building					
Explanat	tion : CCTV Surveillance Car	neras				
					* - 2 - 2 0 0	
100%		2035	* *	1-3	\$53,700	
	ervation, Extent : Light, Area			1-3	\$53,700	
Other Obs	ervation, Extent : Light, Area : Throughout The Building			1-3	\$53,700	
Other Obs Location	-	Affected	: 100%	_		
Other Obs Location	: Throughout The Building tion : Strobe Lights, Smoke D	t Affected etectors,	: 100% Manual Pull Static	ons, Horr	ns And Alarm Bells	
Other Obs Location	: Throughout The Building	t Affected etectors,	: 100%	ons, Horr		
Other Obs Location	: Throughout The Building tion : Strobe Lights, Smoke D	etectors, Futur	: 100% Manual Pull Static	ons, Horr M	ns And Alarm Bells	Priorit
Other Obs Location Explanat	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost	t Affected etectors, Futur Year	: 100% <u>Manual Pull Static</u> e Replacement	ons, Horr M Cycle	ns And Alarm Bells	
Other Obs Location Explanat	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost	t Affected etectors, Futur Year	: 100% <u>Manual Pull Static</u> e Replacement	ons, Horr M Cycle	ns And Alarm Bells	
Other Obs Location Explanat	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost	t Affected etectors, Futur Year	: 100% <u>Manual Pull Static</u> e Replacement	ons, Horr M Cycle	ns And Alarm Bells	
Other Obs Location Explanat	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost	etectors, Futur Year FY	: 100% Manual Pull Static e Replacement Estimated Cost	ons, Horr M Cycle (Yrs)	ns And Alarm Bells	
Other Obs Location Explanat	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost	etectors, Futur Year FY	: 100% Manual Pull Static e Replacement Estimated Cost	ons, Horr M Cycle (Yrs)	ns And Alarm Bells	
Other Obs Location Explanat	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	etectors, Futur Year FY	: 100% Manual Pull Static e Replacement Estimated Cost	ons, Horr M Cycle (Yrs)	ns And Alarm Bells	
Other Obs Location Explanat % of Total	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	etectors, Futur Year FY 2040	: 100% <u>Manual Pull Static</u> e Replacement Estimated Cost * *	ons, Horr M Cycle (Yrs)	aintenance Estimated Cost	
Other Obs Location Explanat % of Total	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	etectors, Futur Year FY 2040 2033	: 100% <u>Manual Pull Static</u> e Replacement Estimated Cost * *	ons, Horr M Cycle (Yrs)	aintenance Estimated Cost	
Other Obs Location Explanat % of Total	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	etectors, Futur Year FY 2040	: 100% <u>Manual Pull Static</u> e Replacement Estimated Cost * *	ons, Horr M Cycle (Yrs)	aintenance Estimated Cost	
Other Obs Location Explanat % of Total 100%	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	etectors, Futur Year FY 2040 2033	: 100% Manual Pull Static e Replacement Estimated Cost **	ns, Horn M Cycle (Yrs) 1	ns And Alarm Bells laintenance Estimated Cost \$5,200	
Other Obs Location Explanat % of Total 100% 100%	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	etectors, Futur Year FY 2040 2033 2046	: 100% Manual Pull Static e Replacement Estimated Cost ** **	nons, Horr M Cycle (Yrs) 1 5 4	ns And Alarm Bells laintenance Estimated Cost \$5,200 \$600	
Other Obs Location Explanat % of Total 100% 100%	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	etectors, Futur Year FY 2040 2033 2046	: 100% Manual Pull Static e Replacement Estimated Cost ** **	nons, Horr M Cycle (Yrs) 1 5 4	ns And Alarm Bells laintenance Estimated Cost \$5,200 \$600	
Other Obs Location Explanat % of Total 100% 100%	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	etectors, Futur Year FY 2040 2033 2046	: 100% Manual Pull Static e Replacement Estimated Cost ** **	nons, Horr M Cycle (Yrs) 1 5 4	ns And Alarm Bells laintenance Estimated Cost \$5,200 \$600	
Other Obs Location Explanat % of Total 100% 100%	: Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	Affected etectors, Futur Year FY 2040 2033 2046 2040	: 100% <u>Manual Pull Static</u> e Replacement Estimated Cost ** ** **	ns, Horr M Cycle (Yrs) 1 5 4 4	ns And Alarm Bells aintenance Estimated Cost \$5,200 \$600 \$3,900 \$2,700	
Other Obs Location Explanat % of Total 100% 100% 10% 90%	: : Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	Affected etectors, Futur Year FY 2040 2033 2046 2040 2035	: 100% <u>Manual Pull Station</u> e Replacement Estimated Cost ** ** ** ** **	ns, Horr M Cycle (Yrs) 1 5 4 4 4	ns And Alarm Bells aintenance Estimated Cost \$5,200 \$600 \$3,900	
Other Obs Location Explanat % of Total 100% 100% 10% 90% 5% 50%	: : Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	etectors, Futur Year FY 2040 2033 2046 2040 2035 2035	: 100% <u>Manual Pull Static</u> e Replacement Estimated Cost ** ** ** **	ns, Horr M Cycle (Yrs) 1 5 4 4 4 1	ns And Alarm Bells laintenance Estimated Cost \$5,200 \$600 \$3,900 \$2,700 \$14,100	
Other Obs Location Explanat % of Total 100% 100% 10% 90% 5% 50%	: : Throughout The Building tion : Strobe Lights, Smoke D Current Repair Fail Date Estimated Cost (Years)	etectors, Futur Year FY 2040 2033 2046 2040 2035 2035	: 100% <u>Manual Pull Station</u> e Replacement Estimated Cost ** ** ** ** **	ns, Horr M Cycle (Yrs) 1 5 4 4 4 1	ns And Alarm Bells laintenance Estimated Cost \$5,200 \$600 \$3,900 \$2,700 \$14,100	
	Total 50% T-8 Lamps Location 50% 50% 100% 0ther Obs Location	% of Total Fail Date (Years) Estimated Cost Total 50% 50% 50% 50% 50% 50% 100% 100% Other Observation, Extent : Light, Area Location : Throughout The Building	% of TotalFail Date (Years)Stimated Cost FYYear FY50%2035T-8 Lamps And Fixtures, Extent : Light, Area Aff Location : Throughout The Building203550%203550%203550%2035100%2038100%20350ther Observation, Extent : Light, Area Affected	% of TotalFail Date (Years)Estimated Cost FY50%2035**7-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building2035**50%2035**50%2035**50%2035**100%2038**100%2035**0ther Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building**	% of TotalFail Date (Years)Estimated Cost FYCycle (Yrs)50%2035**10T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building2035**50%2035**150%2035**150%2035**1100%2038**1100%2035**10ther Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building**1	% of TotalFail Date (Years)Estimated Cost FYCycle (Yrs)Estimated Cost (Yrs)50%2035**10\$40,000T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building2035**150%2035**1100%2035**50%2035**1100%2035**1100%2035**1\$32,600Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building**1\$32,600

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

Asset # : 2029

Mechanical		Current F	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit -	5%			2028	\$300,400	2	\$300	
Cooling	100/			2025	* *	2	¢.500	
Ext Pkg Unit -	10%			2035		2	\$500	
Heating/Cooling Split Unit	10%			2035	* *			
Window/Wall Unit	5%			2033	\$16,700	1		
No Component	70%			2025	\$10,700	1		
Distribution	/0/0							
Distribution Ductwork/Diffusers	15%			LIFE	* *	2	\$21,300	
No Component	85%			LIIL		2	\$21,500	
Ventilation	0.570							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$77,000	
Exhaust Fans								
Interior	90%			2030	\$514,500	2	\$2,400	
Roof	10%			2030	\$26,700	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper		Now	\$24,000	2040	* *	1		
			xtent : Moderate, 2		ected : 2%			
			nt Mechanical Room	п				
	Explana	tion : Leaks	5					
HW Heat Exchanger	500/			2050	* *	4	¢ (500	
Steam Fired Steam Fired	50% 50%			2050	* *	4	\$6,500 \$4,200	
	30%			2040		4	\$4,300	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LILE		1		
Cast Iron	100%	Now	\$16,700	LIFE	* *	1		
Cast IIon			Txtent : Moderate, A		ected : 5%	1		
	Location							
			aged Roof Drains					
Sump Pump(s)	1							
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	* *			
			Extent : Light, Area			. –		
			t From Basement T	o 7th Flo	oor, One Unit Fror	n 1st To	6th Floor	
	Explana	tion : 2 Geo	ared Traction					

Fire Suppression

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

Asset # : 2029

lechanical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
re 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	\$51,400	1-3	\$4,000	

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

DEPARTMENT OF CORRECTION - FY 2020 Print Date: 15-Nov-2019

Asset Name Address Borough	: HA : BR	ZEN ST., RIKER ONX	S ISLAND	NORTH INFIRMARY C	: N/A	
Program / Asset #)C0001.500 / 14630)	Yr Built/Renovated	: 1935 / 1985	
Area Sq Ft Date of Survey	: 78,			Project Type Landmark Status	: CORRECTION : NONE	
•		Aug-2019		Landmark Status	• NONE	
Areas Surveyed	: R0	of, Floors 1				
Block	:	Lot	:	BIN	:	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture			\$2,130,700		\$3,916,800
Interior Architect	ure			\$1,000,600		\$1,968,000
Electrical						\$2,125,700
Mechanical						\$4,050,800
Total				\$3,131,200		\$12,061,300
Importance Code	А			\$2,130,700		\$3,916,800
Importance Code	В			\$962,100		\$8,106,100
Importance Code	С			\$38,400		\$38,400
Total				\$3,131,200		\$12,061,300
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture		\$17,700			
Interior Architect	ure		\$98,400			\$8,000
Electrical			\$26,900	\$7,300	\$8,800	\$8,300
Mechanical			\$44,900	\$10,000	\$26,400	\$10,500
Total			\$187,900	\$17,300	\$35,100	\$26,800

Importance Code A \$17,700 \$2,500 Importance Code B \$145,900 \$17,300 \$32,600 \$26,800 Importance Code C \$24,400 \$17,300 Total \$187,900 \$35,100 \$26,800



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

Asset # : 14636

			ASSel # . 14						
chitecture	Current Repair Future Replacement						Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior	
erior									
Exterior Walls Cast in Place Concrete	15%	Now	\$185,100	LIFE	* *	5	\$83,400		
	Cracking/0 Location Exposed R Location	Crumbling, : Throughe	Extent : Moderate out nt, Extent : Light,	e, Area A <u>f</u>	ected : 2%				
Exposed Struc: Steel	5%			LIFE	* *	5	\$34,700		
Masonry: Brick	Location Cracking/O Location Jnt Mortan Location	ssing Elem : Througho Crumbling, : Northwes Miss/Eroa : Througho	Extent : Moderate st Corner Of Dorn l, Extent : Modera	e, Area A <u>f</u> nitory 4 te, Area A	fected : 5% ffected : 25%	5	\$72,300		
	Location	: North Fa	cade						
Metal Panel	Corrosion, Location Deformed/	: Dormitor	tent : Severe, Area			5	\$31,300	1	
Windows			-						
Metal/Detention Type	Air Infiltra Location Broken/Mi Location Thermally Location	: Through ssing Elem : Various I Inefficient, : Through	ents, Extent : Moa Locations Throug Extent : Moderat	lerate, Arc hout e, Area Aj	ea Affected : 25% ffected : 100%	5	\$5,000		
		: Through							
Steel	Broken/Mi	Now ssing Elem : Gymnasi	\$300 ents, Extent : Ligh um	2038 nt, Area Aj	* * ffected : 5%	5	\$900		
Parapets									
Metal Rail	20%			2035	* *	5-10	\$116,400		
No Component	80%								
Roof Modified Bitumen	25%			2030	\$1,217,400	10	\$45,600		
Single Ply Membrane	40%			2030	\$2,272,400	10	\$72,900		
Skylight, Metal/Glass	5%			2040	\$2,272,100 * *	10	\$30,400		
Spray-on Foam	30% Water Pen		\$392,600 xtent : Severe, Are y 4	2040	* * 1 : 100%	5	\$36,500		
Soffits	1000/			LIEE	* *	5			
Cast in Place Concrete	100%			LIFE	* *	5			

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

Asset # : 14636

			ASSET # : 14	1030				
Architecture		Current I	Repair	Futu	re Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors	200/			LIFE	* *	-	¢1(7.000	
Cast in Place Concrete	30%		¢49.600	LIFE	* *	5 5	\$167,200	
Ceramic Tile		Now	\$48,600 hents, Extent : Mod	2033		3	\$6,400	
	Location	n : Through		eruie, Ar	eu Ajjecieu . 2076			
Sheet Vinyl/Rubber		Now	\$148,800	2030	\$744,100	5	\$9,600	
			: Moderate, Area	Affected	: 25%			
	Location	n : Dormito	ry 4 And Corridor					
Vinyl Tile	50%	Now	\$533,000	2030	\$1,066,000	3	\$23,900	
			ents, Extent : Mod	lerate, Ar	rea Affected : 30%			
	Location	1 : Through	out					
			: Severe, Area Aff	ected : 6	0%			
	Location	1 : Through	out					
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	\$76,800	
Glass: Single Pane	5%			LIFE	* *	5	\$10,300	
Gypsum Board	10%			LIFE	* *	5-10	\$23,300	
Masonry: Brick	5%			LIFE	* *	10	\$2,100	
Metal Security Bars	5%			LIFE	* *	10	\$1,400	
Plywood/Hardboard	5%	I		LIFE	* *	10	\$700	
Ceilings								
AcousTileSusp.Lay-In		Now	\$30,400	2035	* *	5	\$19,100	
	-	-	, Extent : Moderate	e, Area A	ffected : 10%			
	Location	1 : Through	out					
Exposed Concrete	5%	I		LIFE	* *	5-10	\$8,000	
Exposed Struc: Steel	5%			LIFE	* *	10	\$12,700	
Metal Panel	15%			LIFE	* *	5	\$47,800	
Plaster	45%	Now	\$148,100	LIFE	* *	5	\$35,800	
	Broken/M	issing Elem	ents, Extent : Mod	lerate, Ar	rea Affected : 15%			
	Location	1 : Through	out					
lectrical		Current I	Repair	Futu	re Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts				I				
Raceway								
Conduit	100%			2030	\$194,900	1		
Danalboards	20070				÷ 17 .,7 00	-		

Conduit	100%	2030	\$194,900	1	
Panelboards					
Molded Case Bkrs	100%	2029	\$132,400	5	\$2,100
Wiring					
Thermoplastic	100%	2040	* *	1	
Stand-by Power					
Transfer Switches					
Not Accessible	100%				
Generators					
Not Accessible	100%				
		1 1 1 1 0			

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

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

Asset # : 14636

		Asset #	: 14636					
Electrical		Current Repair	Futur	e Replacement	Μ	Maintenance		
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
tand-by Power								
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
ighting								
Interior Lighting	250/		2025	¢(00, 5 00)	10	¢10.500		
Fluorescent	25%		2025 Light August	\$688,500	10	\$19,500		
	-	ps And Fixtures, Extent 1 : Throughout The Build		jjectea : 100%				
	-		-	¢(00, 5 00	10	¢10.500		
Fluorescent	25%		2030 Light Aug 46	\$688,500	10	\$19,500		
		s And Fixtures, Extent : 1 : Throughout The Build	0 00	ectea : 100%				
LED	50%		2035	* *				
Egress Lighting								
Emergency, Service	50%		2030	\$41,200	1			
Exit, Battery	50%		2030	\$95,700	10	\$2,900		
Exterior Lighting	100/			** **	1.0	* 1 • •		
HID	49%		2025	\$284,400	10	\$100		
Incandescent	1%		2025	\$4,900 * *	2			
LED	50%		2038	• •				
larm Security System								
Generic	100%		2035	* *	1	\$29,200		
Cenerie		servation, Extent : Light,		: 100%		<i>429,200</i>		
		a : Throughout The Build	**					
	Explana	tion : CCTV Surveillanc	e Cameras					
Fire/Smoke Detection								
Generic, Digital	100%		2035	* *	1-3	\$48,100		
		servation, Extent : Light,		1:100%				
		a : Throughout The Build	0					
	Explana	tion : Strobe Lights, Ma	nual Pull Statio	ons, Smoke Detect	ors, Hori	ns And Alarm Bells		
lechanical		Current Repair	Futur	e Replacement	Μ	laintenance		
bystem	0/ 0						D · · ·	
Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating								
Energy Source Plant Campus Steam / PRV	100%		2040	* *	1			

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

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

Asset # : 14636

Current Repair Fu			e Replacement	м	aintenance	ļ	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
50%		2035	* *	1	\$13.800		
			\$1,175,000				
		2020	<i>\\</i> 1,1,0,000		<i>412,000</i>		
100%		2038	* *	1			
100/1		2020					
40%		2030	\$785,800	2	\$2,100		
		2020	<i><i><i>ϕ</i>,<i>oo</i>,<i>cii</i></i></i>	-	~= ,		
40%		2030	\$1.339,800				
				1			
		2020	<i>\$ 0,0 0 0</i>	•			
40%		LIFE	* *	2	\$55,400		
					<i>••••</i> , •••		
20%		2030	\$489.600	1	\$5.500		
		2000	\$ 107,000	•	\$6,600		
100%		LIFE	* *	2-5	\$75,200		
					<i>(</i> , , , , , , , , , , , , , , , , , , ,		
100%		2030	\$260,500	2	\$2,600		
			+		•)		
100%		2035	* *	1			
100%		LIFE	* *	1			
100%		LIFE	* *	1			
100%							
100%		2040	* *	1-5	\$42,900		
					,		
20%							
	Total 50% 50% 100% 40% 2% 18% 40% 2% 18% 40% 2% 18% 40% 100% 100% 100% 100% 100%	Current Repair % of Total Fail Date Estimated Cost (Years) 50%	% of Total Fail Date Estimated Cost (Years) Year FY 50% 2035 2030 100% 2038 40% 2030 2% 2030 2% 2030 2% 2030 2% 2030 2% 2030 2% 2030 2% 2030 2% 2030 2% 2030 2% 2030 20% 2030 100% LIFE 100% 2035 100% LIFE 100% LIFE 100% LIFE 100% LIFE 100% LIFE	Current Repair Future Replacement % of Fail Date Estimated Cost Total Year Estimated Cost FY 50% 2035 *** 50% 2030 \$1,175,000 100% 2038 *** 40% 2030 \$785,800 20% 2030 \$1,339,800 2% 2025 \$6,500 18% 2030 \$1,339,800 20% 2030 \$1,339,800 2% 2030 \$1,339,800 2% 2030 \$489,600 80% 2030 \$489,600 100% LIFE ** 100% 2035 ** 100% LIFE **	Current Repair Future Replacement M % of Fail Date Estimated Cost Total Year Estimated Cost FY Cycle (Yrs) 50% 2035 *** 1 50% 2030 \$1,175,000 1 100% 2030 \$785,800 2 40% 2030 \$1,339,800 2 2% 2025 \$6,500 1 40% 2030 \$1,339,800 2 20% 2030 \$489,600 1 40% LIFE ** 2 20% 2030 \$260,500 2 100% LIFE ** 1 100% LIFE ** 1	Current Repair Future Replacement Maintenance % of Total Fail Date Estimated Cost (Years) Year Estimated Cost FY Cycle Estimated Cost (Yrs) 50% 2035 ** 1 \$13,800 50% 2030 \$1,175,000 1 \$13,800 100% 2038 ** 1 40% 2030 \$785,800 2 \$2,100 40% 2030 \$1,339,800 1 2 2% 2025 \$6,500 1 1 40% LIFE ** 2 \$55,400 60% LIFE ** 2 \$55,500 100% LIFE ** 2 \$2,600 100% LIFE ** 1 1 100% LIFE ** 1 1 100% LIFE ** 1 1 100% LIFE ** 1 1	

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

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 : 16-16 HA : BRONX : DOC0001 : 265,049 : 01-Aug-20 			: N/A	
CAPITAL	,		FY 2021 - 2024		FY 2025 - 2030
Exterior Architec Interior Architect			\$20,420,400 \$2,336,800		\$544,000 \$3,598,100
Electrical	ure		\$2,550,800		\$307,800
Mechanical			\$380,600		\$3,377,000
Total			\$23,137,800		\$7,826,900
Importance Code	А		\$20,645,000		\$544,000
Importance Code			\$2,344,300		\$7,177,300
Importance Code			\$148,500		\$105,600
Total			\$23,137,800		\$7,826,900
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$4,300		\$5,800	
Interior Architect	ure	\$32,700		\$9,900	\$17,400
Electrical		\$52,000	\$43,500	\$52,200	\$46,100
Mechanical		\$46,100	\$45,700	\$44,900	\$36,200
Total		\$135,100	\$89,100	\$112,800	\$99,700
Importance Code	А	\$4,300	\$8,600	\$14,200	\$8,400
Importance Code	В	\$98,100	\$80,500	\$98,700	\$91,300
Importance Code	С	\$32,700			
Total		\$135,100	\$89,100	\$112,800	\$99,700



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

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

		Current I	Repair	Futur	e Replacement	N	laintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	100/						.	
Cast in Place Concrete		Now Communities	\$127,400	LIFE	**	* 5	\$114,800	
		: Front Oj	Extent : Light, Ard Building	ea Affecti	eu : 570			
			Extent : Moderate,	Area Affe	ected : 10%			
		: Courtya						
Concrete Masonry Unit	3%			LIFE	* *	5	\$8,600	
Metal Panel		Now	\$282,700	2040	* *		\$374,400	
	Corrosion	/Rusting, E	xtent : Moderate, 2	1rea Affe	ected : 20%			
		: Through						
	•		xtent : Moderate, A	rea Affec	cted : 10%			
	Location	: Through	out					
Windows	070/	Now	¢11 762 400	2060	* *		\$54,000	
Metal/Detention Type			\$11,762,400 nt : Moderate, Area	2060 Affected		5	\$54,900	
	-	: Through		- Affected	. 100/0			
		-	ents, Extent : Mod	erate, Ar	ea Affected : 100	%		
		-						
	Location	: Through	out					
	Water Pen	etration, E	xtent : Moderate, 2	1rea Affe	cted : 20%			
	Water Pen	-	xtent : Moderate, 2	1rea Affe	ected : 20%			
Metal Louvers	Water Pen	etration, E	xtent : Moderate, 2	1rea Affe 2033	ected : 20%	⁻ 10	\$5,800	
Parapets	Water Pen Location 3%	etration, E	xtent : Moderate, 2	2033	* *			
Parapets Metal Panel	Water Pen Location 3%	etration, E	xtent : Moderate, 2	2033 2040	* *	* 5	\$10,000	
Parapets Metal Panel Metal: Cage/Fence	Water Pen Location 3%	etration, E	xtent : Moderate, 2	2033	* *	* 5		
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7%	etration, E : Corridor	xtent : Moderate, 2	2033 2040 2035	* *	5 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence	Water Pen Location 3% 93% 7% 100%	etration, E : Corridor Now	xtent : Moderate, 2 rs \$8,248,000	2033 2040 2035 2043	* * * * * *	5 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion	etration, E : Corridor Now	xtent : Moderate, 2 rs \$8,248,000 xtent : Moderate, 2	2033 2040 2035 2043	* * * * * *	5 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Peri Location 3% 93% 7% 100% Corrosion Location	etration, E : Corridor Now (Rusting, E : Through	xtent : Moderate, 2 rs \$8,248,000 xtent : Moderate, 2	2033 2040 2035 2043 1rea Affe	** ** ** ** **	5 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location	etration, E : Corridor Now /Rusting, E : Through /Dented, E : Through	xtent : Moderate, 2 rs \$8,248,000 \$xtent : Moderate, 2 out xtent : Moderate, A out	2033 2040 2035 2043 Area Affe rea Affec	** ** ** ** ** ** **	5 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No	etration, E : Corridor Now /Rusting, E : Through /Dented, E: : Through on Func/M.	xtent : Moderate, 2 rs \$8,248,000 \$xtent : Moderate, 2 out xtent : Moderate, A out iss, Extent : Severe	2033 2040 2035 2043 Area Affe rea Affec	** ** ** ** ** ** ** ** ** ** ** ** **	5 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No Location	etration, E : Corridor Now /Rusting, E : Through /Dented, E: : Through on Func/M. : Perimete	xtent : Moderate, A rs \$8,248,000 \$xtent : Moderate, A out xtent : Moderate, A out iss, Extent : Severe er Gutters And Lea	2033 2040 2035 2043 Area Affe rea Affec Area Affec	* *	5 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No Location Patching D	etration, E : Corridon Now /Rusting, E : Through /Dented, E: : Through on Func/M : Perimete Evident, Ex	xtent : Moderate, 2 rs \$8,248,000 \$xtent : Moderate, 2 out xtent : Moderate, A out iss, Extent : Severe er Gutters And Lea tent : Light, Area A	2033 2040 2035 2043 Area Affe rea Affec Area Affec	* *	5 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No Location Patching I Location	etration, E : Corridon Now /Rusting, E : Through /Dented, E: : Through on Func/Mi : Perimete Evident, Ex : Through	xtent : Moderate, A rs \$8,248,000 \$xtent : Moderate, A out \$xtent : Moderate, A out \$iss, Extent : Severe er Gutters And Lea tent : Light, Area A out	2033 2040 2035 2043 Area Affe rea Affec Area Affec ders Thro Affected :	** ** ** ** ** ** ** ** ** ** ** ** * *	5 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No Location Patching H Location Water Pen	etration, E : Corridor Now Rusting, E : Through Dented, E : Through on Func/M : Perimete Evident, Ex : Through etration, E	xtent : Moderate, 2 rs \$8,248,000 \$xtent : Moderate, 2 out xtent : Moderate, A out iss, Extent : Severe er Gutters And Lea tent : Light, Area A out xtent : Severe, Are	2033 2040 2035 2043 Area Affe rea Affec Area Affec ders Thro Affected :	** ** ** ** ** ** ** ** ** ** ** ** * *	5 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No Location Patching H Location Water Pen	etration, E : Corridon Now /Rusting, E : Through /Dented, E: : Through on Func/Mi : Perimete Evident, Ex : Through	xtent : Moderate, 2 rs \$8,248,000 \$xtent : Moderate, 2 out xtent : Moderate, A out iss, Extent : Severe er Gutters And Lea tent : Light, Area A out xtent : Severe, Are	2033 2040 2035 2043 Area Affe rea Affec Area Affec ders Thro Affected :	** ** ** ** ** ** ** ** ** ** ** ** * *	5 5-10	\$10,000	1

Interior

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

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

rchitecture	Current Repair Future Replacement				e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors								
Cast in Place Concrete	Horizonta	Now l Cracks, E: : Through	\$162,400 xtent : Moderate, A out	LIFE Area Affe	* * cted : 15%	5	\$173,600	
Ceramic Tile	5%			2033	* *	5	\$19,800	
Quarry Tile	5%			2035	* *	5	\$29,800	
Raised Access Floor	5%	Now	\$192,400	2033	* *	5	\$37,200	
		-	, Extent : Moderat Rooms Throughout		Affected : 50%			
Terrazzo	25%			LIFE	* *	5	\$155,000	
Traffic Topping	-	Now Crumbling,	\$48,400 Extent : Moderate	2030 , Area A	\$484,200 ffected : 15%	5	\$12,400	
		: Through		,				
Vinyl Tile	Broken/Ma Location Cracking/	: Through	Extent : Severe, A			3	\$52,100	
	Worn/Eroo	0	: Moderate, Area	Affected	: 30%			
Interior Walls	Locuiton	. Inrough	Jui					
Concrete Masonry Unit	75%			LIFE	* *	5	\$211,200	
Glass: Single Pane	3%			LIFE	* *	5	\$15,800	
Glass: Special Gauge	2%			LIFE	* *	1	410,000	
Gypsum Board	4%			LIFE	* *	5-10	\$23,900	
Metal Security Bars	5%			LIFE	* *	10	\$3,500	
Plaster	3%			LIFE	* *	5-10	\$9,000	
SGFT/Glazed Masonry	8%	Now	\$42,900	LIFE	* *	5 10	\$9,000	
	Broken/M	issing Elem	ents, Extent : Mod ry Bathrooms		ea Affected : 10%			
Ceilings						Ē		
AcousTileConcealSpLn	Broken/Ma Location	: Through	\$101,000 ents, Extent : Mod out xtent : Light, Area			5	\$19,800	
		: Through	-					
Exposed Struc: Steel	7%			LIFE	* *	10	\$55,500	
Gypsum Board	5%			LIFE	* *	5-10	\$55,500 \$68,200	
Metal Panel	80%	0-2	\$1,042,900	LIFE	* *	5	\$396,700	
Metal Faller	Corrosion		xtent : Moderate, A		ected : 35%	5	<i>\$390,100</i>	
	Water Pen	-	xtent : Moderate, A	Area Affe	cted : 20%			

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

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

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

Asset # : 2028

		ASSet # . 2	020				
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2040	* *	3	\$900	
		servation, Extent : Light, Area	Affected	: 100%			
		1 : Outdoors					
	Explana	tion : One 600 Ampere Main	Disconne	ct Switch			
Transformers							
Dry Type	100%		2035	* *	3	\$1,500	
Feeders							
Cable	100%		2038	* *	1		
Raceway							
Conduit	100%		2040	* *	1		
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2040	* *	5	\$1,100	
		servation, Extent : Light, Area	ı Affected	: 100%			
		n : Electrical Room	_	~ .			
	Explana	tion : Two 2,000 Ampere Mai	n Disconi	nect Switches			
Transformers	1000			ala ala	_	.	
Dry Type	100%		2035	* *	5	\$1,000	
Switchgear / Switchboard	1000		• • • • •	ala ala	_	.	
Fused Disc Sw	100%		2040	* *	5	\$1,100	
Raceway	1000/		20.40	ىكە بىكە	1		
Conduit	100%		2040	* *	1		
Panelboards	1000/		••••	* *	-	#7 000	
Molded Case Bkrs	100%		2038	* *	5	\$7,000	
Wiring	1000/		20.40	ىكە بىكە	1		
Thermoplastic	100%		2040	* *	1		
Motor Controllers	1.50/		••••	*** *	-	\$2 00	
Locally Mounted	15%		2028	\$220,900 * *	5	\$300	
Motor Control Center	80%		2035		5	\$5,800	
Variable Frequency	5%		2043	* *			
Drive							
bround							
Grounding Devices	1000/		LIEE	* *	5	¢7 000	
Generic	100%		LIFE	·•• ••	5	\$7,800	
tand-by Power Transfer Switches							
Automatic	100%		2035	* *	1	¢01 200	
	100%		2033		1	\$81,600	
Generators	100%		2033	* *	1	\$102 600	
Diesel		servation, Extent : Light, Area			1	\$102,600	
		i : Outdoors	i injecieu	. 10070			
		tion : One 900 Kilowatt Capa	city.				
Detterior	Блрійна	non . One 300 Knowan Capa	cuy				
Batteries Lead/Acid	100%		2024	\$3,000	5	\$9,800	
	10070		2024	\$5,000	5	\$9,000	

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.

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power								
Fuel Storage	1000			• • • •		_	*-	
Main Tank	100%		· · · · · · · · · · · · · · · · · · ·	2045	* *	5	\$7,800	
			xtent : Light, Area Above Ground	Affected	: 100%			
			5,000 Gallon					
ghting	Елрійни	iion . One .	,000 Guilon					
Interior Lighting								
Under Construction	100%	1						
Egress Lighting								
Emergency, Service	50%	I		2035	* *	1		
Exit, Service	50%	I		2030	\$86,900	1		
Exterior Lighting								
LED	100%			2038	* *			
	Recent In:	stallation, E	xtent : Light, Area	Affected	! : 100%			
	Location	1 : Through	out					
arm								
Security System	1000				ala ala		* ~~~~~~	
Generic	100%			2035	* *	1	\$99,000	
			xtent : Light, Area	Affectea	: 100%			
		-	out The Building					
Fire/Smoke Detection	Ехріапа		⁷ Surveillance Syst	em				
Generic, Digital	100%			2035	* *	1-3	\$163,300	
	10070			2000		1.5	\$105,500	
lechanical		Current F	Repair	Futur	e Replacement	Μ	laintenance	
ystem Component	% of		Estimated Cost		Estimated Cost	-	Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
eating								
Energy Source								
Plant Campus Steam / PRV	100%	Now	\$600	2040	* *	1		
	Leak Evia	lent, Extent	: Severe, Area Affe	ected : 2%	6			
	Location	n : Leak At I	Main Valve, Basen	ient				
	Other Ob.	servation, E	xtent : Light, Area	Affected	: 100%			
	Location	n : First Flo	or Mechanical Eq	uipment	Room			
			Pressure Steam En	ters Build	ding - There Are N	lo Low P	ressure Steam	
Conversion Equipment	Regulate	ors						
Conversion Equipment Heat Exchanger, Plate &	z 100%	0-2	\$224,500	2045	* *	1	\$75,300	
Frame	c 100%	0-2	φ22 4 ,300	2043		1	\$75,500	
		sormation F	xtent : Severe, Are	va Affecte	ed: 50%			
Tame	Other Oh	servaiion. r	λιεπι . σενειε. πιε					
Tame								
Tank	Location	n : First Flo	or Mechanical Eq 1 To Hot Water He	uipment	Room	equire R	etubing Or	

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

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

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating	_							
Distribution								
Hot Wtr Piping/Pump		Now	\$12,200	2038	* *	4	\$4,200	
		ent, Extent 1 : 1st Floor	: Moderate, Area A r	Affected :	10%			
Central Plant Steam	50%			2040	* *	4	\$4,200	
Piping/Pmp								
Terminal Devices								
Air Handler	50%			2030	\$2,192,500	1	\$52,300	
Convector/Radiator	50%			2035	* *	1	\$27,300	
Air Conditioning								
Energy Source								
Electricity	5%			2046	* *	1		
Steam/HW System	95%			2040	* *	1		
Conversion Equipment								
Absorption	10%			2039	* *	1	\$18,300	
Chiller/Steam/HW								
	Recent Ins	tallation, E	Extent : Light, Area	Affected	: 100%			
	Location	: First Flo	or Mechanical Equ	uipment l	Room			
Ext Pkg Unit -	10%			2035	* *	2	\$1,000	
Heating/Cooling							+-,	
Split Unit	2%			2035	* *			
No Component	78%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2050	* *	4	\$1,300	
r ip o'r anip			Extent : Light, Area oor Mechanical Equ					
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2030	\$76,900	1	\$10,500	
No Component	90%							
*								
Heat Rejection								
Heat Rejection Water Cooling Tower	10%			2028	\$26,000	2	\$17,000	
	10% 90%			2028	\$26,000	2	\$17,000	
Water Cooling Tower				2028	\$26,000	2	\$17,000	
Water Cooling Tower No Component				2028	\$26,000	2	\$17,000	
Water Cooling Tower No Component Ventilation				2028 LIFE	\$26,000	2	\$17,000	
Water Cooling Tower No Component Ventilation Distribution	90%							
Water Cooling Tower No Component Ventilation Distribution Ductwork/Diffusers	90%							
Water Cooling Tower No Component Ventilation Distribution Ductwork/Diffusers Exhaust Fans	90% 100%			LIFE	* *	2-5	\$149,400	
Water Cooling Tower No Component Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior	90% 100% 80%			LIFE 2030	* * \$887,600	<u>2-5</u> 2	\$149,400	
Water Cooling Tower No Component Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof	90% 100% 80%			LIFE 2030	* * \$887,600	<u>2-5</u> 2	\$149,400	
Water Cooling Tower No Component Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof	90% 100% 80%			LIFE 2030	* * \$887,600	<u>2-5</u> 2	\$149,400	
Water Cooling Tower No Component Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof Plumbing H/C Water Piping	90% 100% 80% 20%			LIFE 2030 2030	* * \$887,600 \$103,600	2-5 2 2	\$149,400	

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

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

Mechanical	Current Repair	Future Re	placement	Μ	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron		14,100 LIFE	* *	1		
	Leak Evident, Extent : Modera	te, Area Affected : 5%				
	Location : Piping Serving Sh	owers At Various Loca	tions			
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Li	ght, Area Affected : 10	0%			
	Location : Perimeter Of Build	ding				
	Explanation : Leaders And G	futters				
Sump Pump(s)						
Non-Submersible	100%	2030	\$74,500	4	\$8,400	
	Other Observation, Extent : Li	ght, Area Affected : 10	0%			
	Location : Basement					
	Explanation : Duplex Unit					
Backflow Preventer						
Generic	100%	2035	* *	1	\$16,200	
Fixtures						
Generic	100%					
ire Suppression						
Standpipe						
Generic	100%	2050	* *	1-5	\$85,300	
Sprinkler						
No Component	60%					
Generic	40%	2050	* *	1-2	\$19,000	
Fire Pump						
Generic	100%	2033	* *	1	\$31,600	

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

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name Address Borough		S ISLAND FACILI AZEN ST., RIKEF			: N/A	
Program / Asset #)1.090 / 2030		Yr Built/Renovated	: 1931 / 1999	
Area Sq Ft	: 40,450	1.07072050		Project Type	: CORRECTION	
Date of Survey	: 29-Dec-2	2014		Landmark Status	: NONE	
Areas Surveyed		nt, Roof, Floors 1,2	.3.4.5			
Block	: 2605		40	BIN	: 2096863	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture			\$2,188,500		\$1,208,400
Interior Architect	ure			\$922,400		\$296,100
Electrical				\$1,199,900		\$2,129,300
Mechanical				\$768,100		\$199,000
Total				\$5,078,900		\$3,832,800
Importance Code				\$2,719,300		\$1,208,400
Importance Code				\$2,189,600		\$2,624,400
Importance Code	С			\$170,000		
Total				\$5,078,900		\$3,832,800
EXPENSE		FY	2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$72	2,100			
Interior Architect	ure	\$38	8,800			\$900
Electrical		\$37	7,100	\$4,800	\$2,800	\$9,200
Mechanical		\$17	7,700	\$4,100	\$7,500	\$6,300
Total		\$16	5,700	\$8,900	\$10,300	\$16,300
Importance Code	А	\$72	2,700	\$4,000	\$4,000	\$4,000
Importance Code	В	\$55	5,800	\$4,900	\$6,300	\$12,300
Importance Code	С	\$37	7,300			
Total		\$16	5,700	\$8,900	\$10,300	\$16,300



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

Asset # : 2030

Architecture	Curre	ent Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail D Total (Year	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	100/ 11	¢1.57.000	LIDE	* *	-	#7 0 7 00	
Cast in Place Concrete	e	Elements, Extent : Ligh	LIFE at, Area A		5	\$70,700	
	Location : West						
	Diagonal Cracks, Location : South	, Extent : Moderate, A h Facade	rea Affec	ted : 10%			
	Caulking Deterio Location : West	rated, Extent : Modero Facade	ate, Area	Affected : 2%			
	Water Penetratio Location : South	n, Extent : Moderate, . h Facade	Area Affe	octed : 5%			
		tent : Moderate, Area	Affected	· 10%			
	Location : South		11,500000				
Concrete Masonry Unit	5%		LIFE	* *	5	\$4,400	
Masonry: Brick	20%		LIFE	* *	5	\$28,300	
-	Jnt Mortar Miss/	Erod, Extent : Modera	te, Area A	Affected : 15%			
	Location : Thro	ughout					
Masonry: Brick	53% Now	+)	LIFE	* *	5	\$75,000	
	-	ling, Extent : Severe, A					
		h Facade - Spandrels .					
	Jnt Mortar Miss/ Location : Thro	Erod, Extent : Modera ughout	te, Area 2	Affected : 25%			
	Patching Evident	, Extent : Moderate, A	rea Affec	ted : 40%			
	Location : Thro						
		re, Extent : Severe, Ar Facade At Hoppers	ea Affecte	ed : 5%			
	Spalling, Extent :	Severe, Area Affected h And East Facades -		g			
Metal Panel	10%		2046	* *	5-10	\$97,200	
Metal Coiling Doors	2% Now	x \$15,800	2039	* *	5	\$4,400	
, j	Corrosion/Rustin Location : East	g, Extent : Light, Area Facade	Affected	: 5%		·	

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

Asset # : 2030

		Assel # : 2	030				
rchitecture	Current	м					
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
aterior							
Windows							
Metal Louvers	5% Now Other Observation, I Location : All Lour Explanation : Inop	vers	2041 ea Affectea	* * ! : 100%			
Steel	95% Now Air Infiltration, Exte Location : Through Broken/Missing Elen Location : Various	hout nents, Extent : Moa	lerate, Are		5	\$40,300	
	Deteriorated Finish, Location : 1968 W	Extent : Moderate,		cted : 35%			
	Glazing Broken/Craw Location : 1968 W	ing					
	Thermally Inefficien Location : 1968 W Water Penetration, 1	ing					
	Location : East We						
Parapets							
Metal Rail	10% Corrosion/Rusting, I Location : Through		2024 Area Affec	ted : 75%	5-10		
No Component	90%						
Roof Modified Bitumen	85% Now Blisters, Extent : Mo Location : Through		2031 ed : 20%	* *			
	Patching Evident, E: Location : Through	hout					
	Seams Open/Split, E. Location : North E	dge Of 1968 Additi	on				
	Water Penetration, I Location : At Fresh		a Affectea	: 10%			
Single Ply Membrane	10% Now	\$9,900	2031	* *			
5 ,	Drains Clogged, Ext Location : Through			l : 40%			
	Gut/DS Non Func/M Location : Through	hout		Affected : 40%			
	Ponding, Extent : M Location : Throghe	out					
	Other Observation, I Location : Over Pr	essure Reducing V	alve Room		ak		
Shuliaht M-t-1/Class	Explanation : Mem			_	ак		
Skylight, Metal/Glass	5% Now Water Penetration, I Location : Through		2026 a Affected	\$923,500 : 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.

Asset # : 2030

rchitecture	Current Repair				e Replacement		laintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
erior Floors									
Cast in Place Concrete	95%	Now	\$277,100	LIFE	* *	5	\$296,100		
	Cracking/	Crumbling	Extent : Moderate	e, Area Aj	•		\$250,100		
	Location	: Second I	Level Boiler Room	And Vari	ous Locations Thr	oughout			
Vinyl Tile	5%			2021	\$119,200	3	\$3,600		
		ded, Exteni : Through	: Severe, Area Aff out	ected : 2.	5%				
Interior Walls									
Cast in Place Concrete	5%	Now	\$27,600	LIFE	* *				
	-	Crumbling, : Through	Extent : Moderate out	e, Area Aj	ffected : 40%				
Concrete Masonry Unit	10%	Now	\$9,700	LIFE	* *	5	\$1,800		
		Cracks, Ex : Basemer	tent : Moderate, An nt	rea Affect	ted : 5%				
Masonry: Brick	50%	Now	\$170,000	LIFE	* *				
Mason y Drick	Cracking/	Crumbling,	Extent : Moderate de Stair Shaft		ffected : 10%				
	Vertical Cracks, Extent : Severe, Area Affected : 10%								
	Location : South East Pier - 2nd Floor. At Upper Floor Window Spandrels								
		netration, E 1 : Engine l	xtent : Moderate, 2 Room	Area Affe	cted : 10%				
Plaster	10%			LIFE	* *	5	\$1,300		
		etration, E : Through	xtent : Moderate, 2 out	Area Affe	cted : 5%				
SGFT/Glazed Masonry	25%			LIFE	* *				
		Cracks, Ex : Engine l	tent : Light, Area A Room	Iffected :	5%				
	Staining/L	Discoloring	, Extent : Moderate	e, Area A	ffected : 30%				
	Location	: Through	out						
Ceilings									
AcousTileConcealSpLn			b a a a a a	2031	* *	5	\$1,300		
Exposed Concrete		Now	\$93,600	LIFE	* *	5	\$1,200		
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
	Location : South Fire Floor / At Hoppers								
	Paint Peeling, Extent : Severe, Area Affected : 70% Location : Throughout, Boiler Feed Pump Room								
	Water Per	-	xtent : Light, Area	· ·					
			Extent : Severe, Are	a Affecte	ed : 2%				
	Location	: Under B	oiler Five Which Is	s No Long					
			al Ceiling Collaps	2					
Exposed Struc: Steel	60%		\$262,500	LIFE	* *				
			Extent : Moderate, 2	4rea Affe	cted : 10%				
	Location	: Through	out						

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

Asset # : 2030

		A3561#.2								
ectrical	Current Repair Future Replacement Maintenance					aintenance				
stem Component Type	% of Fail Date H Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
er 600 Volts										
Service Equipment										
Fused Disc Sw	100%		2036	* *	3	\$200				
	Other Observation, Ext	ent : Moderate, 2	Area Affe	cted : 100%						
	Location : Outside		D .							
T	Explanation : One 60	0 Ampere Main I	Jisconne	ct Switch						
Transformers	100%		2031	* *	3	\$200				
Dry Type		ant · Moderate			3	\$200				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Outside									
	Explanation : 3,000/4	000 Kilovolt-an	nere 4.1	50pri - 480/277 Se	с					
Feeders	2.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	, 11101011 Un	r e. e 7,10		-					
Cable	100%		2034	* *	1					
Raceway			-							
Conduit	100%		2036	* *	1					
der 600 Volts										
Service Equipment										
Molded Case Bkrs	100%		2036	* *	5	\$1,100				
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Electrical									
	Explanation : Two 40	0 Ampere Main	Disconne	ct Switches						
Transformers			0.001	ىك بك	-	#100				
Dry Type	50%		2031	* *	5	\$100				
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Electrical Room Explanation : Two 500 Kilovolt-ampere 480/277hv-208/120lv									
	-	0 Kilovoli-amper			~	¢100				
Dry Type	50% Other Observation Fut	ant Madauata	2024	\$44,400	5	\$100				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building									
	Explanation : Six Diferrent Ratings									
Switchgear / Switchboard	Δπριαπαιιόπ . Βιλ Dije	in en Runngs								
Air Circuit Breaker	60%		2026	\$721,900	5	\$100				
Air Circuit Breaker	20%		2020	**	5	\$100				
Fused Knife Sw	20% 2-4	\$240,600	2052	* *	5					
	Obsolete Equipment, E:			fected : 100%						
	Location : Electrical		55							
	On Extended Life, Extent : Moderate, Area Affected : 100%									
	Location : Mechanica	ıl Room								
Raceway										
Conduit	80%		2026	\$1,053,400	1					
Conduit	20%		2036	* *	1					

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

Asset # : 2030

Electrical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Panelboards						_	.		
Fused Disc Sw	10%		** ***	2034	* *	5	\$100		
Fused Knife Sw	5%	2-4	\$8,200	2051	* *	5			
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location : First Floor.								
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout								
		: Through	out						
Molded Case Bkrs	65%			2025	\$106,400	5	\$700		
Molded Case Bkrs	20%			2034	* *	5	\$200		
Wiring									
Braided Cloth	30%	2-4	\$69,500	2051	* *	1			
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location	: Through	out						
Thermoplastic	70%			2036	* *	1			
Motor Controllers									
Locally Mounted	5%			2024	\$3,700	5			
Locally Mounted	5%			2031	* *	5			
Motor Control Center	90%			2031	* *	5	\$1,000		
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$600		
Stand-by Power									
Transfer Switches									
Automatic	100%			2039	* *	1	\$12,400		
Generators									
Diesel	100%			2035	* *	1	\$15,700		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : First Floor								
	Explanat	ion : Two	1250 Kilowatt						
Batteries	1000/			0.001	#2 000	-	¢1.500		
Lead/Acid	100%			2021	\$3,000	5	\$1,500		
Fuel Storage	=0.0 /			2012	* *	-	#2 000		
Day Tank	50%	,. .		2042		5	\$3,800		
		ervation, E : First Flo	Extent : Moderate, 2 por	area Affe	ected : 100%				
	Explanat	ion : Two	100 Gallons						
Main Tank	50%			2041	* *	5	\$600		
	Other Observation, Extent : Moderate, Area Affected : 100%								
		: Undergr							
	Explanat	ion : Two .	20,000 Gallons						

Lighting

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

Asset # : 2030

lectrical		Current Repair	Futur	e Replacement	Μ	aintenance	
rstem Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting							
Interior Lighting	550/		2021	¢ 1 1 2 (00)	10	¢ 2 0.400	
Fluorescent	55% Other Ob	servation, Extent : Light, A	2021	\$442,600	10	\$20,400	
		i : Throughout	геи Ајјестеи	. 100/0			
		tion : T-12 Lamps					
Fluorescent	5%		2034	* *	10	\$1,900	
	-	s And Fixtures, Extent : Mo 1 : Throughout The Buildin		a Affected : 100%			
HID	30%		2021		10	\$400	
Incandescent	10%		2021	\$102,200	2	\$100	
Egress Lighting							
Emergency, Service	100%		2026	\$77,100	1		
Exterior Lighting HID	100%		2021	\$300,600	10	\$100	
ghtning Protection	10070		2021	\$500,000	10	\$100	
Arresters/Cabling							
Generic	100%		2029	\$170,500	5	\$1,200	
			F	- D			
echanical		Current Repair	Futur	e Replacement		aintenance	
	01 0				~ .	T T	
rstem Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Component Type				Estimated Cost	-	Estimated Cost	Prior
Component Type ating Energy Source Interruptible Gas/Dual		(Years)		Estimated Cost	-	Estimated Cost	Priori
Component Type ating Energy Source	Total	(Years)	FY 2046	* *	(Yrs)	Estimated Cost	Prior
Component Type ating Energy Source Interruptible Gas/Dual	Total 100% Other Ob:	(Years)	FY 2046	* *	(Yrs)	Estimated Cost	Prior
Component Type ating Energy Source Interruptible Gas/Dual Fuel	Total 100% Other Obs Location	(Years) servation, Extent : Light, A	FY 2046 Trea Affected	* * 1 : 100%	(Ýrs)		Priori
Component Type ating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	Total 100% Other Obs Location Explana	(Years) servation, Extent : Light, A n : North End Of Building tion : 6- 40,000 Gallon Bu	FY 2046 rea Affectea ried Tanks I	* * ! : 100% For #2 Fuel With L	(Yrs) 1 eak Dete	ction System	Priori
Component Type ating Energy Source Interruptible Gas/Dual Fuel	Total 100% Other Obs Location Explana 100%	(Years) Servation, Extent : Light, A a : North End Of Building tion : 6- 40,000 Gallon Bu Now \$48,30	FY 2046 rea Affectea ried Tanks I 0 2024	* * ! : 100% For #2 Fuel With L \$482,500	(Ýrs)		Priori
Component Type ating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	Total 100% Other Obs Location Explana 100% Other Obs	(Years) Servation, Extent : Light, A a : North End Of Building tion : 6- 40,000 Gallon Bu Now \$48,30 Servation, Extent : Severe,	FY 2046 rea Affectea ried Tanks I 0 2024	* * ! : 100% For #2 Fuel With L \$482,500	(Yrs) 1 eak Dete	ction System	Priori
Component Type ating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	Total 100% Other Obs Location Explana 100% Other Obs Location Explana	(Years) Servation, Extent : Light, A a : North End Of Building tion : 6- 40,000 Gallon Bu Now \$48,30	FY 2046 rea Affectea ried Tanks I 0 2024 Area Affecte	* * 1 : 100% For #2 Fuel With L \$482,500 ed : 15%	(Yrs) 1 eak Dete 1	<i>ction System</i> \$36,100	Priori
Component Type ating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	Total 100% Other Obs Location Explana 100% Other Obs Location Explana	(Years) servation, Extent : Light, A a : North End Of Building tion : 6- 40,000 Gallon Bu Now \$48,30 servation, Extent : Severe, a : Boiler Room tion : 8 Boilers, Providing	FY 2046 rea Affectea ried Tanks I 0 2024 Area Affecte	* * 1 : 100% For #2 Fuel With L \$482,500 ed : 15%	(Yrs) 1 eak Dete 1	<i>ction System</i> \$36,100	Priori
Component Type ating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler	Total 100% Other Obs Location Explana 100% Other Obs Location Explana Extensiv	(Years) servation, Extent : Light, A a : North End Of Building tion : 6- 40,000 Gallon Bu Now \$48,30 servation, Extent : Severe, a : Boiler Room tion : 8 Boilers, Providing	FY 2046 rea Affectea ried Tanks I 0 2024 Area Affecte Steam To A	* * 1 : 100% For #2 Fuel With L \$482,500 ed : 15%	(Yrs) 1 eak Dete 1	<i>ction System</i> \$36,100	Priori
Component Type ating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Central Plant Steam	Total 100% Other Obs Location Explana 100% Other Obs Location Explana Extensiv 100% Malfunction	(Years) Servation, Extent : Light, A a : North End Of Building tion : 6- 40,000 Gallon Bu Now \$48,30 Servation, Extent : Severe, a : Boiler Room tion : 8 Boilers, Providing e Problems Now \$63,10 oning, Extent : Severe, Are	FY 2046 rea Affectea ried Tanks I 00 2024 Area Affecte Steam To A 00 2036 ca Affected :	* * ! : 100% For #2 Fuel With L \$482,500 ed : 15% djacent Facilities - * * 10%	(Yrs) 1 <u>eak Dete</u> 1 • Unit #5 4	ction System \$36,100 Is Off Line With \$2,000	Priori
Component Type ating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Central Plant Steam	Total 100% Other Obs Location Explana 100% Other Obs Location Explana Extensiv 100% Malfunction	(Years) servation, Extent : Light, A a : North End Of Building tion : 6- 40,000 Gallon Bu Now \$48,30 servation, Extent : Severe, a : Boiler Room tion : 8 Boilers, Providing e Problems Now \$63,10 oning, Extent : Severe, Are a : Vacuum Pumps, Water	FY 2046 rea Affectea ried Tanks I 00 2024 Area Affecte Steam To A 00 2036 ca Affected :	* * ! : 100% For #2 Fuel With L \$482,500 ed : 15% djacent Facilities - * * 10%	(Yrs) 1 <u>eak Dete</u> 1 • Unit #5 4	ction System \$36,100 Is Off Line With \$2,000	Priori
Component Type ating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Central Plant Steam	Total 100% Other Obs Location Explana 100% Other Obs Location Explana Extensiv 100% Malfunction Location Location	(Years) Servation, Extent : Light, A a : North End Of Building tion : 6- 40,000 Gallon Bu Now \$48,30 Servation, Extent : Severe, a : Boiler Room tion : 8 Boilers, Providing e Problems Now \$63,10 oning, Extent : Severe, Are a : Vacuum Pumps, Water	FY 2046 rea Affectea ried Tanks I 0 2024 Area Affecte Steam To A 0 2036 a Affected : Treatment S	* * 1 : 100% For #2 Fuel With L \$482,500 ed : 15% djacent Facilities - * * 10% ystem And Water F	(Yrs) 1 <u>eak Dete</u> 1 • Unit #5 4	ction System \$36,100 Is Off Line With \$2,000	Priori
Component Type ating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Central Plant Steam	Total 100% Other Obs Location Explana 100% Other Obs Location Explana Extensiv 100% Malfuncti Location Steam Tra	(Years) servation, Extent : Light, A a : North End Of Building tion : 6- 40,000 Gallon Bu Now \$48,30 servation, Extent : Severe, a : Boiler Room tion : 8 Boilers, Providing e Problems Now \$63,10 oning, Extent : Severe, Are a : Vacuum Pumps, Water	FY 2046 rea Affectea ried Tanks I 0 2024 Area Affecte Steam To A 0 2036 a Affected : Treatment S	* * 1 : 100% For #2 Fuel With L \$482,500 ed : 15% djacent Facilities - * * 10% ystem And Water F	(Yrs) 1 <u>eak Dete</u> 1 • Unit #5 4	ction System \$36,100 Is Off Line With \$2,000	Priori
Component Type ating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Central Plant Steam	Total 100% Other Obs Location Explana 100% Other Obs Location Explana Extensiv 100% Malfuncti Location Steam Tra	(Years) servation, Extent : Light, A 1 : North End Of Building tion : 6- 40,000 Gallon Bu Now \$48,30 servation, Extent : Severe, 1 : Boiler Room tion : 8 Boilers, Providing ton : 8 Boilers, Providing Problems Now \$63,10 oning, Extent : Severe, Are 1 : Vacuum Pumps, Water ts ups Faulty, Extent : Modere	FY 2046 rea Affectea ried Tanks I 0 2024 Area Affecte Steam To A 0 2036 a Affected : Treatment S	* * 1 : 100% For #2 Fuel With L \$482,500 ed : 15% djacent Facilities - * * 10% ystem And Water F	(Yrs) 1 <u>eak Dete</u> 1 • Unit #5 4	ction System \$36,100 Is Off Line With \$2,000	Priori

Air Conditioning

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Mechanical		Current F	Renair	Futur	e Replacement	M	laintenance	
System					-			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment	2%			2026	¢12 100	2	\$100	
Exterior Pkg Unit - Cooling	270			2020	\$12,100	Z	\$100	
Coolling	R-134a Re	frigerant, I	Extent : Light, Area	a Affected	d : 2%			
	Location		0 /	55				
No Component	98%							
entilation								
Distribution								
Ductwork/Diffusers	100%		\$68,700	LIFE	* *	2-5	\$22,600	
			re, Area Affected :	20%				
E -1 4 E	Location	: All Louv	res					
Exhaust Fans Interior	75%	Now	\$39,800	2026	\$199,000	2	\$700	
Interior			t : Severe, Area Aff			2	\$700	
		: Various						
Roof	25%	Now	\$6,200	2026	\$30,900	2	\$200	
1001			t : Severe, Area Afj			-	¢ _ 00	
	Location	: Roof						
lumbing								
H/C Water Piping	200/			0046	* *			
Brass/Copper	30%			2046	* *	1		
Galvanized Steel Water Heater	70%			2031		1		
Electric	100%			2024	\$65,700	4	\$200	
Licetife		ervation, E	xtent : Light, Area			7	\$200	
			r Locker Room	55				
	Explanat	ion : 1 Uni	t					
HW Heat Exchanger								
Steam Fired	100%			2052	* *	4	\$4,000	
Sanitary Piping	1000/			TIPP	* *			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			LIFL		1		
Non-Submersible	100%	Now	\$11,400	2036	* *	4	\$900	
			t : Severe, Area Afj		0%	-	4200	
	Location	: Various	Locations In Basen	nent				
		-	tent : Severe, Area		: 100%			
	Location	: Various	Locations In Basen	nent				
Backflow Preventer	- ~ ~ ·							
No Component	50%			2021	* *	1	¢1.000	
Generic	50%			2031	<u>ት</u> ች	1	\$1,200	
Fixtures Generic	100%							
Utilitie	10070							

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS ISLAND FACILITIES RMSC	C, 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	: 16-Dec-2014	Landmark Status : NONE
Areas Surveyed	: Roof, Floors 1,4,5	
Block	: 2605 Lot : 40	BIN : 2830817

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$837,300	\$1,285,300
Interior Architecture		\$1,311,900
Electrical		\$254,800
Mechanical	\$36,300	\$105,200
Total	\$873,600	\$2,957,100
Importance Code A	\$837,300	\$1,285,300
Importance Code B	\$36,300	\$1,477,300
Importance Code C		\$194,500
Total	\$873,600	\$2,957,100

		,		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$8,300	\$4,200	\$20,800	\$31,200
Electrical	\$66,700	\$40,600	\$40,400	\$45,200
Mechanical	\$41,300	\$51,600	\$158,400	\$62,600
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$136,000	\$116,100	\$239,200	\$158,700
Importance Code A	\$7,500	\$6,900	\$7,200	\$11,000
Importance Code B	\$128,500	\$109,200	\$232,100	\$147,700
Importance Code C				
Total	\$136,000	\$116,100	\$239,200	\$158,700



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

Asset # : 14554

		Asset # : 1	4004				
Architecture		Current Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							8
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%		2052	* *	5	\$77,400	
Parapets							
Cast in Place Concrete	100%		LIFE	* *	5	\$138,500	
Roof							
Single Ply Membrane	100%	. ,	2034	* *			
		ad/Misposn, Extent : Moderd	ite, Area A	Iffected : 20%			
		: Throughout					
	-	Extent : Moderate, Area Affe		0			
		a : 5th Floor And 1st Floor K		1000/			
	v	Surface, Extent : Light, Area	a Affected	: 100%			
		a : Throughout	100 1	100/			
		netration, Extent : Light, Are n : 5th Floor, East Facade	a Affectea	: 10%			
·	Locuitor	i . Jin Floor, East Facuae					
terior Floors							
Cast in Place Concrete	80%		LIFE	* *	5	\$727,600	
Cast in Trace Concrete		ervation, Extent : Light, Are		l · 85%	5	\$727,000	
		a : Throughout					
		tion : Epoxy Coating					
Traffic Topping	12%	Fill B	2034	* *	5	\$62,400	
Turne Topping		ervation, Extent : Light, Are		l : 100%	5	\$62,100	
		: Housing Areas					
		tion : Group Spaces					
Vinyl Tile	8%		2034	* *	3	\$12,500	
Interior Walls	070		2031		5	¢12,500	
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%		2043	* *	5	\$41,600	
Exposed Struc: Steel	10%		LIFE	* *			
Gypsum Board	5%	Now \$8,300	LIFE	* *	5	\$26,000	
	Water Per	netration, Extent : Moderate,	Area Affe	ected : 2%			
	Location	a : Mechanical Corridor, 5th	Floor				
Metal Panel	75%		LIFE	* *	5	\$389,800	
						-	
Electrical		Current Repair	Futur	re Replacement	Μ	laintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component	Total	(Years)	FY		(Yrs)		
Туре							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.

Asset # : 14554

lectrical		Current I	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ver 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2056	* *	3	\$900		
			Extent : Moderate, A	Area Affe	cted : 100%				
		: Electrico							
	Explanat	ion : One	600 Amperes Main	Disconn	ect Switch				
Transformers									
Dry Type	100%			2046	* *	3	\$1,500		
			Extent : Moderate, 2	Area Affe	ected : 100%				
		: Electrica							
	Explanat	on : One .	2,500 Kilovolt-amp	ere 4,16	0pri-480/27/sec				
Feeders	1000/			2051	* *	1			
Cable	100%			2051	~ ~	1			
Raceway	1000/			2056	* *	1			
Conduit	100%			2056	* *	1			
nder 600 Volts									
Service Equipment	500/			2050	* *	E	¢700		
Air Circuit Breaker	50%			2056		5	\$700		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical And Generator Room							
					waat Switchas For	Emangan			
E 15: 6	_	on : 1wo	4,000 Ampere Main		* *				
Fused Disc Sw	50%	·· •		2056		5	\$600		
			Extent : Moderate, 2	<i>Area Affe</i>	ctea : 100%				
		: Electrica		D:					
	Explanat	on : Iwo	4,000 Ampere Main	n Discon	nect Switches				
Transformers	1000/			2046	* *	E	¢1.000		
Dry Type	100%			2046		5	\$1,000		
			Extent : Moderate, A al Closet, Mechanic	00					
						And Th	15		
			112 Kilovolt-amper 0hv-208/120lv	re, Four.	50 Kilovoli-ampere	e Ana Tw	0 4 5		
Switchgear / Switchboard	11107011-0	inpere 40	0117-200/12017						
Fused Disc Sw	90%			2056	* *	5	\$1,100		
Molded Case Bkrs	10%			2050	* *	5	\$700		
Raceway	1070			2000		5	φ <i>1</i> 00		
Conduit	100%			2056	* *	1			
Panelboards	10070			2000		1			
Fused Disc Sw	10%			2051	* *	5	\$600		
Molded Case Bkrs	90%			2051	* *	5	\$6,600		
Wiring	2070					5	\$0,000		
	100%			2056	* *	1			
Thermoplastic	100.0					-			
Thermoplastic Motor Controllers									
Motor Controllers	10%			2046	* *	5	\$200		
Motor Controllers Locally Mounted	10% 80%			2046 2046	* *	5 5	\$200 \$6,100		
Motor Controllers	10% 80% 10%			2046 2046 2046		5 5	\$200 \$6,100		

Ground

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

Asset # : 14554

Electrical	Current Repair	Future Replacem	ent	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated FY	Cost Cyc (Yrs	le Estimated Cost	Priority
round			•		
Grounding Devices					
Generic	100%	LIFE	** 5	\$4,100	
stand-by Power					
Transfer Switches	1000/	2016	** 1	\$05.500	
Automatic	100%	2046	** 1	\$85,500	
Generators Diesel	100%	2041	** 1	¢107.600	
Diesei	Other Observation, Extent : Mo		** 1	\$107,600	
	Location : Generator Room	ueruie, Area Ajjeciea . 10070			
	Explanation : Two 2,000 Kilor	watt			
Batteries	2.0000000000000000000000000000000000000				
Lead/Acid	100%	2021 \$3	,000 5	\$10,300	
Fuel Storage		· · ·	,		
Day Tank	2%	2051	** 5	\$1,000	
	Other Observation, Extent : Mo	derate, Area Affected : 100%			
	Location : Generator Room				
	Explanation : One 275 Gallon	s For Both Generators			
Main Tank	98%	2066	** 5	\$8,000	
	Other Observation, Extent : Mo	derate, Area Affected : 100%			
	Location : Underground				
	Explanation : One 10,000 Gal	lon			
ighting					
Interior Lighting	0.50/	2026	** 10	¢2.42.000	
Fluorescent	95% T & Lamma And Einternag Futant	2036 Madausta Anag Affected -	10	\$242,000	
	T-8 Lamps And Fixtures, Extent Location : Throughout The Bu		100%		
			** 10	¢10 700	
Fluorescent	5% Compact Electroscopt Light En	2036	10	\$12,700	
	Compact Fluorescent Light, Ext Location : Throughout The Bu		1.10070		
Egrage Lighting	Location : Intolognout The Da	lluing			
Egress Lighting Emergency, Service	70%	2036	** 1		
Exit, Service	30%	2036	** 1		
Exterior Lighting	5070	2030	1		
HID	100%	2036	** 10	\$900	
Alarm		2000	10	4200	
Security System					
No Component	50%				
Generic	50%	2036	** 1	\$51,900	
Fire/Smoke Detection					
Generic, Digital	100%	2036	** 1-3	\$176,400	
Mechanical	Current Repair	Future Replacem	ent	Maintenance	
System	% of Fail Date Estimate			le Estimated Cost	Priority
Component	Total (Years)	FY	(Yr		

Heating

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

Asset # : 14554

Mechanical System Component	0/ 6	Current Repair	Futur	e Replacement	м	aintenance	
Component	0/ 6					amilenance	
Туре	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating			1	1			
Energy Source							
Plant Campus Steam / PRV	100%		2036	* *	1		
Conversion Equipment							
Heat Exchanger, Plate &	50%		2039	* *	1	\$68,700	
Frame							
Pres. Reducing	50%		2039	* *	5	\$8,200	
Valve/LP Steam							
Distribution	7.50/		2040	* *	4	¢10.200	
Hot Wtr Piping/Pump	75%		2048	* *	4	\$10,300	
Central Plant Steam	25%		2052		4	\$3,400	
Piping/Pmp Terminal Devices							
Air Handler	100%		2034	* *	1	\$171,800	
		ervation, Extent : Light, Area		· 100%	1	\$171,000	
		: Throughout	njjecieu	. 10070			
		tion : Steam Pre Heat Coils In	1 Roofton	Air Handlers With	Reheat	Coils In The	
		ge Air Ductwork	i noojiop	111 114141015 11 11	incheui	cous in the	
Air Conditioning		,					
Energy Source							
Electricity	100%		2048	* *	1		
Conversion Equipment Exterior Pkg Unit -	100%		2034	* *	2	\$17,000	
Cooling	Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
		: Rooftop	55				
		tion : 4 Packaged Rooftop Air	· Conditie	oning Units			
Distribution	1			0			
Ductwork/Diffusers	100%		LIFE	* *	2	\$361,400	
Ventilation						-	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$154,900	
Exhaust Fans							
Roof	100%		2034	* *	2	\$8,500	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2056	* *	1		
HW Heat Exchanger							
HTHW/HW	100%		2052	* *			
		ervation, Extent : Light, Area : First Floor Mechanical Ro		: 100%			
	Explana	tion : Instanteous Steam To H	ot Water	Heat Exchangers			
	1						
Sanitary Piping							
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Sanitary Piping Cast Iron Storm Drain Piping	100%		LIFE	* *	1		

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

Asset # : 14554

Mechanical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2034	* *	1	\$17,000	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Gearless Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affected : 100%	%			
	Location : Throughout					
	Explanation : 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2056	* *	1-5	\$140,100	
Sprinkler						
Generic	100%	2056	* *	1-2	\$77,800	
Fire Pump						
Generic	100%	2039	* *	1	\$51,900	

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS	ISLAND FA	ACILITIES RO	OBERT N. DAVOREN	CENTER		
Address	: 11-11 HA	ZEN ST., R	IKERS ISLAN	D			
Borough	: BRONX			Agency's Number	: N/A		
Program / Asset #	: DOC0001	.020 / 2046		Yr Built/Renovated	: 1971 / 2003		
Area Sq Ft	: 565,795			: CORRECTION	ON		
Date of Survey	: 23-Jul-20	19		Landmark Status	: NONE		
Areas Surveyed	: Basement	t, Roof, Floo	ors 1				
Block	: 2605	Lot	: 40	BIN	: 2097042		
CAPITAL				FY 2021 - 2024		FY 2025 - 2030	
Exterior Architect	ture			\$33,308,400		\$1,592,200	
Interior Architect	ure			\$4,013,200		\$4,860,600	
Electrical						\$15,391,900	
Mechanical				\$3,808,100		\$7,419,700	
Total				\$41,129,600		\$29,264,300	
Importance Code	А			\$33,308,400		\$1,824,100	
Importance Code	В			\$7,196,100		\$27,147,100	
Importance Code	С			\$625,100		\$293,100	
Total				\$41,129,600		\$29,264,300	
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024	
Exterior Architect	ture						
Interior Architect	ure		\$18,300			\$24,900	
Electrical			\$110,900	\$92,100	\$118,700	\$92,800	
Mechanical			\$134,000	\$87,400	\$85,000	\$51,700	
Elevators/Escalate	ors		\$35,500	\$35,500	\$35,500	\$35,500	
Total			\$298,800	\$215,100	\$239,300	\$205,000	
Importance Code	А					\$6,600	
Importance Code			\$280,500	\$215,100	\$239,300	\$198,400	
Importance Code	С		\$18,300				
Total			\$298,800	\$215,100	\$239,300	\$205,000	



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

Asset # : 2046

			Asset # : 2	040				
chitecture	C	urrent R	epair	Futur	e Replacement	Μ	aintenance	
tem Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls								
Cement-Fiber Panel	Broken/Missi Location : Cracking/Cru	West Fac umbling,	Extent : Moderate		-			
	-	coloring,	Эоск Extent : Moderate rance And West F	-	ffected : 25%			
Masonry: Brick Cavity	Location : Jnt Mortar M Location : Rusting Maso	acks, Exte West Fac liss/Erod Throughc onry Supt	Extent : Modera	Gymnasii te, Area A	ım And Bulkheads Affected : 50% Affected : 30%	5	\$521,500	
Metal Panel	5%			2040	* *	5-10	\$199,200	
Windows								
Aluminum	Location : 2	ing Eleme Througho	ut		* * ea Affected : 10%	5	\$21,800	
	Location : 2	Throughc l, Extent	Moderate, Area					
Metal/Detention Type	Location :	on, Extent Throughc xen/Crack	\$25,584,500 : Severe, Area Aj ut Housing Areas red, Extent : Mode ut			5	\$298,400	
	Thermally In Location : 1 Unit Inopera	efficient, Throughc ble, Exte	Extent : Severe, A	Affected :				
Metal Louvers	5%			2033	* *	10	\$68,200	
Parapets								
Metal Rail	95%] Deformed/De Location : 2	ented, Ex	\$125,200 tent : Moderate, A ut	2035 rea Affec	* * ted : 20%	5	\$169,300	
Metal: Cage/Fence	Location :	West Fac				5-10	\$9,700	
	Explanation	n : Razor	Ribbon On Chain	Link Fe	ncing			
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.

Asset # : 2046

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors	100/					_		
Cast in Place Concrete	Horizontal		\$135,900 tent : Moderate, A al Rooms And Oti			5	\$145,200	
Ceramic Tile	5%	0-2	\$63,300	2033	* *	5	\$16,600	
		ssing Eleme : Staff Toile	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
Quarry Tile	3%			2035	* *	5	\$29,900	
Terrazzo	40%		\$1,214,500	LIFE	* *	5	\$207,400	
			tent : Moderate, A ut Main Corridor					
Traffic Topping	10%			2035	* *	5	\$83,000	
Vinyl Tile	30%	0-2	\$666,400	2030	\$3,332,000	3	\$74,700	
-		ssing Eleme : Througho		erate, Ar	ea Affected : 25%			
Wood	2%			2045	* *	5	\$24,900	
Interior Walls								
Concrete Masonry Unit	Diagonal		\$544,500 ent : Light, Area A			5	\$249,100	
		: various L	ocations in The N		u, Electrical Roon		asement Corridors	
Gypsum Board	10%			LIFE	* *	5-10	\$124,600	
SGFT/Glazed Masonry	5%			LIFE		10	\$18,300	
Ceilings AcousTile,Adhered	50/	Now	\$242,900	2035	* *	5	\$16,600	
Acous me, Aunereu	Misaligned	l/Bulging, E	xtent : Moderate, Various Location	Area Aff		5	\$10,000	
AcousTileConcealSpLn	30%	Now	\$158,500	2035	* *	5	\$124,500	
1		ssing Eleme : Througho	ents, Extent : Ligh ut	t, Area Aj	ffected : 20%			
Exposed Concrete	30%	Now	\$252,200	LIFE	* *	5	\$31,100	
-		Crumbling, 1 : Mechanic	Extent : Light, Arc al Rooms	ea Affecte	ed : 10%			
Fiber Board	5%			2030	\$426,500			
Metal Panel		Now	\$654,400	LIFE	* *	5	\$248,900	
	U	Dented, Ext : Gymnasiu	ent : Moderate, A m	rea Affec	ted : 50%			
	-	-	Extent : Moderate ut Corridors	e, Area Aj	fected : 25%			

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

Under 600 Volts

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

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

Asset # : 2046

lectrical	(Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2030	\$231,900	5	\$2,400	
	Other Obser	vation, Extent : Light, Area	Affected	: 100%			
	Location :	Electrical Room					
	Explanatio	n : Two 4,000 Ampere Mair	n Disconr	nect Switches			
Transformers							
Dry Type	100%		2035	* *	5	\$2,100	
Switchgear / Switchboard							
Fused Disc Sw	50%		2030	\$480,900	5	\$1,200	
Fused Disc Sw	50%		2040	* *	5	\$1,200	
Raceway							
Conduit	80%		2030	\$921,400	1		
Conduit	20%		2040	* *	1		
Panelboards							
Fused Disc Sw	10%		2029	\$105,900	5	\$1,300	
Molded Case Bkrs	90%		2038	* *	5	\$13,400	
Wiring							
Thermoplastic	80%		2030	\$1,419,500	1		
Thermoplastic	20%		2040	* *	1		
Motor Controllers							
Locally Mounted	10%		2028	\$45,800	5	\$400	
Motor Control Center	80%		2028	\$540,500	5	\$12,300	
Variable Frequency	10%		2043	* *			
Drive							
ound							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$16,600	
and-by Power							
Transfer Switches							
Automatic	100%		2035	* *	1	\$174,100	

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

Asset # : 2046

Electrical	Current Repair	Future I	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators						
Diesel	25%	2033	* *	1	\$54,800	
	Other Observation, Extent : Light, Are Location : Generator Room Outside		100%			
	Explanation : One 800 Kilowatts Fo		1			
Discal	-		7 * *	1	\$54,900	
Diesel	25% Other Observation, Extent : Light, Are	2033		1	\$54,800	
	Location : Generator Room Outside		10070			
	Explanation : One 1,000 Kilowatts F		d 3			
Diesel	25%	2033	* *	1	\$54,800	
Diesei	2576 Other Observation, Extent : Light, Are			1	\$34,800	
	Location : Basement	tu nyjecieu .	10070			
	Explanation : One 700 Kilowatts Fo	r Main Build	ing And Kitchen			
Diesel	24%	2033	**	1	\$52,600	
Dieser	Other Observation, Extent : Light, Are		100%	1	\$52,000	
	Location : Outdoor Enclosure. Outs	00				
	Explanation : No Capacity Informat		-			
Diesel	1%	2026	\$27,500	1	\$2,200	
Dieser	Abandoned In Place, Extent : Light, A Location : Electrical Room			1	\$2,200	
Batteries						
Lead/Acid	100%	2023	\$3,000	5	\$21,000	
Fuel Storage			-		-	
Main Tank	100%	2045	* *	5	\$13,000	
	Other Observation, Extent : Light, Are	ea Affected :	100%			
	Location : Outside And Basement					
	Explanation : Two 4,000 Gallons An	nd One 275 G	allons			
ighting						
Interior Lighting	5.50/	2020	Φ 7 001 000	10	\$222 7 00	
Fluorescent	55%	2030	\$7,891,000	10	\$223,700	
	T-12 Lamps And Fixtures, Extent : Lig Location : Throughout The Building		ctea : 100%			
				10		
Fluorescent	40%	2035	* *	10	\$162,700	
Fluorescent	40% T-8 Lamps And Fixtures, Extent : Ligh	2035 ht, Area Affec		10	\$162,700	
	40% T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building	2035 ht, Area Affec	ted : 100%	10	\$162,700	
LED	40% T-8 Lamps And Fixtures, Extent : Ligh	2035 ht, Area Affec		10	\$162,700	
LED Egress Lighting	40% T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building 5%	2035 ht, Area Affec 2038	ted : 100% * *		\$162,700	
LED Egress Lighting Emergency, Service	40% T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building 5% 45%	2035 ht, Area Affec 2038 2030	ted : 100% ** \$193,200	1		
LED Egress Lighting Emergency, Service Emergency, Battery	40% T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building 5% 45% 5%	2035 ht, Area Affec 2038 2030 2030	ted : 100% ** \$193,200 \$58,900	1 10	\$162,700	
LED Egress Lighting Emergency, Service Emergency, Battery Exit, Service	40% T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building 5% 45%	2035 ht, Area Affec 2038 2030	ted : 100% ** \$193,200	1		
LED Egress Lighting Emergency, Service Emergency, Battery	40% T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building 5% 45% 5%	2035 ht, Area Affec 2038 2030 2030	ted : 100% ** \$193,200 \$58,900	1 10		

Alarm

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

Asset # : 2046

		A3361 m.	2040				
ectrical		Current Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
arm Security System Generic	Location	servation, Extent : Light, A 1 : Throughout The Buildin	g	* * ! : 100%	1	\$211,300	
Fire/Smoke Detection	· ·	tion : CCTV Surveillance S		de ate		** ** * **	
Generic, Digital	100%		2038	* *	1-3	\$348,700	
echanical		Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ating Energy Source Plant Campus Steam / PRV	Location	servation, Extent : Light, A 1 : Basement			1		
	Explana	tion : High Pressure Steam	n From Mair	n Plant			
Conversion Equipment Heat Exchanger, Shell & Tube	50%		2039	* *			
Pres. Reducing Valve/LP Steam	50%		2039	* *	5	\$13,200	
Distribution Hot Wtr Piping/Pump	100%		2046	* *	4	\$32,800	
Terminal Devices Air Handler	19%		2030	\$2 194 000	1	\$52,100	
Air Handler	1970		2030	\$2,184,000 * *	1 1	\$2,700	
Convector/Radiator	2%	Now \$1,80	0 2028	\$87,500	1	\$2,600	
	Location	servation, Extent : Light, A 1 : Throughout tion : Convector Air Holes			Tow		
Convector/Radiator	28%		2035	* *	1	\$111,700	
Conditioning	7070		2000		1	ψ111,700	
Energy Source							
Electricity	100%		2038	* *	1		

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

Asset # : 2046

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille				2039	* *	1	\$48,000	
			Extent : Light, Area	a Affected	d : 100%			
		ı : Basemen	t					
Exterior Pkg Unit - Cooling	20%			2030	\$1,323,900	2	\$5,400	
	R-22 Refr	igerant, Ext	ent : Light, Area A	ffected :	100%			
	Location	n : Roof						
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	n : Roof						
	Explana	tion : Serve	s Control Areas					
Window/Wall Unit	5%			2025	\$85,200	1		
No Component	65%							
Distribution								
CW & CHW Wtr	10%			2050	* *	4	\$3,300	
Pipe/Pump								
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2030	\$320,900	1	\$27,400	
No Component	90%							
Heat Rejection								
Air Cooled Condenser	10%			2035	* *	2	\$30,900	
Unit								
No Component	90%							
Ventilation								
Distribution					de ale		**** -**	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$391,500	
Exhaust Fans	200/			2020	\$5 01 (00)	2	#2 7 00	
Interior	20%		¢100.000	2030	\$581,600	2	\$2,700	
Roof	80% Buckey E		\$108,600	2030	\$1,085,700	2	\$8,700	
	Broken, E Location		re, Area Affected :	10%				
1 ·	Localloi	i : K00j						
Plumbing								
H/C Water Piping	100%			2040	* *	1		
Brass/Copper	10070			2040		1		
HW Heat Exchanger Steam Fired	90%			2030	\$1 171 600	4	\$59,200	
Steam Fired			xtent : Light, Area		\$1,171,600	4	\$39,200	
		i : Basemen	-	ijjecieu	. 100/0			
		tion : 6 Uni						
$C_{1} = C_{1} = 1$			15	2050	* *	4	¢< <00	
Steam Fired	10% Other Ob		stant · Light Au-	2050		4	\$6,600	
		servation, E 1 : Basemen	xtent : Light, Area +	Ајјестед	. 10070			
				omia V:-	how			
	Explana	non: 2 Inst	antaneous Units S	erve Klíc	nen			

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

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

Asset # : 2046

Mechanical		Current I	Repair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing								
Sanitary Piping Cast Iron	100%	Now	\$3,589,600	LIFE	* *	1		
Cast from			evere, Area Affecte			1		
			at And Under Floor					
			: Severe, Area Affe	ected : 20	%			
	Location	: Kitchen	Piping					
Storm Drain Piping Cast Iron	100%	Now	\$34,100	LIFE	* *	1		
Cast IIoli			\$54,100 Extent : Moderate, .			1		
	Location		,	55				
	Explanat	on : Roof	Drains Over Kitch	en Clogg	ed			
Sump Pump(s)	1000/			2025	Ø1 50 000	<u>,</u>	¢17 000	
Non-Submersible Sewage Ejector(s)	100%			2025	\$159,000	4	\$17,900	
Compressed Air	100%	Now	\$9,700	2030	\$194,400	4	\$5,700	
			nt : Moderate, Are			•	<i>QQYYYYYYYYYYYYY</i>	
	Location	: Basemer	at and a second s					
Fixtures								
Generic	100%							
/ertical Transport Elevators								
Geared Traction	90%			LIFE	* *			
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 100%			
			t To 2nd Floor					
	_	on : 8 Un	its					
Hydraulic	10% Other Obs	mation L	Extent : Light, Area	LIFE Affected	**			
			t To 1st Floor	Ајјестей	. 10070			
			ight Elevator					
ire Suppression	<u>^</u>							
Standpipe	1000/			00.10		1 -	4222	
Generic	100%			2040	* *	1-5	\$223,600	
Sprinkler No Component	85%							
Generic	15%			2040	* *	1-2	\$18,600	
Fire Pump								
Generic	100%			2033	* *	1	\$82,800	
Chemical System	000/							
No Component Generic	98% 2%			2028	\$1,000	1-3	\$100	
OUICIL		ervation. F	Extent : Light, Area			1-5	\$100	
	Location			JJ W				
	Explanat	on : Chen	nical System Serves	s Cooking	Areas			

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block		ZEN ST., R 1.070 / 2792 014	ACILITIES R RIKERS ISLAN	OSE M. SINGER CEN ND Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	TER RMSC : N/A : 1988 / 2006 : CORRECTION : NONE : 2109477	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architect						
Interior Architect				\$5,312,600 \$2,422,700		\$13,297,300 \$5,693,500
Electrical	ure			\$2,422,700		\$7,133,100
Mechanical				\$680,200		\$6,874,700
Total				\$10,859,100		\$32,998,500
Total				\$10,037,100		\$52,770,500
Importance Code				\$5,312,600		\$14,034,700
Importance Code				\$5,546,500		\$18,675,500
Importance Code	С					\$288,400
Total				\$10,859,100		\$32,998,500
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architect	ture		\$20,500			
Interior Architect	ure		\$13,800	\$2,800		\$16,900
Electrical			\$43,500	\$28,800	\$28,800	\$69,600
Mechanical			\$58,000	\$69,400	\$71,200	\$64,800
Total			\$135,900	\$100,900	\$100,000	\$151,200
Importance Code	А		\$32,200	\$7,400	\$7,400	\$7,400
Importance Code			\$103,600	\$93,500	\$92,500	\$143,800
Importance Code						
Total			\$135,900	\$100,900	\$100,000	\$151,200



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.

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

Asset # : 2792

chitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Concrete Masonry Unit		Now	\$1,219,300	LIFE	* *	5	\$47,000	
	-		ed, Extent : Modera	te, Area	Affected : 15%			
		: Through			<i>cc</i> 1 200/			
	-	-	Extent : Moderate	-	-			
		-	rd Perimeter, At Do	-	-			
	-		Extent : Moderate, .	Area Affe	ected : 20%			
			acades Throughout					
Metal Panel		Now	\$497,000	2036	**	5	\$329,100	
		-	ents, Extent : Ligh					
			uscia On Exterior F					
	-		ctent : Light, Area	Affected	: 20%			
		: Through			<i>CC</i> 1 150/			
	-	-	Extent : Moderate	-	-			
	Location	: East Fac	cade And At All Do	wnspouis	5			
Windows Aluminum	50/	Now	¢72 800	2034	* *	5	¢2 200	
Aluminum	-		\$73,800 Extent : Moderate, A			3	\$2,200	
			Heads Throughout	00	cieu . 1570			
Metal/Detention Type	95%	. // ////////	iiouus ini ougnoui	2036	* *	5	\$309,900	
Parapets	9570			2030		5	\$309,900	
Metal Panel	60%	Now	\$824,800	2036	* *	5	\$52,700	
			xtent : Moderate, A		ected : 20%	5	\$52,700	
		: Through		55				
		-	s, Extent : Moderat	e, Area A	Affected : 20%			
			out And Mechanica					
Metal: Cage/Fence	10%			2031	* *	5-10	\$35,100	
No Component	30%					-	,	
Roof								
Single Ply Membrane	97%	Now	\$2,542,700	2026	\$12,713,600			
	Adhesion H	Failure, Ex	tent : Light, Area A	Iffected :	15%			
		: Through						
			ent : Severe, Area A					
		-	Behind Parapets - 2	-	-			
			iss, Extent : Moder		•••			
			Locations Through					
			xtent : Moderate, A					
	Location	: 2nd Stor	y Housing Areas T	hroughou	ut			
Skylight, Plastic	3%			2039	* *	1		

Interior

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

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

DEPARTMENT OF CORRECTION - 072

RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
erior								
Floors Cast in Place Concrete	Cracking/	-	\$368,500 Extent : Moderate cal Rooms, Corrid	-	* * ffected : 15%	5	\$393,800	
Cast in Place Concrete	8%			LIFE	* *	5	\$78,800	
Ceramic Tile	Cracking/		\$171,700 Extent : Moderate Housing Shower I			5	\$22,500	
Quarry Tile	Worn/Ero	Now ded, Extent : Kitchen	\$50,900 : Moderate, Area .	2031 Affected	**	5	\$6,800	
Traffic Topping	Deteriora	Now ted Finish, : Mess Ha	\$274,700 Extent : Severe, Ar ll Kitchen	2026 ea Affect	\$549,400 ted : 100%	5	\$14,100	
Vinyl Tile	Cracking/ Location Patching L Location Uneven St Location Water Per Location Worn/Ero	e : Corridor Evident, Ex 1 : Through ubstrate, Ex 1 : At Houst netration, E 1 : Connect	tent : Severe, Area ing / Central Corrid xtent : Severe, Area ing Tunnel Near J : Moderate, Area	ffected : Affected dor Conr a Affecte Mechani	20% 1 : 15% nections d : 5% cal Room	3	\$50,600	
Vinyl Tile		place Evide	ent, Extent : Light, r Program Areas	2034 Area Aff	* * Sected : 100%	3	\$8,400	
Interior Walls			-					
Ceramic Tile		pair Evider	nt, Extent : Light, A Housing Area Bath		* * cted : 50%	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	* *			

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

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

Asset # : 2792

chitecture		Current I	Repair	Futur	e Replacement	M	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
erior	•							
Ceilings								
AcousTile,Adhered	Worn/Ero	Now ded, Extent 1 : Through	\$79,400 : Moderate, Area out	2031 Affected	: 25%	5	\$21,700	
AcousTileSusp.Lay-In	Water Per		\$13,800 xtent : Light, Area , 6, 7 Control Ceili			5 or	\$21,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board		Now	\$86,400	LIFE	* *	5	\$108,500	
Gypsull Dould			ents, Extent : Seve		Affected · 5%	5	\$100,500	
			orridor/ Connection			hanical		
			Extent : Light, Area		U			
		ı : Chapel			,.			
Metal Panel		Now	\$713,300	LIFE	* *	5	\$271,300	
	Corrosion Location Staining/I Location Water Pen	/Rusting, E n : East Cor Discoloring n : Through netration, E	xtent : Moderate, 2 ridor, Buildings 5- Extent : Severe, A	4rea Affe -7, Buildi 1rea Affec a Affecte	ng 9/11 cted : 90%	J	<i>\$271,200</i>	
Metal Panel	5%		C	LIFE	* *	5	\$27,100	
	0,10			LIIL		5	\$27,100	
ectrical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
				X 7				
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
stem Component Type der 600 Volts			Estimated Cost		Estimated Cost	-	Estimated Cost	Priori
stem Component Type der 600 Volts Service Equipment	Total	(Years)	Estimated Cost	FY		(Yrs)		Prior
stem Component Type der 600 Volts	Total	(Years)		FY 2026	\$154,600	-	Estimated Cost \$1,300	Prior
stem Component Type der 600 Volts Service Equipment	Total 100% Other Ob	(Years) servation, E	Sxtent : Moderate, .	FY 2026	\$154,600	(Yrs)		Prior
stem Component Type der 600 Volts Service Equipment	Total 100% Other Obs Location	(Years) Servation, E a : Electrico	Extent : Moderate, . 11 Room	FY 2026 Area Affe	\$154,600 ected : 100%	(Yrs)		Prior
stem Component Type der 600 Volts Service Equipment Fused Disc Sw	Total 100% Other Obs Location	(Years) Servation, E a : Electrico	Sxtent : Moderate, .	FY 2026 Area Affe	\$154,600 ected : 100%	(Yrs)		Prior
stem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers	Total 100% Other Ob: Location Explana	(Years) servation, E n : Electrica tion : Six 1	Extent : Moderate, . 11 Room	FY 2026 Area Affe Disconn	\$154,600 ected : 100% ect Switch	(Yrs)	\$1,300	Prior
stem Component Type der 600 Volts Service Equipment Fused Disc Sw	Total 100% Other Ob: Location Explana 100%	(Years) servation, E n : Electrica tion : Six 1	Extent : Moderate, . ul Room 600 Amperes Main	FY 2026 Area Affe Disconn 2024	\$154,600 ected : 100% ect Switch \$31,100	(Yrs)		Prior
stem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers	Total 100% Other Ob: Location Explana 100% Other Ob:	(Years) servation, E 1 : Electrica tion : Six 1 servation, E	Extent : Moderate, . 11 Room 600 Amperes Main Extent : Moderate, .	FY 2026 Area Affe Disconn 2024 Area Affe	\$154,600 ected : 100% ect Switch \$31,100 ected : 100%	(Yrs)	\$1,300	Prior
stem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers	Total 100% Other Ob. Location Explana 100% Other Ob. Location	(Years) servation, E 1 : Electrica tion : Six 1 servation, E 1 : Electrica	Extent : Moderate, . 11 Room 600 Amperes Main Extent : Moderate, . 11 Closet, Electrica	FY 2026 Area Affe Disconn 2024 Area Affe I And Me	\$154,600 ected : 100% ect Switch \$31,100 ected : 100% echanical Room	(Yrs) 5 5	\$1,300 \$1,100	Prior
stem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type	Total 100% Other Ob: Location Explana 100% Other Ob: Location Explana	(Years) servation, E 1 : Electrica tion : Six 1 servation, E 1 : Electrica tion : Five	Extent : Moderate, . 11 Room 600 Amperes Main Extent : Moderate, .	FY 2026 Area Affe Disconn 2024 Area Affe l And Me e, Four 3	\$154,600 ected : 100% ect Switch \$31,100 ected : 100% echanical Room 0 Kilovolt-ampere	(Yrs) 5 5	\$1,300 \$1,100	Prior
stem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard	Total 100% Other Ob. Location Explana 100% Other Ob. Location Explana And For	(Years) servation, E a : Electrica tion : Six 1 servation, E a : Electrica tion : Five tr 15 Kilova	Extent : Moderate, . 11 Room 600 Amperes Main Extent : Moderate, . 11 Closet, Electrica 75 Kilovolt-ampere	FY 2026 Area Affe Disconn 2024 Area Affe I And Me e, Four 3 208/1201v	\$154,600 ected : 100% ect Switch \$31,100 ected : 100% echanical Room 0 Kilovolt-ampere	(Yrs) 5 5 , Three 4	\$1,300 \$1,100 5 Kilovolt-ampere	Priori
stem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw	Total 100% Other Ob. Location Explana 100% Other Ob. Location Explana And Fou	(Years) servation, E 1 : Electrica tion : Six 1 servation, E 1 : Electrica tion : Five <u>ur 15 Kilova</u>	Extent : Moderate, . 11 Room 600 Amperes Main Extent : Moderate, . 11 Closet, Electrica 75 Kilovolt-ampere	FY 2026 Area Affe Disconn 2024 Area Affe l And Me e, Four 3 208/120lv 2026	\$154,600 ected : 100% ect Switch \$31,100 ected : 100% echanical Room 0 Kilovolt-ampere, \$403,900	(Yrs) 5 5 , Three 4 5	\$1,300 \$1,100 5 Kilovolt-ampere \$800	Priori
stem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Fused Disc Sw	Total 100% Other Ob: Location Explana 100% Other Ob: Location Explana And For 60% 10%	(Years) servation, E a : Electrica tion : Six 1 servation, E a : Electrica tion : Five ar 15 Kilova	Extent : Moderate, . 11 Room 600 Amperes Main Extent : Moderate, . 11 Closet, Electrica 75 Kilovolt-ampere	FY 2026 Area Affe Disconn 2024 Area Affe l And Me e, Four 3 208/120lv 2026 2056	\$154,600 ected : 100% ect Switch \$31,100 ected : 100% echanical Room 0 Kilovolt-ampere, \$403,900 * *	(Yrs) 5 5 , Three 4 5 5 5	\$1,300 \$1,100 5 Kilovolt-ampere \$800 \$100	Prior
stem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Fused Disc Sw Molded Case Bkrs	Total 100% Other Ob. Location Explana 100% Other Ob. Location Explana And Fou	(Years) servation, E a : Electrica tion : Six 1 servation, E a : Electrica tion : Five ar 15 Kilova	Extent : Moderate, . 11 Room 600 Amperes Main Extent : Moderate, . 11 Closet, Electrica 75 Kilovolt-ampere	FY 2026 Area Affe Disconn 2024 Area Affe l And Me e, Four 3 208/120lv 2026	\$154,600 ected : 100% ect Switch \$31,100 ected : 100% echanical Room 0 Kilovolt-ampere, \$403,900	(Yrs) 5 5 , Three 4 5	\$1,300 \$1,100 5 Kilovolt-ampere \$800	Prior
stem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Fused Disc Sw Molded Case Bkrs Raceway	Total 100% Other Ob: Location Explana 100% Other Ob: Location Explana And For 60% 10% 30%	(Years) servation, E a : Electrica tion : Six 1 servation, E a : Electrica tion : Five ur 15 Kilova	Extent : Moderate, . 11 Room 600 Amperes Main Extent : Moderate, . 11 Closet, Electrica 75 Kilovolt-ampere	FY 2026 Area Affe Disconn 2024 Area Affe l And Me e, Four 3 208/120lv 2026 2056 2026	\$154,600 ected : 100% ect Switch \$31,100 ected : 100% echanical Room 0 Kilovolt-ampere, \$403,900 ** \$202,000	(Yrs) 5 5 5 5 5 5 5 5 5	\$1,300 \$1,100 5 Kilovolt-ampere \$800 \$100	Prior
stem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Fused Disc Sw Molded Case Bkrs Raceway Conduit	Total 100% Other Ob. Location Explana 100% Other Ob. Location Explana And Fon 60% 10% 30%	(Years) servation, E a : Electrica tion : Six 1 servation, E a : Electrica tion : Five tion : Five tr 15 Kilovo	Extent : Moderate, . 11 Room 600 Amperes Main Extent : Moderate, . 11 Closet, Electrica 75 Kilovolt-ampere	FY 2026 Area Affe Disconn 2024 Area Affe l And Me e, Four 3 208/120lv 2026 2026 2026 2026	\$154,600 ected : 100% ect Switch \$31,100 ected : 100% echanical Room 0 Kilovolt-ampere \$403,900 ** \$202,000 \$729,400	(Yrs) 5 5 5 5 5 5 5 5 1	\$1,300 \$1,100 5 Kilovolt-ampere \$800 \$100	Prior
stem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Fused Disc Sw Molded Case Bkrs Raceway	Total 100% Other Ob. Location Explana 100% Other Ob. Location Explana And Fou 10% 30% 95% 5%	(Years) servation, E 1 : Electrica tion : Six 1 servation, E 1 : Electrica tion : Five tr 15 Kilova	Extent : Moderate, . 11 Room 600 Amperes Main Extent : Moderate, . 11 Closet, Electrica 75 Kilovolt-ampere	FY 2026 Area Affe Disconn 2024 Area Affe l And Me e, Four 3 208/120lv 2026 2026 2026 2026 2026 2026	\$154,600 ected : 100% ect Switch \$31,100 ected : 100% echanical Room 0 Kilovolt-ampere \$403,900 ** \$202,000 \$729,400 **	(Yrs) 5 5 5 5 5 5 5 5 5	\$1,300 \$1,100 5 Kilovolt-ampere \$800 \$100	Prior

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

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

Asset # : 2792

		AJ	Sel # . 2/3	~~				
Electrical		Current Repair		Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Panelboards	0.00(_	*- - - - - - - - - -	
Molded Case Bkrs	90%			2025	\$635,400 * *	5	\$7,100	
Molded Case Bkrs	10%			2051		5	\$800	
		tallation, Extent : Throughout	: Light, Area A <u>f</u>	ffected	: 5%			
Wiring	0.50/		-					
Thermoplastic	95%			2026	\$1,123,700	1		
Thermoplastic	5%			2056	* *	1		
		tallation, Extent	: Light, Area A <u>f</u>	fected	: 5%			
	Location	: Throughout						
Motor Controllers	100/					_	**	
Locally Mounted	10%			2024	\$147,200	5	\$200	
Motor Control Center	55%			2024	\$767,000	5	\$4,500	
Motor Control Center	30%			2039	* *	5	\$2,500	
Variable Frequency Drive	5%		2	2046	* *			
		tallation, Extent : Throughout	: Light, Area A <u>f</u>	ffected	: 5%			
round								
Grounding Devices								
Generic	100%		Ι	LIFE	* *	5	\$4,400	
and-by Power								
Transfer Switches								
Automatic	100%		2	2031	* *	1	\$92,500	
Generators								
Diesel	100%			2029	\$1,375,500	1	\$116,500	
		ervation, Extent	: Light, Area Af	fected	: 100%			
		: First Floor						
	Explanat	ion : Two 800 Ki	ilowatt					
Batteries								
Lead/Acid	100%			2021	\$3,000	5	\$11,100	
		tallation, Extent	: Light, Area A <u>f</u>	ffected	: 100%			
	Location	: First Floor						
Fuel Storage								
Day Tank	20%			2034	* *	5	\$11,200	
		ervation, Extent : First Floor	: Light, Area Af	fected	: 100%			
	Explanat	ion : One 250 G	allon For Both	Genera	ators			
Main Tank	80%			2041	* *	5	\$7,100	
		ervation, Extent			: 100%	2	\$7,100	
		: Underground		,				
		ion : 10,000 Gal	lons					
ighting	Enprunu	I 0,000 Jul						

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.

DEPARTMENT OF CORRECTION - 072

RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

		F	Asset # : Z	192				
lectrical		Current Rep	pair	Futur	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Interior Lighting							* •••	
Fluorescent	75%		. Tinle Anna	2031	**	10	\$206,900	
			ent : Light, Area t The Building	Ajjecied	1. 100%			
		tion : Using T	-					
Fluorescent	20%		12 Lumps	2036	* *	10	\$55,200	
1 horeseent			s, Extent : Mode		a Affected : 100%	10	\$55,200	
	-		Nursery Room	,	55			
HID	5%			2026	\$72,500	10	\$500	
Egress Lighting								
Emergency, Service	50%			2026	\$145,600	1		
Emergency, Service	10%			2036	* *	1		
Exit, Service	35%			2021	\$69,000	1		
Exit, Service	5%			2036	* *	1		
Exterior Lighting HID	100%			2026	\$2 225 200	10	\$900	
arm	10070			2020	\$2,235,200	10	\$900	
Security System								
No Component	30%							
Generic	70%			2021	\$1,253,400	1	\$78,600	
Fire/Smoke Detection								
Under Construction	100%							
lechanical		Current Re	pair	Futur	re Replacement	м	aintenance	
ystem	% of		stimated Cost		Estimated Cost		Estimated Cost	Priorit
Component Type	Total	(Years)	stillated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 110110
eating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	50%			2029	\$399,100	1	\$74,300	
Pres. Reducing Valve/LP Steam	50%	0-2	\$3,700	2029	\$183,600	5	\$4,500	
			ent : Light, Area sure Reducing S	00	l : 2%			
			on Damaged Or					
Distribution	1							
Hot Wtr Piping/Pump	100%			2034	* *	4	\$22,200	

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

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

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

Asset # : 2792

lechanical	Current Repair Future Replacement					Μ	laintenance	
ystem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Terminal Devices								
Air Handler	40%			2026	\$3,118,100	1	\$74,400	
Air Handler	10%			2031	* *	1	\$18,600	
Convector/Radiator		Now	\$2,400	2031	* *	1	\$3,500	
			tent : Light, Area	Affected	: 1%			
		: Throughou						
	Explanati	on : Conve	ctor Air Holes Pa	inted Shi	ut Restricting Air H	Flow		
Convector/Radiator	46%			2031	* *	1	\$44,700	
r Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	5%			2024	\$589,500	2	\$900	
	Other Obse	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location .	: Main Mec	hanical Room					
	Explanati Area And		r Packaged Air C	ondition	ing Equipment Ser	ves The I	Kitchen, Visitor's	
Reciprocating Compr/Chiller	10%			2026	\$470,500	1	\$14,000	
1	R_22 Refrig	arant Exta		<i>C</i>	1000/			
			nt : Light, Area A lechanical Rooms		100%			
	Location Other Obse	: B And J M ervation, Ex	lechanical Rooms tent : Light, Area	Affected				
	Location Other Obse Location Explanati	: B And J M rvation, Ex : B And J M on : Water	lechanical Rooms tent : Light, Area lechanical Rooms Cooled Chillers S	Affected	1 : 100%	om, Swite	ch Gear Room And	
Reciprocating Compr/Chiller	Location Other Obse Location Explanati	: B And J M ervation, Ex : B And J M	lechanical Rooms tent : Light, Area lechanical Rooms Cooled Chillers S	Affected	1 : 100%	om, Swite	ch Gear Room And \$14,000	
Reciprocating Compr/Chiller	Location A Other Obse Location A Explanati Administr 10%	: B And J M rvation, Ex : B And J M on : Water ative Office	lechanical Rooms tent : Light, Area lechanical Rooms Cooled Chillers S	Affected Serve Ma	: 100% le Staff Locker Roo **			
	Location A Other Obse Location A Explanati Administr 10% Other Obse	: B And J M rvation, Ex : B And J M on : Water rative Office rvation, Ex	lechanical Rooms tent : Light, Area lechanical Rooms Cooled Chillers S	Affected Serve Ma 2031 Affected	' : 100% le Staff Locker Roo * * ' : 10%			
	Location . Other Obse Location . Explanati Administr 10% Other Obse Location .	: B And J M. rvation, Ex : B And J M. on : Water ative Office rvation, Ex : Court Yar on : Air Co	lechanical Room: tent : Light, Area lechanical Room: Cooled Chillers S tent : Light, Area d Near 9, 10, 11	Affected Serve Ma 2031 Affected And 12 Q	' : 100% le Staff Locker Roo * * ' : 10%	1	\$14,000	
Compr/Chiller Ext Pkg Unit -	Location . Other Obse Location . Explanati Administr 10% Other Obse Location . Explanati	: B And J M. rvation, Ex : B And J M. on : Water ative Office rvation, Ex : Court Yar on : Air Co	lechanical Room: tent : Light, Area lechanical Room: Cooled Chillers S tent : Light, Area d Near 9, 10, 11	Affected Serve Ma 2031 Affected And 12 Q	' : 100% le Staff Locker Rod * * ' : 10% Quad	1	\$14,000	
Compr/Chiller	Location . Other Obse Location . Explanati Administr 10% Other Obse Location . Explanati Equipmen 10% R-22 Refrig	: B And J M. rvation, Ex : B And J M. on : Water ative Office rvation, Ex : Court Yar on : Air Co at	lechanical Room: tent : Light, Area lechanical Room: Cooled Chillers S tent : Light, Area d Near 9, 10, 11	Affected Serve Ma 2031 Affected And 12 Q es The 9, 2031 ffected :	': 100% le Staff Locker Rod * * ': 10% Quad 10, 11 And 12 Qu * *	1 ad Air H	\$14,000	
Compr/Chiller Ext Pkg Unit - Heating/Cooling	Location . Other Obse Location . Explanati Administr 10% Other Obse Location . Explanati Equipmen 10% R-22 Refrig Location .	: B And J M. rvation, Ex : B And J M. on : Water ative Office rvation, Ex : Court Yar on : Air Co at	techanical Rooms tent : Light, Area fechanical Rooms Cooled Chillers S tent : Light, Area d Near 9, 10, 11 oled Chiller Serv nt : Light, Area A	Affected Serve Ma 2031 Affected And 12 Q es The 9, 2031 ffected :	': 100% le Staff Locker Rod * * ': 10% Quad 10, 11 And 12 Qu * *	1 ad Air H	\$14,000	
Compr/Chiller Ext Pkg Unit - Heating/Cooling No Component	Location . Other Obse Location . Explanati Administr 10% Other Obse Location . Explanati Equipmen 10% R-22 Refrig	: B And J M. rvation, Ex : B And J M. on : Water ative Office rvation, Ex : Court Yar on : Air Co at	techanical Rooms tent : Light, Area fechanical Rooms Cooled Chillers S tent : Light, Area d Near 9, 10, 11 oled Chiller Serv nt : Light, Area A	Affected Serve Ma 2031 Affected And 12 Q es The 9, 2031 ffected :	': 100% le Staff Locker Rod * * ': 10% Quad 10, 11 And 12 Qu * *	1 ad Air H	\$14,000	
Compr/Chiller Ext Pkg Unit - Heating/Cooling <u>No Component</u> Distribution	Location . Other Obse Location . Explanati Administr 10% Other Obse Location . Explanati Equipmen 10% R-22 Refrig Location . 65%	: B And J M. rvation, Ex : B And J M. on : Water ative Office rvation, Ex : Court Yar on : Air Co at	techanical Rooms tent : Light, Area fechanical Rooms Cooled Chillers S tent : Light, Area d Near 9, 10, 11 oled Chiller Serv nt : Light, Area A	Affected Verve Ma 2031 Affected And 12 Q es The 9, 2031 ffected : nacy	': 100% le Staff Locker Rod * * ': 10% Quad 10, 11 And 12 Qu * *	1 ad Air H	\$14,000 andling \$1,800	
Compr/Chiller Ext Pkg Unit - Heating/Cooling <u>No Component</u> Distribution CW & CHW Wtr	Location . Other Obse Location . Explanati Administr 10% Other Obse Location . Explanati Equipmen 10% R-22 Refrig Location .	: B And J M. rvation, Ex : B And J M. on : Water ative Office rvation, Ex : Court Yar on : Air Co at	techanical Rooms tent : Light, Area fechanical Rooms Cooled Chillers S tent : Light, Area d Near 9, 10, 11 oled Chiller Serv nt : Light, Area A	Affected Serve Ma 2031 Affected And 12 Q es The 9, 2031 ffected :	1 : 100% le Staff Locker Rod * * ': 10% Quad 10, 11 And 12 Qu * * 100%	1 ad Air H	\$14,000	
Compr/Chiller Ext Pkg Unit - Heating/Cooling <u>No Component</u> Distribution CW & CHW Wtr Pipe/Pump	Location . Other Obse Location . Explanati Administr 10% Other Obse Location . Explanati Equipmen 10% R-22 Refrig Location . 65%	: B And J M. rvation, Ex : B And J M. on : Water ative Office rvation, Ex : Court Yar on : Air Co at	techanical Rooms tent : Light, Area fechanical Rooms Cooled Chillers S tent : Light, Area d Near 9, 10, 11 oled Chiller Serv nt : Light, Area A	Affected Verve Ma 2031 Affected And 12 Q es The 9, 2031 ffected : nacy	1 : 100% le Staff Locker Rod * * ': 10% Quad 10, 11 And 12 Qu * * 100%	1 ad Air H	\$14,000 andling \$1,800	
Compr/Chiller Ext Pkg Unit - Heating/Cooling <u>No Component</u> Distribution CW & CHW Wtr Pipe/Pump No Component	Location . Other Obse Location . Explanati Administr 10% Other Obse Location . Explanati Equipmen 10% R-22 Refrig Location . 65%	: B And J M. rvation, Ex : B And J M. on : Water ative Office rvation, Ex : Court Yar on : Air Co at	techanical Rooms tent : Light, Area fechanical Rooms Cooled Chillers S tent : Light, Area d Near 9, 10, 11 oled Chiller Serv nt : Light, Area A	Affected Verve Ma 2031 Affected And 12 Q es The 9, 2031 ffected : nacy	1 : 100% le Staff Locker Rod * * ': 10% Quad 10, 11 And 12 Qu * * 100%	1 ad Air H	\$14,000 andling \$1,800	
Compr/Chiller Ext Pkg Unit - Heating/Cooling <u>No Component</u> Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices	Location . Other Obse Location . Explanati Administr 10% Other Obse Location . Explanati Equipmen 10% R-22 Refrig Location . 65% 10% 90%	: B And J M. rvation, Ex : B And J M. on : Water ative Office rvation, Ex : Court Yar on : Air Co at	techanical Rooms tent : Light, Area fechanical Rooms Cooled Chillers S tent : Light, Area d Near 9, 10, 11 oled Chiller Serv nt : Light, Area A	Affected Verve Ma 2031 Affected And 12 Q ess The 9, 2031 ffected : nacy 2046	1 : 100% le Staff Locker Rod * * ': 10% Quad 10, 11 And 12 Qu * * 100%	1 ad Air H 2 4	\$14,000 Fandling \$1,800 \$2,200	
Compr/Chiller Ext Pkg Unit - Heating/Cooling <u>No Component</u> Distribution CW & CHW Wtr Pipe/Pump No Component	Location . Other Obse Location . Explanati Administr 10% Other Obse Location . Explanati Equipmen 10% R-22 Refrig Location . 65%	: B And J M. rvation, Ex : B And J M. on : Water ative Office rvation, Ex : Court Yar on : Air Co at	techanical Rooms tent : Light, Area fechanical Rooms Cooled Chillers S tent : Light, Area d Near 9, 10, 11 oled Chiller Serv nt : Light, Area A	Affected Verve Ma 2031 Affected And 12 Q es The 9, 2031 ffected : nacy	': 100% le Staff Locker Rod ** ': 10% Duad 10, 11 And 12 Qu ** 100% **	1 ad Air H	\$14,000 andling \$1,800	

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.

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

Asset # : 2792

		A3561#.1	2792				
Mechanical		Current Repair	Μ				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection							
Dry Cooler	10%		2026	\$105,500	2	\$20,900	
Water Cooling Tower	10%		2027	\$73,600	2	\$30,300	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$167,700	
Exhaust Fans					-		
Interior	75%		2026	\$1,479,200	2	\$6,900	
Roof		Now \$4,600	2026	\$230,100	2	\$1,800	
		oning, Extent : Light, Area A	ffected : 2	0%			
	Locatior	i : Roof					
Plumbing							
H/C Water Piping	200/		2026	* *	1		
Brass/Copper	20%		2036	* *	1		
Galvanized Steel	80%		2031	~ ~	1		
HW Heat Exchanger	1000/		2026	* *	4	¢20.700	
Steam Fired	100%		2036		4	\$29,700	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	100%		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Sewage Ejector(s) Electric	100%		2026	\$159,700	4	\$18,000	
Electric		servation, Extent : Light, Are			4	\$18,000	
		i : Throughout	u njjecicu	. 100/0			
		tion : Not Directly Observed	,				
Fixtures	Влртини	non . Hor Directly Coserveu					
Generic	100%						
Fire Suppression	10070						
Standpipe							
Generic	100%		2046	* *	1-5	\$151,600	
Sprinkler					-	÷ - ,2••	
No Component	50%						
Generic	50%		2046	* *	1-2	\$42,100	
Fire Pump							
Generic	100%		2029	\$356,900	1	\$56,200	
Chemical System						,	
Generic	100%		2024	\$51,400	1-3	\$4,000	
				. ,		. ,	

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name Address		AND FACILITIES TH ST., RIKERS ISLAN	ELECOMMUNICATIO D	NS BUILDING
Borough	: BRONX	51., KIKEKS ISLAN	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	: 03-Feb-2015		Landmark Status	: NONE
Areas Surveyed	: Roof, Floors 1	.2		
Block	: 2605	Lot : 40	BIN	: 2096863
CAPITAL			FY 2021 - 2024	

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Exterior Architecture		\$60,700		\$74,600
Electrical				\$107,500
Mechanical				\$195,800
Total		\$60,700		\$377,900
Importance Code A		\$60,700		\$74,600
Importance Code B				\$303,300
Total		\$60,700		\$377,900
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$53,600			\$9,100
Interior Architecture	\$23,600	\$600		\$5,500
Electrical	\$4,800	\$1,500	\$1,400	\$4,300
Mechanical	\$1,100	\$1,200	\$1,800	\$14,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,000	\$7,400	\$7,100	\$37,500
Importance Code A	\$54,100	\$400	\$400	\$9,500
Importance Code B	\$32,900	\$6,900	\$6,700	\$28,000
Importance Code C				
Total	\$87,000	\$7,400	\$7,100	\$37,500



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.

Asset # : 4129

rchitecture		Current Repair Future Replacement Maintenance						
stem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priori
erior								
Exterior Walls	50/	N T	\$5 100	LIPP	* *		<i>Ф</i> ((0)	
Cast in Place Concrete	• • •	Now	\$5,100 ents, Extent : Ligh	LIFE		5	\$4,600	
			Fire Exit Stair Foo			Lower St	air Rail Posts	
			Stair Hanging In T	0	sconneelea 1 rom	Lower St	<i>un 1011 1 0515</i>	
	-	-	Extent : Moderate	, Area A	ffected : 5%			
	Location	a : At Extern	ior Stairs					
Metal Panel	77%			2046	* *	5-10	\$97,800	
Metal Panel		Now	\$5,200	2046	* *	5	\$3,500	
		0	xtent : Moderate, A	00	cted : 10%			
		: At Extern	ior Fire Exit Stairc					
Metal: Cage/Fence	3%			2039	* *	5	\$2,400	
			Extent : Light, Area	Affected	: 100%			
			eter Windows					
Weathering Steel	<i>Explana</i> 5%		ective Grilles \$12,200	LIFE	* *	1		
Windows	570	11010	ψ12,200	LIIL		1		
Aluminum	100%	Now	\$60,700	2034	* *	5	\$1,200	
	Ctrwt/Bal	nc Not Fun	ct, Extent : Severe,	Area Af	fected : 30%			
		: Through						
	-		ent : Severe, Area A	Affected :	20%			
	Location	: Office A	reas					
Parapets	200/			2046	بد ب د	-	¢1 700	
Metal Panel Metal: Cage/Fence	20%	Now	\$3,500	2046 2031	* *	* 5 * 5	\$1,700 \$5,700	
Metal: Cage/Fence			\$5,500 Extent : Moderate, A		ected · 10%	3	\$3,700	
		: Through		n eu nyje	cicu : 1070			
Roof		0						
Spray-on Foam	100%			2034	* *	5	\$15,800	
			ent, Extent : Light,	Area Aff	ected : 100%			
		t : Roof Sur						
			Extent : Moderate, 2	Area Affe	ected : 100%			
		: Through						
	Explana	tion : Snow	Present					

Interior

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

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

Asset # : 4129

			ASSEL # . 4	125				
Architecture	Current Repair Future Replacement Maintenance						aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Floors Carpet		place Evide : Offices	nt, Extent : Light,	2025 Area Affe	\$31,800 ected : 100%	3	\$1,900	
Ceramic Tile	5% Worn/Ero	Now ded, Extent	\$1,200 : Light, Area Affeo oms And Janitors		\$24,100	5	\$300	
Raised Access Floor	20%			2039	* *	5	\$9,500	
Sheet Vinyl/Rubber	15%			2031	* *	5	\$2,800	
Vinyl Tile	Cracking/ Location Worn/Ero	: At Thresh ded, Extent	\$10,600 Extent : Moderate holds : Moderate, Area put Administrative	Affected	·	3	\$2,400	
Interior Walls Gypsum Board	100%			LIFE	* *	5	\$11,000	
Ceilings						-	÷,•••	
	Location Misaligned Location Staining/E Location Other Obs Location	: Personne d/Bulging, I : 2nd Floo Discoloring, : Administ ervation, E : Througho	Extent : Light, Ar ration, Kitchen An xtent : Light, Area	Admin. 2 Area Aff ea Affecta d Locker Affected	Areas fected : 15% ed : 35% Room Areas			
Gypsum Board	10%			LIFE	* *	5	\$1,600	
Electrical		Current F			e Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Over 600 Volts								
Transformers Dry Type	Location	: Electrica			* * cted : 100% v-480/277lv Suppl	3 'v		
Feeders	^		F ·					
Cable Raceway	100%			2034	* *	1		
Conduit Jnder 600 Volts	100%			2036	* *	1		

Under 600 Volts

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

Asset # : 4129

Electrical	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Service Equipment	1000/	2026	* *	5	¢200		
Molded Case Bkrs	100% Other Observation Fritant - Madausta	2036		5	\$200		
	Other Observation, Extent : Moderate, Location : Electrical Rooms - Inside		/0				
	Explanation : Two 2,000 Ampere And		Main D	isconnect	t Switches		
Transformers			iiuin D	sconneer	Smilenes		
Dry Type	100%	2031	* *	5			
5 51	Other Observation, Extent : Moderate,	Area Affected : 100	%				
	Location : Electrical Room - Outside						
	Explanation : Two 112.5 Kilovolt-am	pere 480hv-208/120	lv				
Switchgear / Switchboard				Ē			
Molded Case Bkrs	100%	2036	* *	5	\$200		
Raceway							
Conduit	70%	2036	* *	1			
Conduit	30%	2052	* *	1			
Panelboards	70/	2024	* *	-			
Fused Disc Sw	5%	2034	* *	5	¢100		
Molded Case Bkrs	65% 30%	2034	* *	5	\$100 \$100		
Molded Case Bkrs Wiring	30%	2048		5	\$100		
Thermoplastic	70%	2036	* *	1			
Thermoplastic	30%	2050	* *	1			
Motor Controllers	2070	2002		1			
Locally Mounted	100%	2031	* *	5	\$100		
round				-			
Grounding Devices							
Not Accessible	100%						
tand-by Power							
Transfer Switches							
Automatic	100%	2039	* *	1	\$2,600		
Generators	1000/				†2 2 2 2		
Diesel	100%	2035	* *	1	\$3,300		
	Other Observation, Extent : Moderate,	Area Affected : 100	/0				
	Location : Outside						
Batteries	Explanation : No Access For Ratings						
Lead/Acid	100%	2021	53,000	5	\$300		
Fuel Storage	10070	2021	,5,000	5	\$500		
Main Tank	100%	2054	* *	5	\$200		
TYTWIN I WIIK	Other Observation, Extent : Light, Are			5	φ200		
	Location : Outside						
	Explanation : One 650 Gallon						

Lighting

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

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

Asset # : 4129

	Current Repair	Futur	e Replacement	Μ	laintenance	
% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
/						
				10	\$2,300	
-		derate, Are	a Affected : 100%			
65%		2026	\$107,500	10	\$5,000	
	-	ea Affected	1:100%			
	-					
Explanat	ion : Using T-12 Lamps					
5%		2034	* *	10	\$400	
-	-		Area Affected : 100	0%		
	-					
20%		2034	* *	1		
40%		2026	\$3,300	1		
5%		2061	* *	1		
35%		2026	\$800	1		
100%		2031	* *	1	\$3,100	
100%		2031	* *	1-3	\$5,200	
	Current Repair	Futur	e Replacement	Μ	aintenance	
% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
<u>d</u>						
100%		2036	* *	1		
100%		2029	\$22,300	1	\$4,200	
100%		2029	\$22,300	1	\$4,200	
				1		
100%		2029 2034	\$22,300	1	\$4,200 \$600	
100%		2034	* *	4	\$600	
<u>100%</u> 90%		2034 2026	* *	4	\$600 \$4,700	
100%		2034	* *	4	\$600	
<u>100%</u> 90%		2034 2026	* *	4	\$600 \$4,700	
100% 90% 10%		2034 2026 2031	* * \$195,800 * *	4	\$600 \$4,700	
<u>100%</u> 90%		2034 2026	* *	4	\$600 \$4,700	
100% 90% 10% 100%		2034 2026 2031 2034	** \$195,800 ** **	4	\$600 \$4,700 \$300	
100% 90% 10%		2034 2026 2031	* * \$195,800 * *	4	\$600 \$4,700	
100% 90% 10% 100%	tallation, Extent : Light, Ar	2034 2026 2031 2034 2031	** \$195,800 ** **	4	\$600 \$4,700 \$300	
	Total30%T-8 LampsLocation65%Other Obs:LocationExplanat5%Compact HLocation20%40%5%35%100%100%% ofTotal	% of Fail Date Estimated Cos Total (Years) 30% T-8 Lamps And Fixtures, Extent : Mod Location : Fisrt Floor 65% Other Observation, Extent : Light, Art Location : Throughout Explanation : Using T-12 Lamps 5% Compact Fluorescent Light, Extent : I Location : Throughout The Building 20% 40% 5% 100% 100% Current Repair % of Fail Date Estimated Cos Total (Years)	% of TotalFail Date (Years)Estimated Cost FYYear FY30%20347-8 Lamps And Fixtures, Extent : Moderate, Are Location : Fisrt Floor202665%2026Other Observation, Extent : Light, Area Affected Location : Throughout Explanation : Using T-12 Lamps20345%2034Compact Fluorescent Light, Extent : Moderate, Are Location : Throughout The Building203420%203440%20265%206135%2031100%2031100%2031100%2031100%2031Yo of Total (Years)Futur FY	% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FY30%2034**30%2034**T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Fisrt Floor2026\$107,50065%2026\$107,500Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Using T-12 Lamps2034**5%2034**Compact Fluorescent Light, Extent : Moderate, Area Affected : 100 Location : Throughout The Building2034**20%2034**20%2034**100%2031**100%2031**100%2031**Current RepairFuture Replacement FY% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FY	% of TotalFail Date (Years)Estimated Cost FYCycle (Yrs)30%2034**107-8 Lamps Location : Fisrt Floor2026\$107,5001065%2026\$107,50010Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Using T-12 Lamps105%2034**10Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Throughout The Building2034**120%2034**140%2026\$3,30015%2061**1100%2031**1	% of TotalFail Date (Years)Estimated Cost FYCycle (Yrs)Estimated Cost (Yrs)30%2034**10\$2,30030%2034**10\$2,300T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Fisrt Floor2026\$107,50010\$5,00065%2026\$107,50010\$5,000Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Using T-12 Lamps2034**10\$400Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Throughout The Building2034**120%2034**1\$40020%2026\$3,30015%2061**135%2026\$8001100%2031**1\$3,100100%2031**1-3\$5,200Current RepairFuture ReplacementMaintenance% of TotalFail DateEstimated Cost FYYearCycleEstimated Cost (Yrs)

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

Asset # : 4129

Mechanical	Current Repair Future Replacement Maintenance								
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priority		
Air Conditioning									
Distribution									
Under Construction	100%								
Heat Rejection									
Under Construction	100%								
entilation									
Distribution	1000/			ماد ماد		.			
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,700			
Exhaust Fans	000/		2021	* *	2	\$2 00			
Roof	90%		2031	* *	2	\$200			
Wall Unit	10%		2034		2				
Plumbing H/C Water Piping									
Brass/Copper	100%		2046	* *	1				
Water Heater	10070		2040		1				
Electric	100%		2024	\$13,600	4				
Lieethe		ervation, Extent : Light, Area			7				
		: 1st Floor	1.5500000						
		ion : 1- 30 Gallon Unit							
Sanitary Piping	1								
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1				
Backflow Preventer									
Generic	100%		2031	* *	1	\$500			
Fixtures									
Generic	100%								
/ertical Transport									
Elevators									
Hydraulic	100%		LIFE	* *					
		ervation, Extent : Light, Area	Affected	1:100%					
		: 1st To 2nd Floor							
	Explanat	ion : 1 Unit							
Fire Suppression									
Sprinkler	000/								
No Component	80%		2056	* *	1.0	ф г оо			
Generic	20%		2056		1-2	\$500			
		ervation, Extent : Light, Area	Affected	: 100%					
		: 1st Floor							
	Explanat	ion : Clean Agent System Bei	ng Instal	ied To Protect Con	nmunica	tion Equipment			

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

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name				RANSPORTATION GA	ARAGE	
Address Borough	: 17-17 HA : BRONX	AZEN ST., F	RIKERS ISLAN	ND Agency's Number	: N/A	
Program / Asset #	: DOC000	1.100 / 2031		Yr Built/Renovated	÷ 1964 /	
Area Sq Ft	: 73,895			Project Type	: CORRECTION	
Date of Survey	: 30-Dec-2	014		Landmark Status	: NONE	
Areas Surveyed	: Roof, Flo	ors 1,2				
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture			\$1,281,000		\$4,360,200
Interior Architect	ure			\$1,609,000		\$425,500
Electrical				\$2,915,000		\$506,700
Mechanical				\$718,800		\$593,100
Total				\$6,523,700		\$5,885,500
Importance Code	А			\$1,281,000		\$4,842,900
Importance Code	В			\$4,948,000		\$1,042,600
Importance Code	С			\$294,800		
Total				\$6,523,700		\$5,885,500
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture		\$9,000			
Interior Architect	ure		\$41,100			\$13,800
Electrical			\$7,200	\$4,100	\$4,100	\$38,100
Mechanical			\$95,700	\$4,500	\$10,600	\$6,200
Total			\$153,100	\$8,600	\$14,700	\$58,100
Importance Code	А		\$33,300		\$1,400	
Importance Code	В		\$119,800	\$8,600	\$13,300	\$58,100
Importance Code	С					
Total			\$153,100	\$8,600	\$14,700	\$58,100



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

Asset # : 2031

rchitecture	Current Repair Future Replacement						Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior									
Exterior Walls									
Masonry: Brick		Now	\$623,200	LIFE	* *	5	\$52,500		
		-	xtent : Moderate, 2						
			cade At Masonry S		-				
			l, Extent : Light, A	rea Affeci	ed: 20%				
			cade, Throughout	4-1.150/					
		: Through	derate, Area Affect	iea : 15%					
		-	nt : Moderate, Are	a Affacta	1.50%				
			floor Wall At East	00	ι. 570				
Metal Coiling Doors		Now	\$97,700	2031	* *	5	\$27,300		
Metal Colling Dools	-		xtent : Light, Area		: 5%	5	<i>\\\\</i> 27,500		
			Locations Through						
Windows									
Steel		Now	\$133,400	2034	* *	5	\$40,500		
			t : Light, Area Affe	ected : 5%	ó				
		: Through							
			xtent : Light, Area						
			Lintel Locations Th						
	-		ent : Moderate, Are	ea Affecte	d : 25%				
			Locker Room	1 1.00	1 250/				
		etration, E. : Window	xtent : Moderate, A Sills	area Affeo	cted : 25%				
			g, Extent : Modera	to Area	Affacted · 50%				
			g, Extent : Modera Locker Room	ie, Areu I	1 <i>jjecieu</i> . 5070				
Parapets	2000.000	. cjjieers							
Masonry: Brick	70%			LIFE	* *	5	\$3,100		
Metal Panel	10%			2046	* *	5	\$1,700		
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
	Location	: Through	out						
	Explanat	ion : Copir	ıg Cap						
Metal Rail	20%	Now	\$4,600	2039	* *	5	\$6,200		
		-	xtent : Light, Area	Affected	: 10%				
	Location	: Through	out						
Roof	000/	N	0406 70 0	2026	04.067.000				
Built-Up (BUR)		Now	\$426,700	2026	\$4,267,200				
			lerate, Area Affect Logations Through						
			Locations Through xtent : Moderate, A		ated + 100%				
						es And ?	nd Floor Corridor		
		nmunicatio		oui meiu	ung Guruge spac	со лпи 2	nu 11001 Corridor		
		Now	\$3,600	2039	* *				
Metal Panel									
Metal Panel			xtent : Severe, Are		l : 15%				

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.

Asset # : 2031

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance		
vstem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior									
Floors									
Cast in Place Concrete	65%	Now	\$147,100	LIFE	* *	5	\$157,300		
			xtent : Light, Area						
	Location : Tire Shop And Various Locations Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Mechanics Shop M-3 And Various Locations In Garage Service Area								
Ceramic Tile	5%	Now	\$21,100	2022	\$210,900	5	\$2,800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Mens Toilet And Shower Facilities								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location .	: Through	out						
Raised Access Floor	5%			2029	\$268,300	5	\$20,700		
Vinyl Tile	25%			2021	\$462,700	3	\$13,800		
Interior Walls									
Concrete Masonry Unit	80%	2-4	\$294,800	LIFE	* *	5	\$27,000		
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Room M-3, Perimeter Walls								
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Perimeter Walls								
	Vertical Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Room M-3 And Various Locations Throughout								
			xtent : Moderate, 1	Area Affe	cted : 10%				
		: From Lo	wer Roofs						
Gypsum Board	10%			LIFE	* *	5	\$5,100		
Metal: Cage/Fence	10%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	15%			2031	* *	5	\$16,600		
AcousTileSusp.Lay-In	15%			2031	* *	5	\$16,600		
Exposed Concrete		Now	\$35,000	LIFE	* *	5	\$1,700		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Radio Shop								
	-	-	Extent : Light, Ar	ea Affect	ed : 2%				
	Location .		•						
Exposed Struc: Steel		Now	\$458,400	LIFE	* *				
	Corrosion/Rusting, Extent : Severe, Area Affected : 5% Location : Mens Locker Room And Various Locations Adjacent To North Wall In Service								
		· Mong Lo	cker Room And Vo	rious Lo	cations Adjacent T	o North	Wall In Service		
Gypsum Board			ove Windows	LIFE	* *	5	\$13,800		

Under 600 Volts

Component

Туре

System

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

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

(Years)

% of Fail Date Estimated Cost

Year Estimated Cost

FY

Cycle Estimated Cost

(Yrs)

Priority

Total

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

Asset # : 2031

Asset # : 2031									
Electrical	Current Repair Future Replacement Maintenance								
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts									
Service Equipment	1000/	2026	\$7 000	-	#2 00				
Fused Disc Sw	100% Other Observation, Extent : Mo Location : Electrical Room Explanation : One 400 Ampe Switch			5 npere M	\$300 ain Disconnect				
Transformers Dry Type	100% Other Observation, Extent : M Location : Electrical Room Explanation : One 400 Kilove			5 pere 480	\$300 0/277hv -				
Switch coor / Switchhoord	208/120lv								
Switchgear / Switchboard Fused Disc Sw	100%	2026	\$96,200	5	\$300				
Raceway	10070	2020	\$90,200	5	\$200				
Conduit	100%	2026	\$18,400	1					
Panelboards									
Molded Case Bkrs	100%	2025	\$58,800	5	\$1,900				
Wiring Thermoplastic	100%	2026	\$40,200	1					
Motor Controllers	1000/	2024	¢112 200	-	¢				
Locally Mounted	100%	2024	\$113,300	5	\$500				
round Grounding Devices Not Accessible	100%								
tand-by Power Transfer Switches Manual	100% Other Observation, Extent : Lig Location : Outside Explanation : Missing Rating		\$17,500 100%	5	\$300				
ighting									
Interior Lighting Fluorescent	60% Other Observation, Extent : Lig Location : Throughout The B Explanation : T-12 Lamps	5 00	\$191,100 100%	10	\$40,700				
HID	40%	2021	\$475,400	10	\$1,000				
Egress Lighting Exit, Service	80%	2021	\$31,400	1					
Exit, Service	20%	2021	\$7,800	1					
Exterior Lighting HID	100%	2021	\$549,200	10	\$200				
ightning Protection									
Arresters/Cabling	1000/	2020	¢211 500	5	¢2 200				
Generic .larm	100%	2029	\$311,500	5	\$2,200				

Alarm

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

Asset # : 2031

ASSEL # 1 2031										
Electrical	Current Repair			Future Replacement		М	Maintenance			
ystem Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori		
larm	ł									
Fire/Smoke Detection										
Generic, Analog	100%			2021	\$1,506,200	1-3	\$46,900			
lechanical		Current Rep	air	Futur	e Replacement	М	aintenance			
System	% of	Fail Date Es	stimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit		
Component Type	Total	(Years)		FY		(Yrs)				
leating										
Energy Source										
Plant Campus Steam / PRV	80%			2036	* *	1				
Electricity	20%			2036	* *	1				
Conversion Equipment										
Radiant Heater		Now	\$24,100	2026	\$482,800	2	\$5,500			
			Severe, Area Afj	fected : 5	%					
		: Various Off		1.00 1	200/					
		ervation, Exte : Office Area	nt : Light, Area	Affected	: 20%					
		tion : 40 Electi	wigal Padiants							
	-	uon . 40 Electi	icai Kaaianis							
Not Accessible Distribution	80%									
Hot Wtr Piping/Pump	Corroded,	Now Extent : Seven	\$17,000 re, Area Affecte	2034 d : 10%	* *	4	\$2,900			
No Component	20%									
Terminal Devices	2070									
Unit Heater - Steam	80%			2021	\$389,500	4	\$8,100			
No Component	20%				<i>+</i> ,		<i>+-,</i>			
ir Conditioning										
Energy Source										
Electricity	100%			2042	* *	1				
Conversion Equipment Exterior Pkg Unit -	10%			2026	\$110,300	2	\$500			
Cooling	6	gerant, Extent : 3 Units On I	: Light, Area A Roof	ffected :	10%					
Window/Wall Unit	10%			2021	\$28,400	1				
No Component	80%				, -					
entilation										
Distribution										
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,200			
Exhaust Fans										
Interior	20%			2021	\$96,900	2	\$500			
Roof			\$9,000 nt : Light, Area	2021 Affected	\$180,900 : 5%	2	\$1,400			
		: KOOI								

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

Asset # : 2031

Mechanical	Current	Repair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lumbing						
H/C Water Piping						
Brass/Copper	70%	2036	* *	1		
Galvanized Steel	30%	2031	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
ire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$38,600	
Sprinkler						
Generic	100%	2036	* *	1-2	\$20,700	
Chemical System						
Dry	100%	2021	\$51,400	1-3	\$3,900	
	Other Observation, H	Extent : Light, Area Affectea	l : 100%			
	Location : Outside	Gas Refill Stations				
	Explanation : 2 Set	5				

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

^{**} Replacement cost estimated to be beyond ten years is not included in this report.
Asset Name	: RIKERS ISLAND FACILITIES VISI	FORS 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	: 05-Feb-2015	Landmark Status : NONE
Areas Surveyed	: Floors 1	
Block	: 2605 Lot : 40	BIN : 2109479

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$352,200	\$120,200
Interior Architecture		\$75,800
Electrical	\$246,700	\$553,600
Mechanical	\$821,700	
Total	\$1,420,700	\$749,600
Importance Code A	\$352,200	\$120,200
Importance Code B	\$1,068,500	\$629,400
Total	\$1,420,700	\$749,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,700			
Interior Architecture	\$32,400			\$600
Electrical	\$2,100	\$1,500	\$1,500	\$1,900
Mechanical	\$22,500	\$2,000	\$3,700	\$2,000
Total	\$60,600	\$3,500	\$5,200	\$4,500
Importance Code A	\$4,600		\$700	
Importance Code B	\$56,000	\$3,500	\$4,500	\$4,500
Importance Code C				
Total	\$60,600	\$3,500	\$5,200	\$4,500



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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Architecture	Current R	tepair	Future	e Replacement	M	laintenance	ļ			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
xterior										
Exterior Walls	1000/				- 10					
Metal Panel	100%		2046	* *	5-10	\$165,300				
Windows Metal/Detention Type	100%		2046	* *	5	\$5,000				
Parapets	100%		2040		3	\$3,000				
Metal Panel	100%		2046	* *	5	\$2,400				
		xtent : Light, Area		: 100%	5	\$2,100				
	Other Observation, Extent : Light, Area Affected : 100% Location : Around Perimeter									
	Explanation : Metal	Panel Soffits / Ov	erhangs							
Roof										
Skylight, Plastic	3%		2039	* *	1					
Spray-on Foam	97% Now	\$307,100	2036	* *	5	\$28,500				
	Blisters, Extent : Moderate, Area Affected : 20% Location : Various Locations Throughout									
		-								
	Ponding, Extent : Moderate, Area Affected : 20% Location : Various Locations Throughout									
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
	Location : Center Of Roof									
	Other Observation, E.	-	Area Affe	cted : 100%						
	Location : Through		55							
	Explanation : Snow	Present								
terior										
Floors										
Cast in Place Concrete	5%		LIFE	* *	5	\$2,000				
	Cracking/Crumbling,			fected : 25%						
	Location : Bathroom	ns / Locker Rooms								
Sheet Vinyl/Rubber	70%		2031	* *	5	\$19,000				
	Worn/Eroded, Extent		Affected :	15%						
	Location : Through			*-- 0000		<u> </u>				
Vinyl Tile	25% Now	\$15,200	2026	\$75,800	3	\$1,700				
	Broken/Missing Elema Location : Through		erate, Are	ea Affectea : 20%						
	Worn/Eroded, Extent		Affected .	350%						
	Location : Through									
Interior Walls										
Ceramic Tile	5%		2035	* *	5	\$1,000				
Gypsum Board	95%		LIFE	* *	5	\$11,400				
* 1	Other Observation, E.	xtent : Light, Area		: 100%		,				
	Location : Through	out Walls								
	Explanation : Fiberg	olass Reinforced T	vne Pane	els						

Note : 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 VISITORS PROCESSING CENTER

Asset # : 2864

Architecture		Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior							
Ceilings	0.50/		2020	ate ate	-	¢10.500	
AcousTileSusp.Lay-In		Now \$7,700	2039	* *	5	\$10,500	
		etration, Extent : Moderate, . : Kitchen, Locker Room And			2000		
		ervation, Extent : Light, Area		-	nice		
		: Throughout Ceilings	i Mjecicu .	10070			
		tion : Fiberglass Reinforced 1	Panels.				
Plywood/Hardboard	5%		2046	* *	1		
Electrical		Current Repair	Future	Replacement	M	aintenance	
System	% of	Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component Type	Total	(Years)	FY		(Yrs)		
Jnder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2036	* *	5	\$300	
Monded Cuse Dais		ervation, Extent : Moderate,		ed : 100%	5	\$500	
		: Electrical Room	55 55				
	Explanat	tion : Main Service Disconne	ct Switch R	ated At 400 Amp	eres		
Transformers	^			· · · · ·			
Dry Type	100%		2031	* *	5		
		ervation, Extent : Moderate,	Area Affect	ed : 100%			
		: Electrical Room					
	Explana	tion : 75 Kilovolt-ampere, 45	Kilovolt-an	npere, 480/208/1	20 Volts		
Switchgear / Switchboard	1000/		• • • •	ate ate	_	†?	
Molded Case Bkrs	100%		2036	* *	5	\$300	
Raceway	1000/		2026	* *	1		
Conduit Panelboards	100%		2036		1		
Panelboards Molded Case Bkrs	100%		2034	* *	5	\$300	
Wiring	10070		2034		5	\$300	
Thermoplastic	100%		2036	* *	1		
Bround	10070		2050		1		
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
tand-by Power							
Transfer Switches							
Automatic	100%		2031	* *	1	\$3,700	
Generators							
Not Accessible	100%						
Batteries							
Not Accessible	100%						
	100% 100%						

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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

		Asset #	: 2004					
Electrical		Current Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date Estimated C (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ighting								
Interior Lighting	1000/		2026	¢201 (00	10	¢11 100		
Fluorescent	100%	ps And Fixtures, Extent : .	2026 Moderate Ar	\$391,600	10	\$11,100		
		ps And Fixiares, Extent . I n : Throughout The Buildi		eu Affecteu : 1007	9			
Egress Lighting								
Emergency, Service	50%	J	2026	\$5,900	1			
Exit, Service	50%	ļ.	2026	\$4,000	1			
Exterior Lighting								
HID	100%	I	2026	\$90,000	10			
larm								
Security System	1000/		2026	\$73 100			
Generic	100%		2026	\$72,100	1	\$4,500		
		servation, Extent : Modera n : Throughout The Buildi	00	ectea : 100%				
		tion : CCTV Surveillance	0					
Fire/Smoke Detection	Елрійни	uon. CCIV Surveillance	Cumerus					
Generic, Digital	100%		2021	\$246,700	1-3	\$7,700		
Selicite, 2 Igrun		servation, Extent : Moderd			10	\$1,100		
		n : Throughout The Buildi						
		tion : Strobe Lights, Man	-	ons, Horns And Ald	arm Bell	5		
	1			,				
Mechanical		Current Repair	Futur	e Replacement	Μ	laintenance		
System Component	% of	Fail Date Estimated C	Cost Year	Estimated Cost	Cycle	Estimated Cost	Priorit	
Туре	Total	(Years)	FY		(Yrs)			
eating								
Energy Source								
Electricity	100%	,	2036	* *	1			
Conversion Equipment								
Heat Pump Air Sourced	100%	I	2031	* *	2	\$3,700		
	On Exten	ded Life, Extent : Moderat	te, Area Affec	ted : 100%				
	Location	n : Roof						
		servation, Extent : Light, 2	Area Affected	: 100%				
	Location							
	Explana	tion : 3 Rooftop Units						
Terminal Devices	1005					* ^ ~		
Air Handler	100%		2021	\$313,700	1	\$7,500		
		ded Life, Extent : Moderat	te, Area Affec	rted : 100%				
in Conditioning	Location	n : Roof						
ir Conditioning Energy Source								
Electricity	100%		2034	* *	1			
Licenterty	10070		2034		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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Mechanical	Cı	ırrent Repair	e Replacement	Μ			
System Component Type		l Date Estimated Cost Tears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment	1 1000/		0.001	***	•	*= 00	
Heat Pump Air Sourced			2021	\$220,700	2	\$700	
	Location : 3	Life, Extent : Moderate, Ai	rea Ађес	tea : 100%			
		ntus, Rooj ant, Extent : Light, Area A	ffacted .	1000/			
	Location : R		jjecieu .	10070			
Terminal Devices	Locution . K	00j					
Air Handler/Cool/Ht	100%		2021	\$250,200	1	\$7,500	
Ventilation	10070		2021	\$250,200	1	\$7,500	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	
Exhaust Fans						40,000	
Roof	100%		2021	\$37,000	2	\$400	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2036	* *	1		
Water Heater							
Electric	100%		2021	\$19,700	4	\$100	
		tion, Extent : Light, Area	Affected	1:100%			
		emale Locker Room					
	Explanation	: 1 Unit					
Sanitary Piping	1000/			* *			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	1000/		2021	* *	1	\$700	
Generic	100%		2031		1	\$700	
Fixtures Generic	100%						
	100%						
Fire Suppression Sprinkler							
Generic	100%		2036	* *	1-2	\$3,400	
Generie	100/0		2050		1 -7	ψ5,τ00	

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

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 : 16-06 HA2 : BRONX : DOC0001 : 202,636 : 30-Jul-201 : Floors 1 	ZEN ST., RIK .150 / 2865 19	KERS ISLAN	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1993 / 1998 : CORRECTION : NONE	
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture			\$8,755,100		\$12,640,700
Interior Architect	ture			\$3,095,400		\$11,098,300
Electrical						\$7,445,900
Mechanical				\$3,735,700		\$19,625,100
Total				\$15,586,200		\$50,810,000
Importance Code	А			\$8,755,100		\$12,640,700
Importance Code	В			\$6,831,100		\$38,169,300
Total				\$15,586,200		\$50,810,000
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture		\$8,900			
Interior Architect	ture		\$68,200			\$24,500
Electrical			\$36,800	\$33,000	\$42,400	\$33,000
Mechanical		9	\$521,000	\$20,700	\$142,700	\$20,700
Total		S	\$634,800	\$53,700	\$185,200	\$78,200
Importance Code	A		\$21,400		\$12,500	
Importance Code	B	4	545 200	\$53,700	\$172,600	\$78 200

 Importance Code B
 \$545,200
 \$53,700
 \$172,600
 \$78,200

 Importance Code C
 \$68,200
 \$53,700
 \$185,200
 \$78,200

 Total
 \$634,800
 \$53,700
 \$185,200
 \$78,200



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.

Asset # : 2865

rchitecture		ASSEL # . Z		o Poplooement								
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit					
terior												
Exterior Walls					_	** ** ***						
Metal Panel	60% Now	\$562,100	2040	* *	5	\$248,200						
	Broken/Missing Elen			ea Affected : 40%								
	Location : Through		0	. 1 250/								
	Deformed/Dented, E			eted : 25%								
	Location : Through	iout Moaular Bulla										
Metal Panel	40%	F T . 1	2040	* *	5-10	\$606,600						
	Other Observation, I	-	Affected	: 100%								
	Location : Through											
TT7' 1	Explanation : Meta	al And Vinyl Structu	ires									
Windows Aluminum	100% Now	\$7 010 700	2055	* *	5	\$12 COO						
Aluminum	Air Infiltration, Exte	\$7,018,700			3	\$42,600						
	Location : Through	•	<i>jecieu</i>	0/0								
	Water Penetration, H		Aroa Affa	cted · 25%								
	Location : Through		1 <i>i</i> cu 21 <i>j</i> j c	cica : 2570								
Roof	8											
Single Ply Membrane	75% Now	\$1,174,300	2030	\$11,743,400								
	Water Penetration, I											
	Location : Through		55									
	Other Observation, I	Extent : Light, Area	Affected	: 100%								
	Location : Through	hout										
	Explanation : Refe	rs To Cell Structure	es									
Not Accessible	25%											
Soffits												
Metal Panel	100% Now	\$8,900	2040	* *	5	\$3,900						
	Broken/Missing Elen		re, Area	Affected : 50%								
	Location : Canopie	25										
terior												
Floors	100/		TIPP	* *	-	¢155.000						
Cast in Place Concrete	10%	¢1 455 500	LIFE		5	\$155,800						
Sheet Vinyl/Rubber	35% Now	\$1,455,500	2030	\$7,277,700	5	\$93,500						
	Worn/Eroded, Exten Location : Through		Affectea .	20%								
			2020	#2 25 (000		*=2 400						
Vinyl Tile	55% Now Broken/Missing Elen	\$655,400	2030	\$3,276,900	3	\$73,400						
	e		eraie, Ar	ea Affectea : 25%								
	Location : Through Worn/Eroded, Exten		Affected	. 25%								
	Location : Through		Ајјестей .	2370								
		-										
Interior Walls						** ***						
Interior Walls Concrete Masonry Unit	2%		LIFE	* *	5	\$3.600						
Concrete Masonry Unit			LIFE LIFE	* *	5 10	\$3,600 \$27,800						
Concrete Masonry Unit Fiberglass Panel	50%		LIFE		10	\$27,800						
Concrete Masonry Unit				* *								

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

Asset # : 2865

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priori
Туре		(()		
terior Ceilings								
Gypsum Board	15%	Now	\$111,200	LIFE	* *	5	\$69,800	
Gypsun Dourd			xtent : Moderate, 2		cted : 20%	5	409,000	
		ı : Modular		55				
Metal Panel	65%	Now	\$795,400	LIFE	* *	5	\$302,600	
			xtent : Moderate, 2		cted : 20%	-	<i>,</i>	
	Location	i : Through	out					
No Component	20%							
1	-							
lectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priori
Component	Total	(Years)		FY		(Yrs)	200000000000000000000000000000000000000	
Туре								_
nder 600 Volts								
Service Equipment	1000/							
Not Accessible	100%							
Transformers	1000/			2025	* *	5	\$700	
Dry Type	100%			2035	• •	5	\$700	
Switchgear / Switchboard Not Accessible	100%							
	10070							
Raceway Conduit	100%			2040	* *	1		
Panelboards	10070			2040		1		
Molded Case Bkrs	100%			2038	* *	5	\$5,300	
Wiring						-	++,+++	
Thermoplastic	100%			2040	* *	1		
Motor Controllers								
Not Accessible	100%							
ound								
Grounding Devices								
Not Accessible	100%							
and-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$62,300	
Generators							.	
Diesel	100%			2033	* *	1	\$78,500	
			Extent : Light, Area		: 100%			
			Generator Enclose		4-1 44 1 150 12-1		L	
Detteries	Explana	tion : Eight	Emergency Gener	ators Ra	iea At 1,130 Kilow	atts Each	n	
Batteries Lead/Acid	100%			2023	\$2 000	5	\$7 500	
Fuel Storage	100%			2023	\$3,000	5	\$7,500	
Main Tank	100%			2045	* *	5	\$6,000	
		ervation F	Extent : Light, Area			5	φ0,000	
		i : Outside						
			Main Tanks, 5,000					

Lighting

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

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

Asset # : 2865

Electrical		Current R	enair	Futur	e Replacement	м	Maintenance			
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit		
ighting										
Interior Lighting	o - 0 (• • • • •		10				
Fluorescent	85%		D (1 1 1	2030	\$5,572,400	10	\$158,000			
	-	s Ana Fixtui 1 : Throughd	res, Extent : Light,	Area AJJ	<i>ected</i> : 100%					
IND			Jui	2020	\$ 10,000	10	#2 00			
HID	5%			2030	\$48,800 * *	10	\$300			
LED	10%			2035	* *					
Egress Lighting	400/			2020	¢04 2 00	1				
Emergency, Service	48%			2030	\$94,200 \$10,800	1	¢1.000			
Emergency, Battery	2%			2030	\$10,800	10	\$1,000			
Exit, Service	50%			2025	\$66,400	1				
Exterior Lighting	1000/			2020	¢1 506 100	10	¢(00			
HID	100%			2030	\$1,506,100	10	\$600			
larm										
Security System Generic	100%			2035	* *	1	\$75,700			
Generic			xtent : Light, Area			1	\$75,700			
			out Complex	Ајјестеи	. 10070					
	Locuioi	i. Inrougne								
	Explana	•	-	aras						
Fire/Smoke Detection	Explana	•	Surveillance Can	ieras						
Fire/Smoke Detection	^	tion : CCTV	-		* *	1-3	\$124 900			
Fire/Smoke Detection Generic, Digital	100%	tion : CCTV	Surveillance Can	2035		1-3	\$124,900			
	100% Other Ob	tion : CCTV servation, E.	⁷ Surveillance Can xtent : Light, Area	2035		1-3	\$124,900			
	100% Other Ob Location	tion : CCTV servation, E: 1 : Througho	⁷ Surveillance Can xtent : Light, Area put The Complex	2035 Affected	! : 100%	_				
	100% Other Ob Location	tion : CCTV servation, E: 1 : Througho	⁷ Surveillance Can xtent : Light, Area put The Complex	2035 Affected		_				
Generic, Digital	100% Other Ob Location	tion : CCTV servation, E: 1 : Througho	Surveillance Can xtent : Light, Area out The Complex Bells, Horns, Stro	2035 Affected obe Light	! : 100%	tions An				
	100% Other Ob Location	tion : CCTV servation, E. 1 : Througho tion : Alarm Current R	Surveillance Can xtent : Light, Area out The Complex Bells, Horns, Stro	2035 Affected obe Light Futur	' : 100% ts, Manual Pull Sta	tions And	d Smoke Detectors	Priorit		
Generic, Digital Mechanical System Component Type	100% Other Ob: Location Explana % of	tion : CCTV servation, E: a : Througho tion : Alarm Current R Fail Date	⁷ Surveillance Can xtent : Light, Area out The Complex a Bells, Horns, Stra Repair	2035 Affected obe Light Futur Year	t : 100% ts, Manual Pull Sta e Replacement	utions And M Cycle	d Smoke Detectors aintenance			
Generic, Digital Mechanical System Component Type leating	100% Other Ob: Location Explana % of	tion : CCTV servation, E: a : Througho tion : Alarm Current R Fail Date	⁷ Surveillance Can xtent : Light, Area out The Complex a Bells, Horns, Stra Repair	2035 Affected obe Light Futur Year	t : 100% ts, Manual Pull Sta e Replacement	utions And M Cycle	d Smoke Detectors aintenance			
Generic, Digital Mechanical System Component Type Ieating Energy Source	100% Other Ob: Location Explana % of	tion : CCTV servation, E. a : Througho tion : Alarm Current R Fail Date (Years)	⁷ Surveillance Can xtent : Light, Area out The Complex a Bells, Horns, Stra Repair	2035 Affected bbe Light Futur Year FY	t : 100% ts, Manual Pull Sta e Replacement	utions And M Cycle	d Smoke Detectors aintenance			
Generic, Digital Mechanical System Component Type leating Energy Source Electricity	100% Other Ob. Location Explana % of Total	tion : CCTV servation, E. a : Througho tion : Alarm Current R Fail Date (Years)	⁷ Surveillance Can xtent : Light, Area out The Complex a Bells, Horns, Stra Repair	2035 Affected obe Light Futur Year	: 100% ts, Manual Pull Sta re Replacement Estimated Cost	ntions And M Cycle (Yrs)	d Smoke Detectors aintenance			
Generic, Digital Mechanical System Component Type leating Energy Source Electricity Conversion Equipment	100% Other Ob. Location Explana % of Total	tion : CCTV servation, E: a : Througho tion : Alarm Current R Fail Date (Years)	⁷ Surveillance Can xtent : Light, Area out The Complex a Bells, Horns, Stra Repair	2035 Affected bbe Light Futur Year FY 2040	: 100% ts, Manual Pull Sta re Replacement Estimated Cost	M Cycle (Yrs)	d Smoke Detectors aintenance Estimated Cost			
Generic, Digital Mechanical System Component Type Ieating Energy Source Electricity	100% Other Ob: Location Explana % of Total 100% d 100%	tion : CCTV servation, E: a : Througho tion : Alarm Current R Fail Date (Years)	Surveillance Can xtent : Light, Area out The Complex Bells, Horns, Stro Repair Estimated Cost	2035 Affected bbe Light Futur Year FY 2040 2024	t: 100% ts, Manual Pull State Replacement Estimated Cost * *	ntions And M Cycle (Yrs)	d Smoke Detectors aintenance			
Generic, Digital Mechanical System Component Type Ieating Energy Source Electricity Conversion Equipment	100% Other Ob: Location Explana % of Total 100% d 100% Other Ob:	tion : CCTV servation, E: a : Througho tion : Alarm Current R Fail Date (Years)	Surveillance Can xtent : Light, Area out The Complex Bells, Horns, Stro Repair Estimated Cost	2035 Affected bbe Light Futur Year FY 2040 2024	t: 100% ts, Manual Pull State Replacement Estimated Cost * *	M Cycle (Yrs)	d Smoke Detectors aintenance Estimated Cost			
Generic, Digital Mechanical System Component Type leating Energy Source Electricity Conversion Equipment	100% Other Ob: Location Explana % of Total 100% d 100% Other Ob: Location	tion : CCTV servation, E: a : Througho tion : Alarm Current R Fail Date (Years) servation, E: a : Througho	Surveillance Can xtent : Light, Area out The Complex Bells, Horns, Stro Repair Estimated Cost Estimated Cost	2035 Affected bbe Light Futur Year FY 2040 2024	t: 100% ts, Manual Pull State Replacement Estimated Cost * *	M Cycle (Yrs)	d Smoke Detectors aintenance Estimated Cost			
Generic, Digital Mechanical System Component Type Reating Energy Source Electricity Conversion Equipment Heat Pump Air Source	100% Other Ob: Location Explana % of Total 100% d 100% Other Ob: Location	tion : CCTV servation, E: a : Througho tion : Alarm Current R Fail Date (Years) servation, E: a : Througho	Surveillance Can xtent : Light, Area out The Complex Bells, Horns, Stro Repair Estimated Cost	2035 Affected bbe Light Futur Year FY 2040 2024	t: 100% ts, Manual Pull State Replacement Estimated Cost * *	M Cycle (Yrs)	d Smoke Detectors aintenance Estimated Cost			
Generic, Digital Mechanical System Component Type Ieating Energy Source Electricity Conversion Equipment Heat Pump Air Source Terminal Devices	100% Other Ob. Location Explana % of Total 100% d 100% Other Ob. Location Explana	tion : CCTV servation, E: a : Througho tion : Alarm Current R Fail Date (Years) servation, E: a : Througho tion : Approc	Surveillance Can xtent : Light, Area out The Complex Bells, Horns, Stro Repair Estimated Cost Estimated Cost	2035 Affected bbe Light Futur Year FY 2040 2024 Affected	t: 100% ts, Manual Pull Sta e Replacement Estimated Cost * *	M Cycle (Yrs) 1 2	d Smoke Detectors aintenance Estimated Cost \$62,700			
Generic, Digital Mechanical System Component Type Ieating Energy Source Electricity Conversion Equipment Heat Pump Air Source Terminal Devices Fan Coil Unit/Heat	100% Other Ob: Location Explana % of Total 100% d 100% Other Ob: Location	tion : CCTV servation, E: a : Througho tion : Alarm Current R Fail Date (Years) servation, E: a : Througho tion : Approc	Surveillance Can xtent : Light, Area out The Complex Bells, Horns, Stro Repair Estimated Cost Estimated Cost	2035 Affected bbe Light Futur Year FY 2040 2024	t: 100% ts, Manual Pull State Replacement Estimated Cost * *	M Cycle (Yrs)	d Smoke Detectors aintenance Estimated Cost			
Generic, Digital Mechanical System Component Type Ieating Energy Source Electricity Conversion Equipment Heat Pump Air Source Terminal Devices	100% Other Ob. Location Explana % of Total 100% d 100% Other Ob. Location Explana	tion : CCTV servation, E: a : Througho tion : Alarm Current R Fail Date (Years) servation, E: a : Througho tion : Approc	Surveillance Can xtent : Light, Area out The Complex Bells, Horns, Stro Repair Estimated Cost Estimated Cost	2035 Affected bbe Light Futur Year FY 2040 2024 Affected	t: 100% ts, Manual Pull Sta e Replacement Estimated Cost * *	M Cycle (Yrs) 1 2	d Smoke Detectors aintenance Estimated Cost \$62,700			

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

Asset # : 2865

Mechanical		Current Repair Future Replacement					aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Heat Pump Air Sourced	R-22 Refrig Location : Other Obser Location :	erant, Exte Roofs And vation, E: Outdoors	\$369,600 ent : Light, Area A d Side Walls xtent : Severe, Are 0 Not Working			2	\$9,900	
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$329,600	
Terminal Devices Fan Coil - 4 Pipe	100%			2025	\$8,745,200	1	\$65,400	
Heat Rejection Air Cooled Condenser Unit	100%			2025	\$753,000	2	\$141,100	
⁷ entilation Distribution Ductwork/Diffusers	20% Insul. Deter Location :	iorating, l	\$13,800 Extent : Moderate, Ducts	LIFE Area Afj	* * Yected : 10%	2-5	\$22,600	
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$143,100	
Exhaust Fans Roof No Component	80% 20%			2025	\$496,100	2	\$5,000	
Plumbing H/C Water Piping Brass/Copper Water Heater	100%			2040	* *	1		
Electric	Location :	Through				4	\$1,800	
Sanitary Piping	Explanatio	on : 120 G	allon Units In Mo	st Moaul	ar Units			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Plastic/PVC	100%			2035	* *	1		
Fixtures Generic	100%							
ire Suppression Sprinkler Generic	100%			2030	\$3,657,600	1-2	\$56,800	
Chemical System No Component Generic	90% 10%			2028	\$5,100	1-3	\$400	

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

Asset Name		C. BAIN CNTR, MARIT		DATING DETEN FAC	ILITY
Address	: #1 HALL	ECK STREET @ EAST R	IVER		
Borough	: BRONX		Agency's Number	: V.C.B.C.	
Program / Asset #	: DOC0010	.000 / 2866	Yr Built/Renovated	l : 1989 / 2011	
Area Sq Ft	: 310,000		Project Type	: CORRECTION	
Date of Survey	: 12-Jul-201	16	Landmark Status	: NONE	
Areas Surveyed	: Basement.	, Roof, Floors 1,3,4,5			
Block	: 2780	Lot : 73	BIN	: 2101256	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architect	ture		\$767,800		\$1,103,000
Interior Architect	ure		\$7,666,100		\$2,784,900
Electrical			\$3,958,600		\$5,617,100
Mechanical			\$11,589,200		\$9,314,600
Total			\$23,981,700		\$18,819,600
Importance Code	А		\$767,800		\$3,204,000
Importance Code	В		\$19,841,200		\$15,134,500
Importance Code	С		\$3,372,700		\$481,100
Total			\$23,981,700		\$18,819,600
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architect	ture				
Interior Architect	ure	\$26,400	\$7,000		\$25,800
Electrical		\$51,600	\$86,200	\$33,100	\$33,100
Mechanical		\$157,700	\$161,600	\$201,800	\$128,900
Elevators/Escalate	ors	\$24,700	\$24,700	\$24,700	\$24,700
Total		\$260,400	\$279,500	\$259,600	\$212,500
Importance Code	А	\$30,700	\$31,400	\$30,700	\$30,700
Importance Code	В	\$229,700	\$248,100	\$228,900	\$181,800
Importance Code	С				
Total		\$260,400	\$279,500	\$259,600	\$212,500



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

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

Asset # : 2866

rchitecture		Current I	Repair	Futu	re Replacement	M	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Metal Panel		Now	\$162,800	2047	* *	5	\$791,000	
			Extent : Severe, Ar				~ . ~	
			6		alkway / Entry Pa	th Pasy	Control Gate	
		•	tent : Moderate, Ar	ea Affec	ted : 100%			
		: Through			1 1000/			
			Extent : Moderate, 1	Area Affe	ected : 100%			
		: Through		~				
XX7' 1	Explana	tion : This	ls Ship Constructio	n - Stee	l Plates Welded To	gether		
Windows Metal/Detention Type	98%			2037	* *	5	\$258,300	
Metal/Detention Type Metal Louvers	98% 2%			2037	* *	10	\$238,300 \$9,000	
	270			2030		10	\$9,000	
Parapets Metal Rail	100%	Now	\$147,500	2040	* *	5	\$182,900	
Wietar Kan			Extent : Moderate,		fected · 50%	5	\$102,700	
		: Through		11.0001155	,			
Roof		0						
Metal Panel	80%	Now	\$166,600	2040	* *			
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	ected : 10%			
	Location : 4th Floor Deck And Throughout							
	Other Obs	ervation, E	Extent : Moderate, 1	Area Affe	ected : 100%			
	Location	: Through	out					
	Explanat	tion : This	Component Is Actu	ally Pair	nted Steel Surfaces			
Skylight, Metal/Glass	2%			2047	* *	10	\$9,200	
Traffic Topping	18%	Now	\$161,600	2037	* *			
	Cracking/	Crumbling,	Extent : Severe, A	rea Affe	cted : 25%			
	Location	: Outdoor	Recreation Area					
			iss, Extent : Moder	ate, Arec	a Affected : 25%			
		: Recreati						
	-		ent, Extent : Light,	Area Aff	fected : 100%			
			Recreation Area					
			Extent : Moderate,	Area Aff	ected : 20%			
		: Through						
	Water Penetration, Extent : Moderate, Area Affected : 10%							
			b And 3bb Cells					
			: Severe, Area Aff	ected : 5	0%			
			Recreation Area					
			Extent : Moderate, 1	Area Affe	ected : 100%			
			Recreation Area		— ~			
terior	Explana	tion : Steel	Deck Is Covered V	Vith Dex-	-o-tex Type Coating	g		

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.

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

Asset # : 2866

rchitecture	С	urrent Repair	Futur	e Replacement	N	laintenance	
/stem Component Type		il Date Estimated Co Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors							
Quarry Tile	2%		2032	* *	5	\$14,100	
Raised Access Floor	3%		2036	* *	5	\$52,900	
Sheet Vinyl/Rubber	3% 1 Punct/Tear/Ir Location : F	npact Damage, Extent		* * ea Affected : 30%	5	\$10,600	
Steel Plate		Now \$2,070,80 sting, Extent : Modera Boiler Room, Bathroom	te, Area Affe		1 dors		
Traffic Topping	3% 1	Now \$187,70	0 2037	* *	5	\$8,800	
nume ropping		mbling, Extent : Sever		ted : 25%	5	\$6,000	
Vinyl Tile	Location : S Cracking/Cru Location : C	ng Elements, Extent : S School And Library Imbling, Extent : Mode Corridors, School, Law , Extent : Moderate, Al	Severe, Area rate, Area Aj Library	ffected : 25%	3	\$77,500	
Interior Walls							
Fiberglass Panel	3%		LIFE	* *			
Glass: Single Pane	3%		LIFE	* *	5	\$21,500	
Metal Security Bars	10% 1	Now \$2,553,00	0 LIFE	* *			
	-	ble, Extent : Severe, Ar					
	Location : (Cell Doors Inoperable -	- Temp Hand	les Put In Place. E	Electrical	Malfunction	
Steel Plate	84% 1	. ,		* *	5	\$481,100	
		sting, Extent : Modera					
	Location : (Corridors, Showers, Ba	throoms, Me	p And Janitor Clos	sets, Kitc	chen	
Ceilings					_		
AcousTileSusp.Lay-In	15%		2032	* *	5	\$70,500	
Exposed Struc: Steel	20%	τ	LIFE	* *	-	\$205 COO	
Metal Panel	35% N				5	\$205,600	
	Location : 1	Finish, Extent : Moder Throughout	ale, Area Ajj	ecieu : 50%			
		oloring, Extent : Mode	rata Araa A	ffected · 50%			
	Location : 1		ταιε, Ατεά Α	<i>Jecieu</i> . 5070			
Metal Panel	30%		LIFE	* *	5	\$176,200	
ivicial rallel		ation, Extent : Modera			3	\$170,200	
		Cells 3ab And 3bb	.e, 11 eu 11/je				
		ation, Extent : Modera	te. Area Affe	cted : 100%			
	Location : 1		, 11 cu 11/je				
		: This Component Is A					

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

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

Asset # : 2866

Electrical	Current Repair	t Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	50%	2027	\$42,200	5	\$800		
	Other Observation, Extent : Moderate,		ted : 100%				
	Location : Generator Room In The Ba						
	Explanation : 2 Main Service Protected		-				
Fused Disc Sw	50%	2027	\$42,200	5	\$700		
	Other Observation, Extent : Moderate,		eted : 100%				
	Location : Con Edison Electrical Roo						
	Explanation : 2 Main Service Disconn	ect Switch	nes Rated At 4000	Amperes	<i>S</i> .		
Transformers			.	_			
Dry Type	100%	2025	\$17,000	5	\$1,100		
	Other Observation, Extent : Moderate,	Area Affec	eted : 100%				
	Location : Outside						
	Explanation : 2- 2500 Kilovolt-amper	e, 480/208	2/120 Volts				
Switchgear / Switchboard			**	_			
Molded Case Bkrs	100%	2027	\$367,100	5	\$8,200		
Raceway							
Conduit	100%	2027	\$418,700	1			
Panelboards		• • • •	* • • • • • •	_	* • • • •		
Fused Disc Sw	5%	2026	\$19,300	5	\$400		
Molded Case Bkrs	95%	2026	\$365,800	5	\$7,800		
Wiring	1000/	2025	<i>ФСИТ 100</i>				
Thermoplastic	100%	2027	\$645,100	1			
Motor Controllers		0005	¢ (0, 100	-	\$100		
Locally Mounted	5%	2025	\$40,100	5	\$100		
Motor Control Center	95%	2025	\$722,500	5	\$8,000		
iround							
Grounding Devices	1000/						
Not Accessible	100%						
tand-by Power							
Transfer Switches	100%	2025	¢06 500	1	¢05 400		
Automatic	100%	2025	\$96,500	1	\$95,400		
Generators Diesel	100%	2023	\$750.100	1	\$120,100		
Diesei	Other Observation, Extent : Moderate,		\$750,100	1	\$120,100		
	Location : Generator Room	лгеи Ајјес	ieu . 100%				
	Explanation : 2-2000 Kilowatt Air Sta	urt And 1	500 Kilowatt Flag	tric Star	t		
Dattorias	Explanation . 2-2000 Kilowall Alf Sla	ті Anu 1	500 Knowan Elec	aric Sidr	ı		
Batteries Lead/Acid	100%	2022	\$1,600	5	\$11,500		
	10070	2022	\$1,000	5	\$11,500		

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

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

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

Asset # : 2866

Electrical	Current Repair	Current Repair Future Replacement			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority	
tand-by Power					
Fuel Storage	500/	202 (\$12.100	f		
Day Tank	50% Other Observation, Extent : Moderd	2026 \$12,100	5 \$28,800		
	Location : Generator Room	ile, Area Ajjeciea . 10070			
	Explanation : 2400 And 250 Gall	ons Capacity			
Main Tank	50%	2030 \$20,100	5 \$4,600		
	Other Observation, Extent : Modera	. ,	\$ \$1,000		
	Location : Bottom Level				
	Explanation : 2- 40000 Gallons C	apacity			
ighting					
Interior Lighting					
Fluorescent	50%	2022 \$2,734,700	10 \$142,200		
	Other Observation, Extent : Light, A				
	Location : Throughout The Facilit	<i>I</i> Y			
	Explanation : T-12 Lamps				
Fluorescent	50%	2027 \$2,734,700	10 \$142,200		
	Other Observation, Extent : Light, A Location : Throughout The Facili				
	Explanation : T-8 Lamps	y .			
Egress Lighting	Explanation : 1-6 Eumps				
Emergency, Service	60%	2022 \$98,200	1		
Emergency, Battery	10%	2022 \$44,900			
Exit, Service	30%	2022 \$33,300			
Exterior Lighting					
HID	15%	2022 \$188,500	10 \$100		
LED	5%	2035 **			
No Component	80%				
larm					
Security System	1000/	2025	1 000		
Generic		2035 **	1 \$115,800		
	Other Observation, Extent : Light, A Location : Throughout The Facilit				
	Explanation : CCTV Surveillance				
Fire/Smoke Detection	Explanation . CC1+ Surveillance	Cunterus			
Under Construction	100%				
Mechanical	Current Repair	Future Replacement	Maintenance		
System	% of Fail Date Estimated C	ost Year Estimated Cost	Cycle Estimated Cost	Priorit	
Component	Total (Years)	FY FY	(Yrs)		
Туре	. ,		. ,		
Ieating					
Energy Source	1009/	2037 **	5 \$07.000		
Fuel Oil No 2	100%	2037 **	5 \$96,000		

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

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

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

Asset # : 2866

Mechanical		Current	Repair	Future	Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Conversion Equipment Steam Boiler	Location	ervation, E	Extent : Light, Area evel Boiler Room its	2025 Affected	\$2,016,700 : 100%	1	\$307,000	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$1,582,200	2037	* *	4	\$15,300	
			evere, Area Affecte	d : 30%				
		: Through		<i>cc</i> , 1	100/			
	-	-	nt : Severe, Area A Various Locations	ffected : I	0%			
		· · ·	Extent : Severe, Ar	ea Affecte	$d \cdot 20\%$			
		: Various		eu nyjeere	a. 2070			
Terminal Devices								
Air Handler	95%		\$416,300	2022	\$4,162,800	1	\$163,900	
		Extent : M : Through	loderate, Area Affe out	cted : 15%	6			
Unit Heater - Steam	5%			2022	\$55,700	4	\$2,100	
ir Conditioning							· · · · ·	
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment Centrifugal,Compressor Turbine	100%			2040	* *	1	\$335,500	
ruionie		efrigerant, 1 : 6 Sets, R	Extent : Light, Area 200f	a Affected	: 100%			
Distribution CW & CHW Wtr	100%			2027	\$380,100	4	\$15,300	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	\$3,495,000	1	\$191,700	
Heat Rejection Dry Cooler	100%			2035	* *	2	\$215,900	
Ventilation	10070			2000		-	φ215,700	
Distribution								
Ductwork/Diffusers		Now	\$143,600 Ioderate, Area Affe	LIFE	* *	2-5	\$172,900	
		Extent : M : Various		cieu : 107	U			
Exhaust Fans								
Interior	100%			2022	\$1,108,700	2	\$9,500	
lumbing								
H/C Water Piping	1000/			2025	#2 222 000			
Brass/Copper	100%			2027	\$2,323,000	1		

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

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

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

Asset # : 2866

Mechanical		Current Repair			e Replacement	Maintenance			
System Component Type		'ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
lumbing									
HW Heat Exchanger									
Steam Fired	100%		\$198,500	2037	* *	4	\$30,700		
			vere, Area Affected	d : 40%					
	Location :			1.00	400/				
		-	tent : Severe, Area	Affected	: 40%				
	Location :	Various .	Locations						
Sanitary Piping	1000/			LIPP	* *	1			
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s) Non-Submersible	100%			2022	\$47.500	1	¢0 000		
	100%			2022	\$47,500	4	\$9,800		
Sewage Ejector(s) Electric	100%			2022	\$89,800	4	\$18,500		
Backflow Preventer	10070			2022	\$69,000	4	\$18,500		
Generic	100%			2027	\$79,200	1	\$19,000		
Generic		vation F	xtent : Light, Area			1	\$19,000		
	Location :		alem : Ligni, Illeu	mjeereu	. 10070				
			ed On Shore						
Fixtures	· · · · · · · · · · · · · · · · · · ·								
Generic	100%								
ertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *				
	Other Obser	vation, E	xtent : Light, Area	Affected	: 100%				
			From Basement To		or, 2 Units From M	1ain Dec	k, 1st To 3rd		
	· · ·		Basement To 1st I	Floor					
ing Cummagaing	Explanatio	n : 4 Pas	senger, 1 Freight						
ire Suppression Standpipe									
Generic	100%			2027	\$1,298,700	1-5	\$162,100		
Sprinkler	10070			2027	\$1,298,700	1-5	\$102,100		
Generic	100%			2027	\$3,051,500	1-2	\$86,800		
Fire Pump	10070			2021	ψ5,051,500	1 '2	400,000		
Generic	100%			2023	\$200,600	1	\$57,900		
Chemical System	100/0			2023	\$200,000	*	<i>\$31,300</i>		
Generic	100%			2022	\$28,000	1-3	\$3,700		
		vation. E	xtent : Light, Area				45,700		
	Location :		8 ···	55					
	Explanatio								

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

Asset Name Address		BAIN CORRECTIONAL CENTER BARGE PIER HUNTS POINT FOOT OF HALLECK ST								
Borough	: BRONX				Agency's Number	: N/A				
Program / Asset #	: DOC0011.10	: DOC0011.100 / 14102			Yr Built/Renovated	:				
Area Sq Ft	: 4,140				Project Type	: CORRECTION				
Date of Survey	: 29-Jan-2016				Landmark Status	: NONE				
Areas Surveyed	:									
Block	: 2780	Lot	:	73	BIN	:				

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$2,900			
Total	\$2,900			
Importance Code A				
Importance Code B	\$600			
Importance Code C	\$2,300			
Total	\$2,900			



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.

DEPARTMENT OF CORRECTION - 072 BAIN CORRECTIONAL CENTER BARGE PIER

Asset # : 14102

Piers Current Repair		Futur	e Replacement	Μ		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck						
Concrete	50%	LIFE	* *	5	\$3,900	
Not Accessible	50%					
Deck Surface						
Asphalt	100%	2036	* *	5	\$4,600	
	Cracking, Extent : Light, Area Affected	: 5%				
	Location : Throughout					
Pile Caps						
Concrete	100%	LIFE	* *	5	\$300	
Piles and Bracing						
Steel	50%	LIFE	* *	5	\$31,800	
	Corrosion, Extent : Light, Area Affected	d : 20%				
	Location : At The Top 3 Ft Of The Pil	es				
Not Accessible	50%					
Deck Elements						
Railing						
Fencing	5% 4+ \$600	2032	* *	3		
-	Missing Part, Extent : Light, Area Affec	eted : 50%	6			
	Location : Fence Fabric Not Connect	ed To Ra	ils At North End O	f Asset		
No Component	95%					

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

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

Asset Name	: RIKERS ISLAND FACILITIES CONCRETE PIER							
Address	: RIKERS ISLAND NORTH END	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	: 13-Jan-2016	Landmark Status	: NONE					
Areas Surveyed	:							
Block	: 2605 Lot : 40	BIN	:					

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Piers		\$935,900		\$44,400
Total		\$935,900		\$44,400
Importance Code A		\$863,400		
Importance Code B		\$72,600		\$44,400
Total		\$935,900		\$44,400
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$29,200			\$13,300
Total	\$29,200			\$13,300
Importance Code A				
Importance Code B	\$29,200			\$13,300
Total	\$29,200			\$13,300



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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Diore				laintenance		
Piers System	Current Repair				D • •	
Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priorit	
tructural Deck						
Concrete	40% 0-2 \$424,900 Corrosion of Reinforcement, Extent : Se Location : Underdeck Exposed Reinforcement, Extent : Severe Location : Underdeck Spalling, Extent : Severe, Area Affected Location : Underdeck	vvere, Area Affected : 9 , Area Affected : 90%	** 5 0%	\$6,900		
Concrete	10% 4+ \$21,200 Cracking, Extent : Moderate, Area Affect Location : Isolated Throughout Topsic Spalling, Extent : Moderate, Area Affect Location : Isolated Throughout Topsic	LIFE cted : 10% le ted : 10%	** 5	\$1,700		
Concrete	20%		** 5	\$3,400		
Timber	25% Surface Wearing/Scaling, Extent : Light Location : Throughout		** 5	\$9,700		
Not Accessible	5%					
Pile Caps Timber	5% Now \$46,000 Broken, Extent : Severe, Area Affected : Location : Pile Cap Ends	LIFE	** 4	\$3,600		
Timber	10% 4+ \$9,200 Rotting/Splitting, Extent : Moderate, Arc Location : Pile Cap Ends	LIFE	** 4	\$7,200		
Timber	85% Rotting/Splitting, Extent : Light, Area A Location : Throughout		** 4	\$61,400		
Piles and Bracing Timber	10% Now \$144,800 Broken, Extent : Severe, Area Affected : Location : Isolated Throughout	LIFL	** 4-5	\$4,100		
Timber	15% 4+ \$217,200 Rotting/Splitting, Extent : Moderate, Art Location : Throughout		** 4-5	\$6,200		
Timber	25%	LIFE	** 4-5	\$10,300		
Not Accessible	50%					
ender						
Facing Timber	100% Rotting/Splitting, Extent : Moderate, Ar Location : At Breasting Dolphins Surface Wearing/Scaling, Extent : Light Location : At Breasting Dolphins In Th	ea Affected : 10%	** 3	\$46,600		

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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Current Repair Future Replacement		Maintenance			
					Priority
		* *	3-5	\$9,900	
Corrosion, Extent : Severe, Area Affec	ted : 10%				
Location : At Breasting Dolphins In	Tidal Zone				
20%	2036	* *	3-5	\$76,400	
Corrosion. Extent : Light. Area Affect	ed : 50%			<i>••••)</i>	
		ed · 50%			
	00				
	2026	* *	4	\$2 200	
			4	\$5,500	
	. 100%				
20%					
90%	2025		3		
	ed : 50%				
Location : Throughout					
10%					
70%	LIFE	* *			
30%					
	Total (Years) 5% 2-4 \$16,300 Corrosion, Extent : Severe, Area Affect Location : At Breasting Dolphins In 20% Corrosion, Extent : Light, Area Affecte Location : At Breasting Dolphins Ab Other Observation, Extent : Moderate, Location : At Breasting Dolphins Ab Explanation : Coating Loss 15% Now \$37,000 Broken, Extent : Severe, Area Affected Location : At Offshore End Of Pier 40% 20% 90% Corrosion, Extent : Light, Area Affected Location : Throughout 10% 70%	% of Total (Years)Year (Years)Year FYFY5%2-4\$16,3002036Corrosion, Extent : Severe, Area Affected : 10% Location : At Breasting Dolphins In Tidal Zone20%203620%2036Corrosion, Extent : Light, Area Affected : 50% Location : At Breasting Dolphins Above Water0ther Observation, Extent : Moderate, Area Affected Location : At Breasting Dolphins Above Water0ther Observation, Extent : Moderate, Area Affected Location : At Breasting Dolphins Above Water5%Now\$37,0002036Broken, Extent : Severe, Area Affected : 100% Location : At Offshore End Of Pier40% 20%90%2025 Corrosion, Extent : Light, Area Affected : 50% Location : Throughout10%70%LIFE	% of TotalFail Date (Years)Estimated Cost FY5%2-4\$16,3002036**Corrosion, Extent : Severe, Area Affected : 10% Location : At Breasting Dolphins In Tidal Zone20%2036**20%2036****Corrosion, Extent : Light, Area Affected : 50% Location : At Breasting Dolphins Above Water50% Location : At Breasting Dolphins Above WaterOther Observation, Extent : Moderate, Area Affected : 50% Location : At Breasting Dolphins Above Water**T5%Now\$37,0002036**Broken, Extent : Severe, Area Affected : 100% Location : At Offshore End Of Pier40% 20%**90%2025 Corrosion, Extent : Light, Area Affected : 50% Location : Throughout202510%LIFE**	% of Total (Years)Fail Date Estimated Cost FYYear FYEstimated Cost (Yrs)5%2-4\$16,3002036**3-5Corrosion, Extent : Severe, Area Affected : 10% Location : At Breasting Dolphins In Tidal Zone2036**3-520%2036**3-53-5Corrosion, Extent : Light, Area Affected : 50% Location : At Breasting Dolphins Above Water50% Location : At Breasting Dolphins Above WaterOther Observation, Extent : Moderate, Area Affected : 50% Location : At Breasting Dolphins Above Water**4Broken, Extent : Severe, Area Affected : 100% Location : At Offshore End Of Pier**440% 20%2025390%20253Corrosion, Extent : Light, Area Affected : 50% Location : At Offshore End Of Pier340% 20%10%10%	% of TotalFail Date (Years)Estimated Cost FYCycle FYEstimated Cost (Yrs)5%2-4\$16,3002036**3-5\$9,900Corrosion, Extent : Location : At Breasting Dolphins In Tidal Zone20%2036**3-5\$76,400Corrosion, Extent : Location : At Breasting Dolphins Above Water20%2036**3-5\$76,400Corrosion, Extent : Location : At Breasting Dolphins Above Water50%50%50%50%Location : At Breasting Dolphins Above Water50%50%50%Dother Observation, Extent : Moderate, Area Affected : 50%50%50%50%Location : At Breasting Dolphins Above Water50%50%50%Location : At Breasting Dolphins Above Water50%50%50%Location : At Breasting Dolphins Above Water50%50%50%Location : At Offshore End Of Pier100%50%50%90%202533Corrosion, Extent : Location : At Offshore End Of Pier50%50%10%10%10%10%70%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.

Page: 203

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS ISLAND FACILITIES FEI	RRY DOCK'S CONCI	RETE 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	: 13-Jan-2016	Landmark Status	: NONE
Areas Surveyed	:		
Block	: 2605 Lot : 40	BIN	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$34,200			
Total	\$34,200			
Importance Code A	\$34,200			
Total	\$34,200			



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.

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

Asset # : 1836

ers		Current Re	pair	Futur	e Replacement	Maintenance		
stem Component Type	% of Total	Fail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
uctural								
Deck								
Concrete	25%			LIFE	* *	5	\$400	
	Cracking,	Extent : Ligh	t, Area Affected	: 50%				
	Location	: Throughou	t					
Not Accessible	75%							
Pile Caps								
Timber	80%	4+	\$14,900	LIFE	* *	4	\$5,800	
	Rotting/Sp	litting, Exten	t : Moderate, Ar	ea Affect	ed : 5%			
	Location	: End Of Pil	e Caps					
Timber	15%			LIFE	* *	4	\$1,100	
Timber	5%	Now	\$4,700	LIFE	* *	4	\$400	
	Rotting/Sp	litting, Exten	t : Severe, Area	Affected .	: 50%			
	Location	: Along Fac	e Of Trestle					
Piles and Bracing								
Timber	10%	4+	\$14,600	LIFE	* *	4-5	\$400	
	Rotting/Sp	litting, Exten	t : Moderate, Ar	ea Affect	ed : 20%			
	Location	: Along Fac	e Of Trestle					
Timber	60%			LIFE	* *	4-5	\$2,500	
	Rotting/Sp	litting, Exten	t : Light, Area A	ffected : .	20%		•	
	Location	: Above Wat	er	0				
Not Accessible	30%							

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

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

Asset Name	: RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF						
Address	: RIKERS ISLAND NORTH END, WES'	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	: 14-Jan-2016	Landmark Status : NONE					
Areas Surveyed	:						
Block	: 2605 Lot : 40	BIN :					

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$460,800	
Total	\$460,800	
Importance Code A	\$460,800	
Total	\$460,800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$31,300			\$8,900
Total	\$31,300			\$8,900
Importance Code A	\$30,200			
Importance Code B	\$1,000			\$8,900
Importance Code C				
Total	\$31,300			\$8,900



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 PILE SUPPORTED WHARF

Asset # : 13508

Piers	Current Repair	Current Repair Future Replacement			Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tructural							
Deck		TIPP	باد باد	-	¢5.000		
Concrete	40% 0-2 \$183,700 Corrosion of Reinforcement, Extent : Se Location : Underdeck North Half Of W Spalling, Extent : Severe, Area Affected Location : Underdeck North Half Of W	Vharf : 100%	* * Affected : 100%	5	\$5,200		
Concrete	15% 4+ \$68,900 Exposed Reinforcement, Extent : Moder Location : Underdeck North Half Of W Other Observation, Extent : Moderate, A Location : Underdeck Randomly Thro Explanation : Delaminated Areas	Vharf Area Affecte		5	\$1,900		
Concrete	20%	LIFE	* *	5	\$2,600		
Not Accessible	25%						
Deck Surface Asphalt	50%	2040	* *	5	\$3,800		
No Component	50%						
Pile Caps Concrete	35% Cracking, Extent : Light, Area Affected Location : Throughout	LIFE : 5%	* *	5	\$200		
	Discolor & Bleeding, Extent : Light, Are Location : Throughout	ea Affected	: 5%				
Concrete	5% 4+ \$10,800 Spalling, Extent : Moderate, Area Affect Location : Throughout Southern Half		* *	5			
Timber	25% Now \$39,800 Broken, Extent : Severe, Area Affected : Location : At Ends Of Caps	LIFE 40%	* *	4	\$13,600		
Timber	35% 4+ \$55,700 Excess Deflections, Extent : Moderate, 2 Location : Adjacent To Bulkhead Rotting/Splitting, Extent : Moderate, Art Location : Throughout			4	\$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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset # : 13508

Piers	Current Repair Future Replacement			Μ	l i	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Structural						
Piles and Bracing	5 0/ 1 1 1 1 0 1 0		* *	_	\$50 00	
Steel	5% 4+ \$19,400	LIFE	* *	5	\$5,300	
	Corrosion, Extent : Moderate, Area Aff Location : Throughout	eciea : 40%				
Steel	25%	LIFE	* *	5	\$26,600	
Sleel	Corrosion, Extent : Light, Area Affected			5	\$20,000	
	Location : In Splash Zone					
	Missing Coating, Extent : Light, Area A	ffected : 30%				
	Location : In Splash Zone					
Timber	20% Now \$75,100	LIFE	* *	4-5	\$6,200	
	Broken, Extent : Severe, Area Affected .					
	Location : Isolated Piles And All Brac	es Throughout				
Timber	15%	LIFE	* *	4-5	\$4,700	
	Rotting/Splitting, Extent : Light, Area A	ffected : 25%				
	Location : Throughout					
Timber	15% 4+ \$37,600	LIFE	* *	4-5	\$4,700	
	Rotting/Splitting, Extent : Moderate, Ar	ea Affected : 40%	6			
NT . 4 11	Location : Throughout					
Not Accessible	20%					
Fender Wales and Chocks						
Timber	95%	2036	* *	4	\$13,800	
No Component	5%					
Piles						
Timber	60%	2036	* *	4	\$4,000	
	Rotting/Splitting, Extent : Light, Area A	ffected : 10%				
	Location : At Tops Of Piles					
No Component	5%					
Not Accessible	35%					
Deck Elements Coping/Curb						
Timber	2% 4+ \$1,000	LIFE	* *			
	Rotting/Splitting, Extent : Moderate, Ar)%			
	Location : Section 135 Ft From South					
Timber	98%	LIFE	* *			

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

Asset Name	: RIKERS ISLAND FACILITIES TIMBER TRESTLE				
Address	: RIKERS ISLAND SOUTHEAST END				
Borough	: BRONX	Agency's Number	: N/A		
Program / Asset #	: DOC0001.220 / 13474	Yr Built/Renovated	:		
Area Sq Ft	: 517	Project Type	: CORRECTION		
Date of Survey	: 15-Jan-2016	Landmark Status	: NONE		
Areas Surveyed	:				
Block	: 2605 Lot : 40	BIN	:		

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Piers		\$240,600		
Total		\$240,600		
Importance Code A		\$191,700		
Importance Code B		\$48,900		
Total		\$240,600		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$19,500			
Total	\$19,500			
Importance Code A				
Importance Code B	\$19,500			
Total	\$19,500			



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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER TRESTLE

Asset # : 13474

Piers		Current Re	pair	Future	e Replacement	М	aintenance	
System Component Type		^r ail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tructural								
Deck								
Timber	100%	Now	\$92,800	LIFE	* *	5	\$2,200	1
	Missing Par	t, Extent : S	Severe, Area Affe	cted : 100	0%			
	Location :	Entire Stru	icture					
Pile Caps								
Timber	100%	Now	\$51,700	LIFE	* *	4	\$4,100	1
	Missing Par	t, Extent : S	Severe, Area Affe	cted : 75%	%			
	Location :	Two Origin	nal Caps Remain					
Piles and Bracing								
Timber	40%	Now	\$32,600	LIFE	* *	4-5	\$900	1
	Broken, Exte	ent : Severe	, Area Affected :	50%				
	Location :	At End Of	Pier					
	Missing Pile	e. Extent : S	Severe, Area Affed	cted : 50%	6			
	e	At End Of						
Timber	60%	2-4	\$14,700	LIFE	* *	4-5	\$1,400	
Thirder			t : Moderate, Are		$d \cdot 50\%$	15	ψ1,100	
	÷ .	Throughou		u nyjecie	u . 5070			
Deck Elements	Location .	iniougnou						
Railing								
Timber	100%	Now	\$19,500	2022	\$48,900			
1 1111001			J19,500 Light, Area Affect					
	e	All Railing	0 10	eu . 1007	0			
	Location :	ли кашпд						

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

Asset Name	: 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	: 29-Jan-2016	Landmark Status : NONE				
Areas Surveyed	:					
Block	: 2780 Lot : 2	BIN :				

	FY 2021 - 2024		FY 2025 - 2030
	\$340,500		
	\$340,500		
	\$340,500		
	\$340,500		
FY 2021	FY 2022	FY 2023	FY 2024
\$20,100	\$200		\$200
\$20,100	\$200		\$200
	\$20,100	\$340,500 \$340,500 \$340,500 \$340,500 \$340,500 \$200 \$200	\$340,500 \$340,500 \$340,500 \$340,500 FY 2021 FY 2022 FY 2023 \$20,100 \$200

Importance Code A			
Importance Code B	\$20,100	\$200	\$200
Total	\$20,100	\$200	\$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.

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DEPARTMENT OF CORRECTION - 072 BAIN CORRECTIONAL CENTER BARGE BULKHEAD

Asset # : 13476

Bulkheads	C	urrent Rep	air	Futur	e Replacement	Μ	aintenance	
System Component Type		uil Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel		4+	\$340,500	LIFE	* *			
	Corrosion, E: Location : S		erate, Area Affe	ected : 25	·%			
Not Accessible	55%							
Pile Caps								
Concrete	15%			LIFE	* *	5	\$500	
No Component	85%							
Backfill								
Fill								
Topsoil	5% N	Now	\$13,700	2067	* *			
		Three Locat		00	d : 5% Docations On Eas	st Side O	f Cellular Wall	
Not Accessible	95%							
Surface								
Concrete	2%			2036	* *	5	\$300	
Gravel	5% N	Now	\$5,500	2042	* *	2-5	\$100	
	Other Observ	ation, Exte	nt : Severe, Are	a Affecte	d : 80%			
	Location : A	At Five Loce	ations Along Th	e Bulkhe	ad			
	Explanation	i : Sinkhole	s, Loss Of Fill					
Gravel	73%			2036	* *	2-5	\$2,600	
Topsoil	20%			2025	\$13,700	5	\$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.

Asset Name Address	: RIKERS ISLAND FACILITIES GRAVITY WALL : RIKERS ISLAND NORTH END				
Borough	: BRONX	Agency's Number	: N/A		
Program / Asset #	: DOC0001.230 / 13475	Yr Built/Renovated	:		
Linear Ft	: 287	Project Type	: CORRECTION		
Date of Survey	: 13-Jan-2016	Landmark Status	: NONE		
Areas Surveyed	:				
Block	: 2605 Lot : 40	BIN	:		

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads		\$765,000		
Total		\$765,000		
Importance Code A		\$765,000		
Total		\$765,000		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$40,700			
Total	\$40,700			
Importance Code A				
Importance Code B	\$40,700			
Total	\$40,700			



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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES GRAVITY WALL

Asset # : 13475

	Current F	Repair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
					5	\$10,900	
·			00				
Location	: Collapse	d Portions 30 Ft L	ong Sout	h Of Pier And 100	Ft Long	North Of Pier	
45%			LIFE	* *	5	\$10,900	
10%							
45%	Now	\$21,900	2067	* *			
Erosion, E.	xtent : Seve	ere, Area Affected	: 50%				
Location	: At Collap	psed Areas					
55%							
10%	4+	\$5,100	2042	* *	5	\$200	
Cracking,	Extent : M	oderate, Area Affec	cted : 5%	ó			
Location	: Random	Locations Through	iout				
45%			2025	\$13,700	5	\$600	
Erosion, E.	xtent : Ligi	ht, Area Affected :		+ -)	-		
	-	•••					
	-		1:10%				
	-		2027	\$13 700	5	\$300	
					5	\$300	
0			<i>cieu</i> . 50				
	Total45%DisplacedLocation45%10%Erosion, E:Location55%10%Cracking, ILocation45%Erosion, E:Location45%Erosion, E:Location45%Settlement,Location45%Missing Pa	% of Total Fail Date (Years) 45% Now Displaced Elements, Location : Collapse 45% 10% 45% Now Erosion, Extent : Sev. Location : At Collap 55% 10% 10% 4+ Cracking, Extent : Machine Location : Random 45% Erosion, Extent : Ligi Location : Through Settlement, Extent : Ligi Location : Through Settlement, Extent : Ligi Settlement, Extent : Location : Through Settlement, Extent : Ligi 45% Now Missing Part, Extent Settlement	Total (Years) 45% Now \$765,000 Displaced Elements, Extent : Severe, Arr Location : Collapsed Portions 30 Ft Location : Collapsed Portions 30 Ft Location 45% 10% 45% Now \$21,900 Erosion, Extent : Severe, Area Affected : Location : At Collapsed Areas 55% 10% 4+ \$5,100 Cracking, Extent : Moderate, Area Affected : Location : Random Locations Through 45% Erosion, Extent : Light, Area Affected : Location : Throughout Settlement, Extent : Light, Area Affected : Location : Throughout Settlement, Extent : Light, Area Affected : Location : Throughout Settlement, Extent : Light, Area Affected : Location : Throughout	% of Fail Date Estimated Cost Total (Years) Year FY 45% Now \$765,000 LIFE Displaced Elements, Extent : Severe, Area Affect Location : Collapsed Portions 30 Ft Long Sout 45% Location 30 Ft Long Sout 45% Now \$21,900 2067 Erosion, Extent : Severe, Area Affected : 50% Location : At Collapsed Areas 55% 10% 4+ \$5,100 2042 Cracking, Extent : Moderate, Area Affected : 5% Location : Random Locations Throughout 45% 2025 Erosion, Extent : Light, Area Affected : 10% Location : Throughout Settlement, Extent : Light, Area Affected : 10% Location : Throughout Settlement, Extent : Light, Area Affected : 10% Location : Throughout 45% Now \$13,700 2027 Missing Part, Extent : Severe, Area Affected : 50%	% of TotalFail Date (Years)Estimated Cost FY45%Now\$765,000LIFE**Displaced Elements, Extent : Severe, Area Affected : 100% Location : Collapsed Portions 30 Ft Long South Of Pier And 10045%LIFE**10%LIFE**45%Now\$21,9002067**Erosion, Extent : Severe, Area Affected : 50% Location : At Collapsed Areas55%**55%10%4+\$5,1002042**Cracking, Extent : Moderate, Area Affected : 5% Location : Random Locations Throughout45%2025\$13,700Erosion, Extent : Light, Area Affected : 10% Location : Throughout513,7002027\$13,700Missing Part, Extent : Severe, Area Affected : 50%\$13,700\$13,700	% of TotalFail Date (Years)Estimated Cost FYYear FYCycle (Yrs)45% Now\$765,000LIFE**5Displaced Elements, Extent : Severe, Area Affected : 100% Location : Collapsed Portions 30 Ft Long South Of Pier And 100 Ft Long 45%LIFE**510%LIFE**545% Now\$21,9002067**45% Now\$21,9002067**55%Location : At Collapsed Areas55%10%4+\$5,1002042**5Cracking, Extent : Moderate, Area Affected : 5% Location : Random Locations Throughout**545%2025\$13,7005Erosion, Extent : Light, Area Affected : 10% Location : Throughout2027\$13,7005Ketlement, Extent : Light, Area Affected : 10% Location : Throughout5\$13,7005Missing Part, Extent : Severe, Area Affected : 50%\$13,7005	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle Estimated Cost (Yrs) Estimated Cost (Yrs) 45% Now \$765,000 LIFE ** 5 \$10,900 Displaced Elements, Extent : Severe, Area Affected : 100% Location : Collapsed Portions 30 Ft Long South Of Pier And 100 Ft Long North Of Pier 45% LIFE ** 5 \$10,900 10% 10% Severe, Area Affected : 50% ** 5 \$10,900 45% Now \$21,900 2067 ** * 5 \$10,900 10% 4+ \$5,100 2042 ** 5 \$200 Cracking, Extent : Severe, Area Affected : 50% Location : At Collapsed Areas 55% \$200 Cracking, Extent : Moderate, Area Affected : 5% Location : Random Locations Throughout \$2025 \$13,700 \$\$600 Forsion, Extent : Light, Area Affected : 10% Location : Throughout \$\$600 \$\$600 \$\$600 Erosion, Extent : Light, Area Affected : 10% Location : Throughout \$\$300 \$\$300 \$\$300 Missing Part, Extent : Severe, Area Affected : 50% \$\$300 \$\$300 \$\$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.

Asset Name Address	: RIKERS ISLAND FACILITIES RIP-RAP : RIKERS ISLAND CIRCUMFERENCE OF ISLAND				
Borough	: BRONX	Agency's Number : N/A			
Program / Asset # Linear Ft	: DOC0001.210 / 13473 : 17,273	Yr Built/Renovated : Project Type : CORRECTION			
Date of Survey	: 15-Jan-2016	Landmark Status : NONE			
Areas Surveyed Block	: : 2605 Lot : 40	BIN :			

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads		\$2,580,800		\$1,737,600
Total		\$2,580,800		\$1,737,600
Importance Code B		\$329,500		\$1,649,700
Importance Code C	\$2,251,300			
Total		\$2,580,800		\$1,737,600
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$57,700			\$100
Total	\$57,700			\$100
Importance Code B	\$57,700			\$100
Total	\$57,700			\$100



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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES RIP-RAP

Asset # : 13473

Bulkheads	Current Rep	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Revetment	1.50/	#2 251 2 00		* *	-	¢15 500	
Stone	15% Now	\$2,251,300	LIFE		5	\$15,500	
	Missing Part, Extent : M Location : Isolated Th						
Stone	70%		LIFE	* *	5	\$72,400	
No Component	15%						
Backfill Fill							
Topsoil	15% Now	\$219,600	2055	* *			
1	Erosion, Extent : Severe Location : Isolated Thi	00		Face Above Revetn	nent		
Not Accessible	85%						
Surface							
Asphalt	15%		2036	* *	5	\$29,600	
Topsoil	15% Now	\$109,900	2025	\$274,800	5	\$6,100	
	Erosion, Extent : Severe Location : Behind Rev	00		out; Erosion Belov	v Buildin	gs 160 And 140	
Topsoil	70%		2025	\$1,282,600	5	\$56,600	
1	Erosion, Extent : Light, Location : Throughout	00	25%				
Deck Elements							
Railing							
Fencing	5% 4+	\$18,500	2028	\$92,300	3	\$300	
	Progressing Scour, Exte Location : Western Sia		1rea Affe	cted : 25%			
Guard Rail	10% 0-2	\$24,500	LIFE	* *			
	Progressing Scour, Exte	nt : Severe, Area	a Affecte	d : 10%			
	Location : Five Areas	Along North Sho	ore Total	ing 500 Ft			
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.

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Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD					
Address	: RIKERS ISLAND NORTH END, INSP	IORE 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	: 14-Jan-2016	Landmark Status : NONE				
Areas Surveyed	:					
Block	: 2605 Lot : 40	BIN :				

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$16,300			\$5,300
Total	\$16,300			\$5,300
Importance Code A				
Importance Code B	\$15,000			\$5,300
Importance Code C	\$1,300			
Total	\$16,300			\$5,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD

Asset # : 13509

	ASSet # . 1					
Bulkheads	Current Repair	Replacement	ment Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb	2.707			_	* 1 • •	
Timber	95%	LIFE	* *	5	\$100	
Timber	5% 4+ \$1,300 Botting/Splitting Futort Medaute 4	LIFE		5		
	Rotting/Splitting, Extent : Moderate, A Location : At North End	rea Affectea	1: 30%			
Sheet Piles						
Steel	50%	LIFE	* *			
	Corrosion, Extent : Light, Area Affecte	d : 15%				
	Location : At Top Of Sheet Piles					
	Missing Coating, Extent : Light, Area A	Affected : 13	5%			
	Location : At Top Of Sheet Piles					
	Other Observation, Extent : Moderate,	Area Affect	ted : 5%			
	Location : Throughout	Eon Tio D	roha			
NT. 4. A	Explanation : Exposed Cut Out Holes	FOR THE BU	ICKS			
Not Accessible Wales	50%					
Steel	100%	LIFE	* *	5	\$4,800	
Steel	Corrosion, Extent : Light, Area Affecte			5	φ-1,000	
	Location : Throughout					
	Missing Coating, Extent : Light, Area A	Affected : 10	0%			
	Location : Throughout					
Pile Caps						
Concrete	100%	LIFE	* *	5	\$600	
Backfill						
Fill	2% Now \$600	2055	* *			
Topsoil	Other Observation, Extent : Severe, Ar					
	Location : Beneath Deteriorated Con	**				
	Explanation : Settlement					
Not Accessible	98%					
Surface						
Asphalt	5% Now \$600	2036	* *	5	\$100	
	Settlement, Extent : Severe, Area Affect	ted : 15%				
	Location : North End					
Asphalt	5%	2036	* *	5	\$100	
Concrete	25% 0-2 \$6,200	2040	* *	5	\$300	
	Cracking, Extent : Severe, Area Affecte Location : 130 Ft From South	ed : 25%				
Gravel	45%	2036	* *	2-5	\$300	
Gravel	20% Now \$1,200	2036	* *	2-5	\$100	
	Settlement, Extent : Moderate, Area Af	fected : 10%	6			
	Location : Adjacent To Bulkhead					
	Other Observation, Extent : Severe, Ar	ea Affected	: 10%			
	Location : South End	D. 11-1. 1				
Fondor	Explanation : Sinkholes Adjacent To	BUIKNEAD				

Fender

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

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

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

Asset # : 13509

Bulkheads	Cu	rrent Repair	Futur	e Replacement	М	aintenance		
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fender								
Piles								
Timber	45%		2036	* *	4	\$2,200		
	Worn, Extent :	Light, Area Affected : 20	%					
	Location : Th	roughout						
No Component	10%							
Not Accessible	45%							
Wales and Chocks								
Timber	5% N	ow \$2,000	2036	* *	4	\$600		
	Broken, Extent	: Severe, Area Affected :	100%			• • • • •		
	Location : Th							
Timber	10% 4	+ \$4.100	2036	* *	4	\$1,100		
Timoor		+ -)		fected · 50%	•	ψ1,100		
	Displaced Elements, Extent : Moderate, Area Affected : 50% Location : Along Face Of Bulkhead							
		Moderate, Area Affected	· 30%					
	Location : Th		. 5070					
Timber	75%		2036	* *	4	\$8,300		
No Component	10%					-		

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

DEPARTMENT OF CORRECTION - FY 2020 Print Date : 15-Nov-2019

Asset Name Address		RIKERS ISLAND FACILITIES TIMBER BULKHEAD RIKERS ISLAND NORTH END, UNDER ASSET 13508							
Borough	: BRONX				Agency's Number	: N/A			
Program / Asset #	: DOC0001.14	7 / 4161			Yr Built/Renovate	ed :			
Linear Ft	: 231				Project Type	: CORRECTION			
Date of Survey	: 14-Jan-2016				Landmark Status	: NONE			
Areas Surveyed	:								
Block	: 2605	Lot	:	40	BIN	:			

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads		\$131,500		
Total		\$131,500		
Importance Code A		\$52,300		
Importance Code B		\$79,200		
Total		\$131,500		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$5,300			
Total	\$5,300			
Importance Code A				
Importance Code B	\$5,300			
Importance Code C				
Total	\$5,300			



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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER BULKHEAD

Asset # : 4161

Bulkheads	Current F	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Revetment							
Stone	100%		LIFE	* *	5	\$1,400	
Sheet Piles							
Timber	10% 4+	\$52,300	LIFE	* *	4	\$400	
	Rotting/Splitting, Ext Location : Through		ea Affectea	l : 20%			
Timber	90%		LIFE	* *	4	\$3,900	
Backfill							
Fill							
Not Accessible	100%						
Surface							
Asphalt	90%		2036	* *	5	\$2,400	
	Settlement, Extent : L Location : North Ha		l : 30%				
Asphalt	10% 2-4	\$4,100	2042	* *	5	\$100	
1	Settlement, Extent : M		ected : 100	%			
	Location : 30 Ft Lo	ng From Southwes	t Corner				
Fender Piles							
Steel	50%		2023	\$79,200	10		
~	Corrosion, Extent : S	evere, Area Affecte		<i>••••</i> , = 00			
	Location : Abandon			Sheeting			
No Component	50%						

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

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

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Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS ISLAND FACILITIES MAR	INA	
Address	: RIKERS ISLAND NORTH END		
Borough	: BRONX	Agency's Number	: N/A
Program / Asset #	: DOC0012.000 / 13603	Yr Built/Renovated	:
Area Sq Ft	: 1,208	Project Type	: CORRECTION
Date of Survey	: 14-Jan-2016	Landmark Status	: NONE
Areas Surveyed	:		
Block	: 2605 Lot : 40	BIN	:

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Marinas/Docks		\$111,000		\$144,900
Total		\$111,000		\$144,900
Importance Code A		\$111,000		
Importance Code C				\$144,900
Total		\$111,000		\$144,900
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Marinas/Docks	\$35,000	\$34,300	\$9,800	\$100
Total	\$35,000	\$34,300	\$9,800	\$100
Importance Code A	\$30,500	\$34,200	\$4,300	\$100
Importance Code B	\$100	\$100	\$2,100	\$100
Importance Code C	\$4,500		\$3,400	
Total	\$35,000	\$34,300	\$9,800	\$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.

Maintenance \$ are aggregated over a 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways Aluminum	100%			2047	* *	1-3	\$7,000	
Floating Docks							. ,	
Anchor Piles								
Steel		Extent : N : Splash Z	Ioderate, Area Affe Ione	2047 ected : 25	* *	3-5	\$13,200	
	-	oating, Ext : Splash Z	ent : Light, Area A Ione	ffected :	25%			
Not Accessible	50%							
Fenders								
Vinyl	98%			2025	\$142,000	2	\$16,500	
Vinyl	Location	4+ ervation, E : At End C ion : Loos	-	2025 Affected	\$2,900 2 : 100%	2	\$300	
Floats/Frames	<i>p</i>		-					
Concrete	60%			2036	* *	5	\$4,200	
Polyethylene		4+ ed/Damag : South M	\$10,000 ed Floatation, Exte odules	2032 ent : Mod	* * lerate, Area Affecte	1-5 ed : 100%	\$700 %	
Steel	10%	0-2	\$3,200	2032	* *	5	\$100	
	-	Missing Pi : One Loc	le Guide, Extent : I		e, Area Affected : 2	25%		
Protective Structure								
Wave Attenuator	(00)			2047	* *	-	¢ (7.000	
Steel/Timber Steel/Timber	60% 10%	4+	\$67,700	2047 2047	* *	5 5	\$67,800 \$5,600	
Steel/Timber	Corrosion, Location	Extent : M : 2 Ft Hig	407,700 Aoderate, Area Affe h Band In Splash Z cent : Moderate, Ar	ected : 10 Ione	0%	5	\$5,600	
	0	: Splash Z		55				
Not Accessible	30%							
Electrical								
Lighting Fixture Incandescent	Other Obs Location	: Southwe	\$3,200 Extent : Severe, Are st Corner Of Marin		\$10,800 ed : 25%			
T 1 .		ion : 1wo	Broken Fixtures	2021	\$22.5 00			
Incandescent Electrical/Mech.	75%			2021	\$32,500			

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES MARINA

Asset # : 13603

Marinas/Docks		Current Repa	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical/Mech.								
Power Supply/Bollards								
Plastic	20%			2025	\$5,000			
Plastic	80%	Now	\$12,000	2025	\$20,000			
	Other Obs	ervation, Exten	t : Severe, Are	a Affecte	ed : 100%			
	Location	: Four Out Of	Five On Float	ing Dock	TS			
	Explanat	ion : Broken		-				

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

Asset Name	: RIKERS ISLAND FACILITIES MOV	ABLE 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	: 13-Jan-2016	Landmark Status : NONE
Areas Surveyed	:	
Block	: 2605 Lot : 40	BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Marinas/Docks	\$3,220,700	\$738,700
Total	\$3,220,700	\$738,700
Importance Code A	\$3,220,700	\$738,700
Total	\$3,220,700	\$738,700

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.

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS

Asset # : 1839

Marinas/Docks	Current Repair	Future Replaceme	ent N	laintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated FY	Cost Cycle (Yrs)	Estimated Cost	Priority
Fender					
Facing	1000/ 01 070				
Timber		8,700 2027 \$738	,700		
	Other Observation, Extent : Sev	00			
	Location : Fender Racks Brok	en			
	Explanation : Missing Part				
Piles	1000/ 11 005	- 000 - 0000	* *		
Timber		5,000 2032	~ ~		
	Other Observation, Extent : Sev				
	Location : Fender Racks Brok	en			
	Explanation : Broken				
Wales and Chocks Timber	100% Now \$10	4,000 2032	* *		
Imber	Other Observation, Extent : Sev	,			
	Location : Fender Racks Brok				
	Explanation : Missing Part	zn			
Gallows Frames	Explanation : Missing I art				
Tower Frames					
Steel	100% 4+ \$91	0,500 2036	* *		
Steel	Other Observation, Extent : Mo				
	Location : Throughout	<i>ieraie, 11 eu 19jeeteu : 10070</i>			
	Explanation : Deflected Eleme	nts And Corrrosion			
Movable Ramps					
Bearings					
Steel	100% Now \$31	5,900 2042	* *		
	Other Observation, Extent : Sev	-			
	Location : Movable Ramp Col				
	Explanation : Broken				
Deck and Railing	-				
Timber Deck on Steel	100% Now \$59	6,600 2042	* *		
	Other Observation, Extent : Sev	ere, Area Affected : 100%			
	Location : Movable Ramp Col	lapsed			
	Explanation : Broken				

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

Print Date : 15-Nov-2019 **DEPARTMENT OF CORRECTION - FY 2020**

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	: 15-Jan-2016	Landmark Status	: NONE					
Areas Surveyed	:							
Block	: 2605 Lot : 40	BIN	:					

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Marinas/Docks		\$91,600
Total		\$91,600
Importance Code C		\$91,600
Total		\$91,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Marinas/Docks	\$17,200	\$200	\$3,000	\$2,000
Total	\$17,200	\$200	\$3,000	\$2,000
Importance Code A	\$8,000	\$100	\$1,700	
Importance Code B	\$2,300	\$100	\$1,300	\$200
Importance Code C	\$6,900			\$1,800
Total	\$17,200	\$200	\$3,000	\$2,000



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.

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES SMALL FERRY DOCK

Asset # : 13510

Marinas/Docks	Current Repair	Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways						
Deck Timber	100% Surface Wearing/Scaling, Extent : Lig Location : Isolated Throughout	2025 ght, Area Aj	\$18,500 ffected : 25%	5	\$500	
Gangways						
Aluminum Aluminum	90% 10% Now \$2,200 Other Observation, Extent : Severe, A Location : At Barge Gangway Intery Explanation : Toe Plate Broken	lrea Affecte	* * * *	1-3 1-3	\$4,200 \$500	
Piles and Bracing	X					
Steel	70% Corrosion, Extent : Light, Area Affect Location : Splash Zone Missing Coating, Extent : Moderate, . Location : Splash Zone		* * ed : 25%	5-10	\$1,000	
Not Accessible	30%					
Floating Docks Anchor Piles						
Steel	60% Corrosion, Extent : Light, Area Affect Location : At Guide Pad Locations Missing Coating, Extent : Moderate, Location : At Guide Pad Locations		* * ed : 5%	3-5	\$5,300	
Not Accessible	40%					
Fenders Rubber	100%	2025	\$400	1-2	\$200	
Barge						
Steel	80% Corrosion, Extent : Light, Area Affect Location : Splash Zone	2036 ted : 25%	* *	5	\$1,100	
Not Accessible	20%					
rotective Structure Pile Cluster						
Timber	40% Other Observation, Extent : Light, Ar Location : At Bottom Wire Ropes Explanation : Corrosion	2028 ea Affected	\$91,600 1 : 20%	4-10	\$27,500	
Timber	10% 0-2 \$6,900 Loose Wrapping, Extent : Severe, Are Location : At Southwest Cluster		**	4	\$900	
Not Accessible	50%					
Deck Elements						

Deck Elements

^{**} 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 Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Aluminum	30%			2026	\$7,400			
Aluminum	30%	Now	\$7,400	2027	\$7,400			
	Broken, Ex	Broken, Extent : Severe, Area Affected : 100%						
Location : 12 Ft Of Broken Rail Due To Impact From Gangway								
Steel	40%			2025	\$25,900			
		0	t, Area Affectea Welds And Join					

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

DEPARTMENT OF CORRECTION - 072

Project: CORRECTION

CAPITAL		l l l l l l l l l l l l l l l l l l l	Y 2021 - 2024			FY 2025 - 2030	
Special S	Systems		56,000,000			0	
EXPENSE		FY 2021	FY 2022		FY 2023	FY 2024	
Special S	Systems	2,300,000	2,300,000		2,300,000	2,300,000	
ASSET #	NAME			SQFT	CAPITAL	EXPENSE	
4275	RIKERS ISLAND D	OMESTIC/FIRE WATER	SERVICE		7,000,000	1,800,000	
4276	RIKERS ISLAND SANITARY SYSTEM				14,000,000	2,000,000	
4277	RIKERS ISLAND ST	FORM SYSTEM			7,000,000	1,800,000	
4278	RIKERS ISLAND EI	LECTRICAL			14,000,000	1,800,000	
4280	RIKERS ISLAND U	NDERGROUND STEAM	TUNNEL		14,000,000	1,800,000	

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