

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$59,900	
Masonry: Brick	80%			LIFE	**	5	\$204,300	
Granite Panels	15%			LIFE	**	5	\$28,700	
Windows								
Glass Block	15%	Now	\$235,300	LIFE	**	5	\$2,700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Protection Netting</i>								
Metal/Detention Type	84%	Now	\$5,241,100	2057	**	5	\$44,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Explanation : Covered With Protection Netting</i>								
Metal Louvers	1%	Now	\$9,400	2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$1,800	
Masonry: Limestone	5%	Now	\$3,400	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal: Cage/Fence	25%			2032	**	5-10	\$5,800	
Granite Panels	10%			LIFE	**	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.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Copper/Terne Metal Panel	2%			2055	**	10	\$2,400		
	5%	Now	\$1,500	2044	**				
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Modified Bitumen	30%			2032	**	10	\$14,700		
Modified Bitumen	20%	Now	\$42,800	2032	**				
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Plaza Roof: Stone Panels	3%			2053	**				
Single Ply Membrane	40%	Now	\$16,600	2027	\$332,800				
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	37%	Now	\$168,900	LIFE	**	5	\$165,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%			2036	**	5	\$10,200		
Marble Panels	5%			LIFE	**	5	\$7,700		
Quarry Tile	10%	Now	\$63,100	2040	**	5	\$15,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Terrazzo	25%	Now	\$127,500	LIFE	**	5	\$39,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	15%			2027	\$279,900	3	\$15,300		
Wood	3%			2055	**	5	\$11,500		
Interior Walls									
Concrete Masonry Unit	10%	Now	\$56,300	LIFE	**	5	\$18,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Glass: Special Gauge	5%			LIFE	**	1			
Gypsum Board	10%			LIFE	**	5	\$28,300		
Plaster	15%			LIFE	**	5	\$21,300		
SGFT/Glazed Masonry	35%	0-2	\$343,600	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Steel Plate	25%	Now	\$60,400	LIFE	**	5	\$70,900		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	35%	Now	\$124,300	2032	**	5	\$44,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2040	**	5	\$10,200	
Exposed Concrete	45%	0-2	\$158,900	LIFE	**	5	\$14,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$12,800	
Plaster	10%	Now	\$28,800	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	30%			2047	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2027	\$22,500	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3,000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2040	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kilovolt-ampere 480/277v Primary - 208/120v Secondary</i>								
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		

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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 Drive	5%			2044	**		
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,400
<i>Other Observation, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Water Main Area</i>								
<i>Explanation : Corroded</i>								
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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 250 Kilowatts</i>								
	Diesel	50%			2023	\$187,500	1	\$31,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 400 Kilowatts</i>								
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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Roof And Outside</i>								
<i>Explanation : Two 150 Gallon Tanks</i>								
	Main Tank	50%			2030	\$10,500	5	\$2,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 3,000 Gallon Tank</i>								

Lighting

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	73%			2032	**	10	\$108,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2022	\$570,800	10	\$29,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	2%			2032	**	10	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen And Some Bathroom</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	5%			2032	**	10	\$7,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	20%			2022	\$17,100	1		
Emergency, Service	30%			2032	**	1		
Emergency, Battery	10%			2022	\$23,400	10	\$3,900	
Exit, Service	30%			2022	\$17,400	1		
Exit, Service	10%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$655,700	10	\$500	
Alarm								
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		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Opposite Side Of Street</i>								
<i>Explanation : From Nearby Court House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	\$107,700	5	\$9,600	

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$12,000	
Terminal Devices								
Air Handler	90%	Now	\$617,400	2032	**	1	\$81,000	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator Unit Heater - Steam	3%			2032	**	1	\$1,600	
	7%			2027	\$40,700	4	\$1,000	
Air 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	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof, Condenser Units</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newer Air Condenser Units Are Served With Refrigerant 410a</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	**	2-5	\$85,700	
No Component	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st Floor Lobby Entrance</i>								
<i>Explanation : Does Not Have Ventilation - Ventilation Needed At This Location</i>								
Exhaust Fans								
Interior	80%			2022	\$462,800	2	\$4,000	
Roof	20%			2032	**	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2037	**	1		
Galvanized Steel	95%	Now	\$33,900	2032	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Steam Fired	100%			2027	\$259,000	4	\$16,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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Plumbing								
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2037	**	4	\$5,100
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)	Electric	100%			2032	**	4	\$6,400
Fixtures	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	85%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : 4 Units From Basement To 11th Floor, 1 Unit From Basement To 1st Floor, 1 Unit From 1st To 2nd Floor</i>								
<i>Explanation : 6 Units</i>								
	Hydraulic	15%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe	Generic	100%			2037	**	1-5	\$81,600
Sprinkler	No Component	75%						
	Generic	25%			2027	\$398,100	1-2	\$11,300
Fire Pump	Generic	100%			2036	**	1	\$30,200
Chemical System	Generic	100%			2025	\$28,000	1-3	\$3,700

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : MANHATTAN HOUSE OF DETENTION NORTH TOWER
Address : 138-40 CENTRE STREET @ WHITE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOC0009.000 / 2013 **Yr Built/Renovated** : 1989 / 2005
Area Sq Ft : 163,072 **Project Type** : CORRECTION
Date of Survey : 14-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,7,9
Block : 198 **Lot** : 1 **BIN** : 1002364

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,619,600	\$307,800
Interior Architecture	\$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 A	\$2,619,600	\$416,400
Importance Code B	\$2,095,500	\$6,787,400
Importance Code C	\$182,400	\$61,200
Total	\$4,897,500	\$7,265,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$600			
Interior Architecture	\$41,600			\$10,500
Electrical	\$26,500	\$44,900	\$12,600	\$12,400
Mechanical	\$63,800	\$98,900	\$67,400	\$77,300
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$194,600	\$206,000	\$142,100	\$162,300
Importance Code A	\$600	\$1,400		
Importance Code B	\$194,000	\$204,600	\$142,100	\$162,300
Importance Code C				
Total	\$194,600	\$206,000	\$142,100	\$162,300



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MANHATTAN HOUSE OF DETENTION NORTH TOWER

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	3%			LIFE	**	5	\$17,900		
Concrete Masonry Unit	7%			LIFE	**	5	\$5,200		
Granite Panels	25%	Now	\$169,700	LIFE	**	5	\$22,400		
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : At Junction Of South Wall And Connecting Corridor To South Tower</i>									
Pre-Cast Concrete	65%	Now	\$137,500	LIFE	**	5	\$251,900		
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Intake Corridor In Basement</i>									
Windows									
Glass Block	10%	Now	\$54,800	LIFE	**	5	\$2,100		
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Connecting Bridge</i>									
Metal/Detention Type	90%	Now	\$1,962,300	2037	**	5	\$55,900		
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Cell Block Windows</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Cells At West Side</i>									
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		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Over Gymnasium</i>									
Metal: Cage/Fence	25%			2040	**	5-10	\$8,300		
Pre-Cast Concrete	25%			LIFE	**	5	\$6,700		

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MANHATTAN HOUSE OF DETENTION NORTH TOWER

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	35%	Now	\$141,400	2037	**			1
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Over 9th Floor</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i> <i>Location : Over 9th Floor</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 20%</i> <i>Location : Over 9th Floor Cells, Mechanical Room, Gymnasium</i>					
IRMA/Protected Membrane	5%			2035	**	10	\$2,400	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Over Elevator Equipment Room</i>					
Paver: Asphalt Traffic Topping	10%			2036	**	10	\$7,100	
	50%	Now	\$154,000	2037	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Outdoor Activity Area</i>					
			<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i> <i>Location : Outdoor Activity Area</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i> <i>Location : At Roof Drains</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i> <i>Location : Outdoor Activity Area</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Outdoor Activity Area</i> <i>Explanation : Recent Repair Failure</i>					
Interior								
Floors								
Cast in Place Concrete	50%	Now	\$66,800	LIFE	**	5	\$261,700	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>					
Ceramic Tile	5%	0-2	\$74,700	2030	\$248,900	5	\$6,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i> <i>Location : Bathrooms</i>					
Quarry Tile	5%	0-2	\$147,600	2040	**	5	\$9,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i> <i>Location : Throughout</i>					
Terrazzo	5%			LIFE	**	5	\$9,300	
Vinyl Tile	35%	0-2	\$152,900	2027	\$764,300	3	\$31,400	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i> <i>Location : Throughout</i>					

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Concrete Masonry Unit	55%	Now	\$182,400	LIFE	**	5	\$61,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium Walls</i>								
Glass: Single Pane	5%			LIFE	**	5	\$10,400	
Gypsum Board	5%			LIFE	**	5	\$8,300	
Metal Security Bars	10%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$20,800	2032	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	0-2	\$20,800	2032	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%			LIFE	**	5	\$20,600	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	10%			LIFE	**	5	\$29,900	
Plaster	10%			LIFE	**	5	\$15,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2027	\$18,000	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 5000 Amperes</i>								
Molded Case Bkrs	60%			2027	\$27,100	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 3000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2025	\$17,000	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1500 Kilovolt-ampere 208v Pri - 480/277v Sec</i>								
Switchgear / Switchboard								
Air Circuit Breaker	30%			2027	\$55,100	5	\$300	
Molded Case Bkrs	70%			2027	\$128,500	5	\$3,000	
Raceway								
Busway	2%			2025	\$4,200	1		
Conduit	93%			2027	\$194,700	1		
Conduit	5%			2053	**	1		

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
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 Drive	10%			2044	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,400
Stand-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
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room - 3rd Floor</i>							
	<i>Explanation : Two 650 Kilovolt-ampere</i>							
Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$6,000
Fuel Storage								
	Day Tank	50%			2026	\$6,400	5	\$15,100
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room - 3rd Floor</i>							
	<i>Explanation : 100 Gallons</i>							
	Main Tank	50%			2030	\$10,600	5	\$2,400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 5000 Gallon</i>							
Lighting								

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2032	**	10	\$134,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	6%			2022	\$172,600	10	\$9,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			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	
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$10,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2037	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Is Provided From 100 Centre Street</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	\$108,600	5	\$9,700	
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$12,100	
Terminal Devices								
Air Handler	95%			2027	\$2,189,800	1	\$95,800	
Convactor/Radiator	5%			2025	\$43,900	1	\$2,600	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Centrifugal, Elec Chiller	80%			2036	**	1	\$141,200
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Chillers</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Chiller Room, Basement</i>					
			<i>Explanation : 2 Units</i>					
	No Component	20%						
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$12,100
Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$1,470,800	1	\$100,800
Heat Rejection								
	Water Cooling Tower	100%			2032	**	2	\$164,100
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$151,100	LIFE	**	2-5	\$90,900
			<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Exhaust Fans								
	Interior	100%			2027	\$583,200	2	\$5,000
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	Now	\$71,900	2032	**	1	
			<i>Not Insulated, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
HW Heat Exchanger								
	Steam Fired	100%	Now	\$78,300	2037	**	4	\$16,100
			<i>Broken, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2021	\$5,600	4	\$5,200
Sewage Ejector(s)								
	Electric	100%			2027	\$47,200	4	\$6,500
Backflow Preventer								
	Generic	100%			2027	\$41,700	1	\$10,000

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : About 80% Stainless Steel For Inmates And 20% Porcelain For Others</i>						
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Basement To 10th Floor</i>						
		<i>Explanation : 5 Units</i>						
Hydraulic	20%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047		**	1-5	\$82,200
Sprinkler								
Generic	100%			2047		**	1-2	\$45,700
Fire Pump								
Generic	100%			2036		**	1	\$30,500
Chemical System								
Generic	100%			2025	\$28,000		1-3	\$3,700

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : MANHATTAN HOUSE OF DETENTION SOUTH TOWER
Address : 125 WHITE STREET @ CENTRE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOC0005.000 / 2033 **Yr Built/Renovated** : 1941 / 2005
Area Sq Ft : 224,729 **Project Type** : CORRECTION
Date of Survey : 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	FY 2025 - 2030
Exterior Architecture	\$2,191,600	\$956,400
Interior Architecture	\$1,215,100	\$1,617,900
Electrical	\$1,707,900	\$2,481,500
Mechanical	\$560,100	\$7,672,400
Total	\$5,674,600	\$12,728,200
Importance Code A	\$2,191,600	\$1,304,000
Importance Code B	\$3,168,600	\$11,274,600
Importance Code C	\$314,400	\$149,600
Total	\$5,674,600	\$12,728,200

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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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	3%	Now	\$209,600	2047	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And West Service Entrances</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East And West Service Entrances</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And West Service Entrances</i>								
Masonry: Limestone	70%	4+	\$934,400	LIFE	**	5	\$119,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sallyport</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wall Facing Third Floor Roof</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sallyport And 2nd Floor</i>								
Metal Panel	10%			2037	**	5-10	\$156,500	
Metal Coiling Doors	2%			2044	**	5	\$14,200	
Granite Panels	15%	Now	\$77,800	LIFE	**	5	\$25,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Entrance</i>								
Windows								
Glass Block	5%			LIFE	**	5	\$3,800	
Metal/Detention Type	45%			2037	**	5	\$200,900	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Cells</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Detention Cells</i>								
Steel	50%	Now	\$783,200	2035	**	5	\$382,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Spandrel Panels - Various Locations On All Facades</i>								
<i>Glazing Clouded, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Common Eating Areas In Cell Blocks</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Common Eating Areas In Cell Blocks</i>								

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$1,200	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooftop Activity Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooftop Activity Areas</i>								
Masonry: Limestone	40%	Now	\$26,900	LIFE	**	5	\$1,500	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooftop Activity Area</i>								
<i>Explanation : Repointing Failure</i>								
Metal: Cage/Fence	20%	Now	\$5,100	2032	**	5	\$1,900	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	30%	Now	\$32,200	2027	\$160,900			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Locker Rooms</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 9th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Locker Rooms</i>								
Cast in Place Concrete	40%	Now	\$43,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 11 West Housing Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 11 West Housing Area And At Basement From Sallyport</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rooftop Recreation Areas And Sally Port</i>								
<i>Explanation : Repair Failure</i>								
IRMA/Protected Membrane	25%			2027	\$78,800	10	\$9,200	
IRMA/Protected Membrane	5%	Now	\$15,800	2037	**			1
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Connecting Bridge</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Connecting Bridge</i>								

Interior

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	50%	Now	\$319,800	LIFE	**	5	\$313,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room Above Large Air Handler</i>								
Ceramic Tile	5%	0-2	\$29,800	2036	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$88,400	2040	**	5	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Vinyl Tile	40%	Now	\$209,200	2027	\$1,045,900	3	\$43,000	
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, Corridors, Connecting Bridge, 1st Floor Adjacent To Sally Port</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Concrete Masonry Unit	58%			LIFE	**	5	\$113,100	
Glass: Single Pane	10%	Now	\$314,400	LIFE	**	5	\$36,600	
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Control Rooms</i>								
<i>Explanation : Glazing Clouded</i>								
Metal Security Bars	10%			LIFE	**			
Metal: Cage/Fence	2%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$80,700	2032	**	5	\$29,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	5%	Now	\$100,800	2047	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Cashier / Property Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cashier / Property Offices</i>								
Exposed Concrete	15%	0-2	\$60,200	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	0-2	\$41,600	LIFE	**	5	\$29,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	50%			LIFE	**	5	\$72,600	

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	60%			2027	\$50,600	5	\$600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	40%			2027	\$33,700	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Transformers								
	Dry Type	100%			2025	\$17,000	5	\$800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kilovolt-ampere 480/277v Pri - 208/120v Sec</i>								
Switchgear / Switchboard								
	Fused Disc Sw	80%			2027	\$293,700	5	\$800
	Molded Case Bkrs	20%			2027	\$73,400	5	\$1,200
Raceway								
	Busway	2%			2025	\$8,400	1	
	Conduit	93%			2027	\$389,400	1	
	Conduit	5%			2047	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$38,500	5	\$500
	Molded Case Bkrs	88%			2026	\$338,800	5	\$5,200
	Molded Case Bkrs	2%			2043	**	5	\$100
Wiring								
	Busway	2%			2025	\$12,900	1	
	Thermoplastic	93%			2027	\$599,900	1	
	Thermoplastic	5%			2047	**	1	
Motor Controllers								
	Locally Mounted	10%			2025	\$80,300	5	\$200
	Motor Control Center	70%			2025	\$532,300	5	\$4,300
	Variable Frequency Drive	20%			2044	**		
Ground								
Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	**	5	\$3,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
	Automatic	70%			2025	\$50,700	1	\$48,400
	Automatic	30%			2040	**	1	\$20,700

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2023	\$562,600	1	\$87,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Explanation : Two 500 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$8,300	
Fuel Storage								
Day Tank								
	50%			2026	\$7,500	5	\$17,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Explanation : One 250 Gallon</i>								
Main Tank								
	50%			2030	\$12,400	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5000 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent								
	95%			2032	**	10	\$166,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID								
	3%			2022	\$15,100	10	\$200	
Incandescent								
	2%			2022	\$67,600	2	\$100	
Egress Lighting								
Emergency, Service								
	60%			2032	**	1		
Exit, Service								
	35%			2022	\$24,000	1		
Exit, Service								
	5%			2032	**	1		
Exterior Lighting								
HID								
	100%			2022	\$910,900	10	\$700	
Alarm								
Security System								
Under Construction								
	100%							
Fire/Smoke Detection								
No Component								
	90%							
Generic, Digital								
	10%			2032	**	1-3	\$13,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam								
	100%			2047	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Is Provided From 100 Centre Street</i>								

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	95%			2030	\$263,300	1	\$89,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Pres. Reducing Valve/LP Steam	5%			2030	\$6,400	5	\$600	
Distribution								
Hot Wtr Piping/Pump	95%	Now	\$28,500	2035	**	4	\$9,000	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	5%	Now	\$8,100	2037	**	4	\$500	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	90%			2027	\$2,435,500	1	\$106,600	
Convactor/Radiator	10%	Now	\$10,300	2032	**	1	\$5,600	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermostats / Traps Not Functioning. under Construction.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2030	\$2,069,100	1	\$196,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
No Component	5%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$14,200	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$410,100	2027	\$2,050,500	1	\$106,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Air Handlers</i>								
<i>Explanation : In Process Of Updating The Control System</i>								
Heat Rejection								
Water Cooling Tower	100%			2025	\$693,800	2	\$192,700	
Ventilation								

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$88,700	LIFE	**	2-5	\$106,800
<i>Needs Cleaning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
	Interior	80%			2032	**	2	\$4,700
	Roof	20%			2027	\$63,900	2	\$1,200
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	
HW Heat Exchanger								
	Steam Fired	100%	0-2	\$61,300	2037	**	4	\$18,900
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Out Of 2 Unit Not Working. Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2021	\$7,700	4	\$7,100
Sewage Ejector(s)								
	Electric	100%			2032	**	4	\$8,900
Backflow Preventer								
	Generic	100%			2027	\$48,900	1	\$11,700
Fixtures								
	Generic	100%						
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others - 20%</i>								
Vertical Transport								
Elevators								
	Geared Traction	80%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : 1-roof</i>								
<i>Explanation : 5 Units</i>								
	Hydraulic	20%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2047	**	1-5	\$96,500

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

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

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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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$19,300	LIFE	**	5	\$6,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 8th Floor Recreation Yard</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Facade - Penthouse Adjacent To Water Tank</i>								
Masonry: Brick	83%			LIFE	**	5	\$49,600	
Masonry: Granite	2%			LIFE	**	5	\$900	
Masonry: Limestone	5%	Now	\$35,000	LIFE	**	5	\$2,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South East Corner</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South East Corner</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	20%			2035	**	5	\$300	
Glass Block	15%			LIFE	**	5	\$100	
Metal/Detention Type	50%	0-2	\$26,800	2027	\$134,200	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Receiving Area, Kitchen, Day Room</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	15%			2026	\$10,600	5	\$2,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$13,500	
Masonry: Limestone	10%	4+	\$3,400	LIFE	**	5	\$1,900	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping Stone</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	30%			2032	**	10	\$36,100	
Copper/Terne	4%			2042	**	10	\$12,000	
IRMA/Protected Membrane	9%	0-2	\$4,600	2027	\$92,600			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof With Water Tank</i>								
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		
Interior								
Floors								
Cast in Place Concrete	40%			LIFE	**	5	\$272,600	
Cast in Place Concrete	5%	Now	\$34,800	LIFE	**	5	\$34,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steps At Loading Platform</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steps At Loading Platform</i>								
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	5%	Now	\$110,300	2042	**	5	\$14,600	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Room On Eighth Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Room On Eighth Floor</i>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$22,500	LIFE	**	5	\$18,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Stair</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
Glass: Single Pane	3%			LIFE	**	5	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Laminated Security Glass</i>								
Metal Security Bars	5%			LIFE	**			
Plaster	17%			LIFE	**	5	\$16,100	
SGFT/Glazed Masonry	35%			LIFE	**			
Steel Plate	25%			LIFE	**	5	\$47,300	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$134,500	2040	**	5	\$19,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
AcousTileSusp.Lay-In	5%			2040	**	5	\$15,500	
Exposed Concrete	40%			LIFE	**	5	\$19,400	
Exposed Struc: Steel	2%	Now	\$1,400,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 8th Floor Outdoor Recreation Yard</i>								
Gypsum Board	5%			LIFE	**	5	\$19,400	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Room</i>								
<i>Explanation : Repairs In Progress</i>								
Metal Panel	5%			LIFE	**	5	\$19,400	
Plaster	33%			LIFE	**	5	\$63,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2027	\$42,200	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Molded Case Bkrs	50%			2037	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Main Service Power Breaker Rated At 2000 Amperes</i>								
Transformers								
Dry Type	100%			2044	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Control Room</i>								
<i>Explanation : 3- 51 Kilovolt-ampere, 208/120 Volts</i>								
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		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
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	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	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	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	Locally Mounted	5%			2044	**	5	\$100
	Motor Control Center	75%			2025	\$570,400	5	\$4,300
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$3,100
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Mechanical Room In The Basement</i>							
	<i>Explanation : Corroded</i>							
Stand-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
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room 1</i>							
	<i>Explanation : Emergency Generator Rated At 400 Kilowatts</i>							
	Diesel	50%			2030	\$187,500	1	\$40,500
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room 2</i>							
	<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>							
Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$7,700

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2035	**	5	\$19,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallons Capacity</i>						
Main Tank	50%			2030	\$13,600	5	\$3,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 5000 Gallons Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	68%			2027	\$2,506,100	10	\$130,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2027	\$368,600	10	\$19,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Fluorescent	10%			2035	**	10	\$19,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Kitchen, Visitors Area</i>						
Incandescent	2%			2022	\$73,700	2	\$100	
LED	10%			2035	**			
Egress Lighting								
Emergency, Service	45%			2022	\$49,600	1		
Emergency, Battery	5%			2027	\$15,100	10	\$2,500	
Exit, Service	50%			2022	\$37,400	1		
Exterior Lighting								
HID	20%			2027	\$169,300	10	\$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2022	\$678,300	1	\$78,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$128,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors</i>						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent D C A S Building</i>								
<i>Explanation : Steam Supplied From Adjacent Queens Borough Hall Building</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2023	\$139,100	5	\$12,400	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$1,066,200	2027	\$3,553,900	4	\$10,300	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Condensate Return System, Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump, It Leaks Too. Basement Mechanical Equipment Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	60%	Now	\$1,771,600	2037	**	1	\$69,800	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various</i>								
Air Handler	15%			2032	**	1	\$19,400	
Convactor/Radiator	15%	Now	\$16,900	2025	\$168,600	1	\$9,100	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
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	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Of Visiting Area</i>								
Split Unit	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Explanation : R-410a</i>								
Window/Wall Unit	5%			2021	\$21,900	1		
No Component	85%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Fan Coil - 2 Pipe	5%			2035	**	1	\$3,400
	No Component	95%						
Heat Rejection								
	Evaporative Condenser	5%			2035	**	2	\$7,300
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	70%	Now	\$270,900	LIFE	**	2-5	\$81,500
	<i>Damaged, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Various</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement, 1st Floor</i>							
	<i>Explanation : Ventilation Does Not Exist In Lobby, Basement And Various Offices</i>							
	No Component	30%						
Exhaust Fans								
	Interior	70%	Now	\$522,900	2037	**	2	\$3,600
	<i>On Extended Life, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Throughout</i>							
	No Component	30%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$313,100	2027	\$1,565,300	1	
	<i>Corroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Water Main And Various Locations</i>							
HW Heat Exchanger								
	Steam Fired	50%			2027	\$167,200	4	\$10,300
	Steam Fired	50%	Now	\$167,200	2057	**	4	\$10,300
	<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement Mechanical Equipment Room</i>							
	<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : 1 Unit. Basement Mechanical Equipment Room</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%	Now	\$7,100	2022	\$7,100	4	\$4,400
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement Next To Vacuum Pump</i>							
Fixtures								
	Generic	100%						
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vertical Transport								

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

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

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



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

Asset # : 4246

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	**	5	\$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								
Modified Bitumen	100%			2030	\$1,288,300	10	\$48,200	
Interior								
Floors								
Cast in Place Concrete	68%	Now	\$86,100	LIFE	**	5	\$184,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Load Docking</i>								
Raised Access Floor	5%	Now	\$150,000	2033	**	5	\$11,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Detention Control Rooms</i>								
Terrazzo	25%			LIFE	**	5	\$48,300	
Traffic Topping	2%			2035	**	5	\$3,100	
Interior Walls								
Cast in Place Concrete	10%	Now	\$35,800	LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations In Mechanical Space</i>								
Ceramic Tile	8%			2033	**	5	\$11,500	
Concrete Masonry Unit	69%			LIFE	**	5	\$79,500	
Glass: Single Pane	5%			LIFE	**	5	\$10,800	
Metal Security Bars	8%			LIFE	**	10	\$2,300	
Ceilings								
AcousTileSusp.Lay-In	5%			2035	**	5	\$6,200	
Exposed Concrete	50%	Now	\$78,300	LIFE	**	5	\$9,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout Basement</i>								
Metal Panel	25%	Now	\$203,200	LIFE	**	5	\$38,600	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Locations Throughout</i>								
Plaster	20%			LIFE	**	5-10	\$42,500	

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

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

Asset # : 4246

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$2,200	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	10%			2035	**	5	\$100	
Motor Control Center	90%			2035	**	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$25,400	
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$2,673,100	10	\$75,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	30%			2025	\$24,000	1		
Emergency, Battery	20%			2025	\$43,900	10	\$4,000	
Exit, Service	50%			2025	\$27,100	1		
Exterior Lighting								
LED	100%			2035	**			
Alarm								
Security System								
Generic	100%			2030	\$491,900	1	\$30,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$50,900	

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

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

Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2033	**	1	\$20,400	
Pres. Reducing Valve/LP Steam	50%			2033	**	5	\$2,500	
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$6,100	
Terminal Devices								
Air Handler	80%			2030	\$1,713,300	1	\$40,900	
Convactor/Radiator	10%	Now	\$1,600	2035	**	1	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Convectors Vent Holes Painted Shut Restricting Air Flow</i>								
Convactor/Radiator	10%			2035	**	1	\$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2030	\$123,300	2	\$500	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Adjacent Building</i>								
<i>Explanation : Served By Offsite Chiller</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2050	**	4	\$5,500	
No Component	10%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2035	**	1		
Air Handler/Cool/Ht	90%			2030	\$153,700	1	\$46,000	
Heat Rejection								
Air Cooled Condenser Unit	10%			2030	\$3,100	2	\$5,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$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	

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

Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2035	**	4	\$1,700
	Sewage Ejector(s)							
	Electric	100%			2030	\$43,900	4	\$4,900
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Units From Basement To 2nd Floor, Two Units From Basement To Penthouse</i>					
			<i>Explanation : 4 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2040	**	1-5	\$41,700
	Sprinkler							
	No Component	90%						
	Generic	10%			2040	**	1-2	\$2,300
	Chemical System							
	No Component	98%						
	Generic	2%			2025	\$1,000	1-3	\$100

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

Asset # : 4245

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	**	5	\$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								
Modified Bitumen	100%	Now	\$1,288,300	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	68%			LIFE	**	5	\$481,300	
Raised Access Floor	5%	Now	\$196,200	2033	**	5	\$15,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Control Rooms</i>								
Terrazzo	25%			LIFE	**	5	\$63,200	
Traffic Topping	2%			2035	**	5	\$4,000	
Interior Walls								
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	5%	Now	\$25,800	2035	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%	Now	\$512,200	LIFE	**	5	\$12,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Metal Panel	25%	Now	\$265,800	LIFE	**	5	\$50,600	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Plaster	20%			LIFE	**	5-10	\$55,600	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								

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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 4245

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$94,100	3	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Nameplate Ratings Available</i>						
Transformers								
Dry Type	100%			2028	\$270,500	3	\$600	
Feeders								
Cable	100%			2038	**	1		
Raceway								
Conduit	100%			2040	**	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$72,800	5	\$2,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>						
Transformers								
Dry Type	100%			2028	\$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 Drive	5%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	\$44,300	1	\$33,300	
Generators								
Diesel	100%			2026	\$347,200	1	\$41,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two Diesel Generators Rated At 650 Kilowatts And 900 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2023	\$3,000	5	\$4,000	

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

Asset # : 4245

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage Day Tank	50%			2038	**	5	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity Serving Two Generators</i>								
Main Tank	50%			2045	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 7,500 Gallon Capacity Tanks</i>								
Lighting								
Interior Lighting Fluorescent	100%			2025	\$3,496,900	10	\$99,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	30%			2025	\$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	**			
Alarm								
Security System								
Generic	100%			2030	\$643,500	1	\$40,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$66,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2050	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%	2-4	\$14,300	2033	**	1	\$24,000	
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Mechanical Room</i>								
Pres. Reducing Valve/LP Steam	50%			2039	**	5	\$3,200	
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$8,000	

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

Asset # : 4245

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	90%			2035	**	1	\$60,200	
Fan Coil Unit/Heat	10%			2035	**	1	\$3,500	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2033	**	1	\$117,000	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$5,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	**	1	\$66,800	
Heat Rejection								
Water Cooling Tower	100%			2028	\$756,100	2	\$108,800	
Ventilation								
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)								
Non-Submersible	100%			2035	**	4	\$2,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Duplex Units</i>					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Units From Basement To 2nd Floor, Two Units From Basement To Penthouse</i>					
			<i>Explanation : 4 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$54,500	

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

Asset # : 4245

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

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$92,791,300	\$9,269,500
Interior Architecture	\$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 A	\$92,791,300	\$9,928,400
Importance Code B	\$7,835,700	\$27,855,600
Importance Code C	\$1,263,400	\$175,000
Total	\$101,890,500	\$37,959,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$75,600			
Interior Architecture	\$47,400			\$32,200
Electrical	\$136,100	\$80,200	\$99,700	\$85,300
Mechanical	\$144,200	\$60,200	\$159,000	\$62,300
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$442,700	\$179,800	\$298,200	\$219,200
Importance Code A	\$90,200		\$500	
Importance Code B	\$305,100	\$179,800	\$297,700	\$219,200
Importance Code C	\$47,400			
Total	\$442,700	\$179,800	\$298,200	\$219,200



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

Asset # : 2045

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$279,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Line</i>								
Concrete Masonry Unit	6%			LIFE	**	5	\$69,800	
Glass Block	1%			LIFE	**	5	\$11,600	
Masonry: Brick	80%	Now	\$17,673,200	LIFE	**	5	\$744,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Bulkheads, Corners, Above 2nd Floor Window Heads</i>								
Metal/Glass Curt Wall	2%			LIFE	**	5	\$69,800	
Metal Panel	5%	Now	\$197,500	2040	**	5	\$87,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade Of Gymnasium And Maintenance Area</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Window Wall	3%			2040	**	5	\$104,600	
Windows								
Metal/Detention Type	97%	Now	\$74,186,000	2060	**	5	\$346,100	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2039	**	10	\$36,700	
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$664,300	
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$251,500	
Metal Panel	5%			2040	**	5	\$17,800	
Metal Rail	20%	Now	\$48,300	2028	\$965,000	5	\$130,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	70%			2035	**	10	\$504,500	
Panel/Paver: Cer/Brk	5%			2040	**	10	\$48,100	
Single Ply Membrane	25%			2030	\$5,614,100	10	\$180,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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

Asset # : 2045

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	22%	Now	\$165,900	LIFE	**	5	\$354,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$70,200	2033	**	5	\$18,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terrazzo	23%			LIFE	**	5	\$264,800	
Traffic Topping	15%	Now	\$134,900	2030	\$2,697,600	5	\$69,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Vinyl Tile	25%	Now	\$924,500	2025	\$3,081,800	3	\$69,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$319,400	2025	\$1,597,000	3	\$27,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Dark Side Corridor</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$201,800	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Room</i>								
Concrete Masonry Unit	54%	Now	\$956,300	LIFE	**	5	\$175,000	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
Glass: Single Pane	3%			LIFE	**	5	\$36,500	
Metal Security Bars	3%			LIFE	**	10	\$4,900	
Plaster	10%			LIFE	**	5-10	\$68,900	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$60,800	
Steel Plate	5%			LIFE	**	5	\$48,600	

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

Asset # : 2045

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$879,600	2035	**	5	\$92,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Control Rooms And Stairs</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Control Rooms And Stairs</i>								
Exposed Concrete	25%	Now	\$1,166,300	LIFE	**	5	\$28,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors And Stairways</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$73,700	
Metal Panel	10%	Now	\$242,100	LIFE	**	5	\$92,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Corridors</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Plaster	35%	Now	\$1,332,000	LIFE	**	5	\$161,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Dark Side Corridor</i>								

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

Under 600 Volts

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

Asset # : 2045

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2050	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Adjacent To Kitchen</i>								
<i>Explanation : Two Main Service Switches Rated At 3,000 Amperes</i>								
Air Circuit Breaker	25%			2030	\$58,000	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>								
Fused Disc Sw	25%			2050	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>								
Transformers								
Dry Type	100%			2028	\$31,100	5	\$1,800	
Switchgear / Switchboard								
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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$14,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$151,400	
Generators								
Diesel	100%			2033	**	1	\$190,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosures Throughout Site</i>								
<i>Explanation : There Are Four Main Generators And Several Portable Generators Serving This Asset</i>								
Batteries								
Lead/Acid	100%			2023	\$3,000	5	\$18,200	

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

Asset # : 2045

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	25%			2046	**	5	\$22,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W17, 18, 19</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Day Tank	25%			2046	**	5	\$22,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of Main Kitchen Area</i>								
<i>Explanation : 250 Gallon Capacity</i>								
Underground Storage	50%			LIFE	**	5	\$30,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 20,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2025	\$3,184,800	10	\$90,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	\$796,200	10	\$22,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	75%			2035	**			
Egress Lighting								
Emergency, Service	40%			2030	\$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	
Alarm								
Security System								
Generic	100%			2030	\$2,930,600	1	\$183,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$303,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								

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

Heating

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

Asset # : 2045

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$600,800	5	\$29,200	
Distribution								
Hot Wtr Piping/Pump	60%			2038	**	4	\$21,800	
Central Plant Steam Piping/Pmp	40%	Now	\$307,100	2040	**	4	\$9,700	
		<i>Other Observation, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Throughout Building</i>						
		<i>Explanation : Broken Valves And Broken Steam Traps</i>						
Terminal Devices								
Air Handler	30%	Now	\$382,700	2030	\$3,827,300	1	\$82,200	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Fresh Air Dampers And Temperature Controls</i>						
Convactor/Radiator	70%	Now	\$1,020,000	2035	**	1	\$100,200	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Building 1 Through 5</i>						
		<i>Explanation : Radiant Heating System Leaks And Is On Extended Life</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2035	**	1	\$11,400	
Exterior Pkg Unit - Cooling	40%			2035	**	2	\$12,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Split Unit	5%			2035	**			
Window/Wall Unit	20%			2023	\$378,100	1		
No Component	30%							
Distribution								
Ductwork/Diffusers	45%			LIFE	**	2	\$360,200	
No Component	55%							
Ventilation								
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		

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

Asset # : 2045

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
HW Heat Exchanger	Steam Fired	100%			2040	**	4	\$48,700
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%	0-2	\$94,500	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)	Non-Submersible	100%			2030	\$138,300	4	\$15,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Sewage Ejector(s)	Electric	100%			2030	\$261,300	4	\$29,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Nine Units From 1st To 2nd Floor, One Unit From 1st To 3rd Floor</i>								
<i>Explanation : 10 Units</i>								
Fire Suppression								
Standpipe	Generic	100%			2050	**	1-5	\$248,200
Sprinkler	No Component	60%						
	Generic	40%			2050	**	1-2	\$55,200

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE

Asset # : 13661

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$6,900		
Concrete Masonry Unit	10%			LIFE	**	5	\$1,700		
Metal Panel	79%	Now	\$15,400	2046	**	5	\$40,900		
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>									
<i>Location : North And East Facades</i>									
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Overhang Above Loading Dock</i>									
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	100%	Now	\$39,400	2039	**				
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Roof Gutters - Built-up Ice</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>									
<i>Location : Above Overhead Doors At Loading Dock</i>									
Interior									
Floors									
Cast in Place Concrete	98%	Now	\$16,700	LIFE	**	5	\$35,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : At South Freezer Door Threshold</i>									
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>									
<i>Location : Loading Dock And Electrical Room</i>									
<i>Uneven Surface, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Trench Drains Cracking And Settling Below Slab</i>									
Ceramic Tile	2%			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		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Freezer Area</i>									
<i>Explanation : Structural Steel</i>									
Ceilings									
Exposed Struc: Steel	20%			LIFE	**				
Fiber Board	20%			2031	**				
Metal Panel	60%			LIFE	**	5			

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE

Asset # : 13661

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
	Service Equipment							
	Molded Case Bkrs	100%			2046	**	5	\$300
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Switch Rated At 800 Amperes</i>					
	Transformers							
	Dry Type	100%			2039	**	5	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : No Available Nameplate Ratings</i>					
	Switchgear / Switchboard							
	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							
	Thermoplastic	100%			2046	**	1	
	Motor Controllers							
	Locally Mounted	100%			2039	**	5	\$100
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$200
Stand-by Power								
	Transfer Switches							
	Automatic	100%			2039	**	1	\$3,400
	Generators							
	Not Accessible	100%						
	Batteries							
	Not Accessible	100%						
	Fuel Storage							
	Underground Storage	100%			LIFE	**	5	\$700
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : 2,500 Gallon Capacity</i>					
Lighting								
	Interior Lighting							
	Fluorescent	80%			2031	**	10	\$8,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Office And Inside Freezers</i>					
			<i>Explanation : T-8 Lamps</i>					
	HID	20%			2031	**	10	\$100
	Egress Lighting							
	Emergency, Battery	50%			2031	**	10	\$1,300
	Exit, Service	50%			2031	**	1	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting HID	100%			2031	**	10		
Alarm								
Security System Generic	100%			2031	**	1	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2031	**	1-3	\$6,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2046	**	1		
Conversion Equipment Heat Pump Air Sourced No Component	10% 90%			2027		2	\$300	
Terminal Devices Induction Unit No Component	10% 90%			2035	**	1	\$400	
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%			2024	\$4,300	1		
Plumbing								
H/C Water Piping Brass/Copper	100%			2052	**	1		
Water Heater Electric	100%			2024	\$18,100	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Closet</i>								
<i>Explanation : 1 - 120 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s) Non-Submersible	100%			2034	**	4	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Duplex Unit</i>								
	Backflow Preventer Generic	100%			2031	**	1	\$700
	Fixtures Generic	100%						

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES COGENERATION POWER PLANT
Address : 17-19 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.095 / 14781 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 13,769 **Project Type** : CORRECTION
Date of Survey : 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



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Asset # : 14781

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
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								
Metal Panel	100%			2057	**	5	\$32,000	
Roof								
Single Ply Membrane	100%			2037	**	10	\$30,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Ceramic Tile	10%			2042	**	5	\$2,100	
Traffic Topping	85%			2037	**	5	\$21,900	
Interior Walls								
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	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Cutout Switch Rated 3000 Amperes, 5kv</i>								
Transformers								
Dry Type	100%			2044	**	3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 3,000 Kilovolt-ampere, 4,160/480/277 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2053	**	3	\$100	
Feeders								
Busway	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.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Asset # : 14781

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Raceway								
Tray	100%			2044	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Power Breakers Rated At 4000 Amperes Each.</i>								
Transformers								
Dry Type	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kilovolt-ampere, 30 Kilovolt-ampere, 480/277 Volts</i>								
Switchgear / Switchboard								
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	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$4,200	
Generators								
Diesel	100%			2040	**	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room / Outside</i>								
<i>Explanation : Emergency Generator Rated At 500 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$3,000	5	\$500	
Fuel Storage								
Day Tank	50%			2049	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 550 Gallons Rated Capacity</i>								
Main Tank	50%			2062	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 20,000 Gallons Rated Capacity</i>								
Lighting								

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Asset # : 14781

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	70%			2035	**	10	\$8,800	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Offices, Conference Rooms</i>							
Fluorescent	30%			2035	**	10	\$3,800	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Gas Turbine Generator Area</i>							
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								
Generic	100%			2062	**	5	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Stack Only</i>							
	<i>Explanation : Steel</i>							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$8,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	80%			2057	**	1		
Natural Gas	20%			2057	**	1		
Conversion Equipment								
Steam Boiler	100%			2047	**	1	\$13,600	
	<i>Recent Installation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : 2 Units,Boiler Room</i>							
Distribution								
Central Plant Steam Piping/Pmp	100%			2057	**	4	\$1,000	
Terminal Devices								
Air Handler	90%			2037	**	1	\$7,700	
Fan Coil Unit/Heat	10%			2037	**	1	\$400	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Asset # : 14781

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

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES EMERGENCY 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



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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES EMERGENCY COMMAND CENTER

Asset # : 13709

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$1,100	
Stucco Cement	80%			2039	**	5	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Referring To An Eifs Product</i>								
Windows								
Aluminum	100%			2042	**	5	\$600	
Roof								
Asphalt Shingle	90%			2035	**	10	\$1,100	
Roll Roofing	10%			2025	\$6,000	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Snow Present</i>								
Interior								
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%			2031	**	3	\$300	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$200	
Gypsum Board	85%			LIFE	**	5	\$2,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Conference Room - South Wall</i>								
Ceilings								
Gypsum Board	100%	Now	\$900	LIFE	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement - Exposed Insulation</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes</i>								
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	100%			2034	**	5	\$100	

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES EMERGENCY COMMAND CENTER

Asset # : 13709

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5		
Stand-by Power								
Transfer Switches								
Not Accessible	100%							
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2026	\$44,300	10	\$2,100	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2026	\$4,900	10	\$200	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	50%			2026	\$1,200	1		
Exit, LED	50%			2041	**	1		
Exterior Lighting								
HID	100%			2026	\$18,600	10		
Alarm								
Security System								
Generic	50%			2026	\$7,400	1	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Wall Mounted Cameras</i>						
Generic	50%			2026	\$7,400	1	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$51,000	1-3	\$1,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>						

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES EMERGENCY COMMAND CENTER

Asset # : 13709

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Adjacent Building</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2039	**	1	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$100	
Terminal Devices								
Air Handler	50%			2034	**	1	\$800	
Convactor/Radiator	50%			2043	**	1	\$400	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2031	**	1	\$1,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of Building</i>								
<i>Explanation : 3 Split Type Units</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$1,600	
Heat Rejection								
Dry Cooler	100%			2031	**	2	\$1,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,400	
Exhaust Fans								
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	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES EMERGENCY COMMAND CENTER

Asset # : 13709

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$64,703,300	\$624,300
Interior Architecture	\$4,478,500	\$4,708,100
Electrical	\$233,000	\$16,494,100
Mechanical	\$240,000	\$10,968,000
Total	\$69,654,900	\$32,794,500
Importance Code A	\$64,703,300	\$778,900
Importance Code B	\$4,201,400	\$31,888,900
Importance Code C	\$750,100	\$126,700
Total	\$69,654,900	\$32,794,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,400		\$3,500	
Interior Architecture	\$121,500			\$30,600
Electrical	\$72,000	\$59,100	\$73,400	\$80,700
Mechanical	\$46,400	\$52,200	\$53,700	\$34,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$256,100	\$123,100	\$142,400	\$157,300
Importance Code A	\$4,400		\$7,200	\$7,000
Importance Code B	\$208,500	\$123,100	\$135,200	\$150,300
Importance Code C	\$43,200			
Total	\$256,100	\$123,100	\$142,400	\$157,300



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

Asset # : 2026

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$51,800	LIFE	**	5	\$46,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Loading Dock.</i>								
Masonry: Brick Cavity	94%	Now	\$1,078,500	LIFE	**	5	\$292,300	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	Now	\$4,400	2040	**	5	\$11,700	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Annex</i>								
Slate Panels	1%	Now	\$320,200	LIFE	**	5	\$2,300	
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills Throughout</i>								
Windows								
Aluminum	5%			2038	**	5	\$6,900	
Metal/Detention Type	95%	Now	\$51,551,600	2060	**	5	\$240,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout.</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	67%			LIFE	**	5-10	\$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)	98%	Now	\$11,443,200	2040	**			
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout.</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations.</i>								
Metal Panel	2%	Now	\$194,100	2050	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Annex</i>								
Soffits								
Metal Panel	100%			2040	**	5-10		
Interior								

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

Asset # : 2026

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2026	\$682,400	3	\$54,300	
Cast in Place Concrete	10%			LIFE	**	5	\$237,700	
Ceramic Tile	5%	Now	\$51,800	2033	**	5	\$13,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$30,700	2035	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Area</i>								
Terrazzo	30%			LIFE	**	5	\$254,700	
Traffic Topping	20%			2030	\$2,652,400	5	\$135,800	
Vinyl Tile	15%	Now	\$545,400	2030	\$1,363,600	3	\$30,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$1,177,700	2040	**	3	\$20,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Housing Areas</i>								
Interior Walls								
Concrete Masonry Unit	55%	Now	\$692,500	LIFE	**	5	\$126,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Special Gauge	5%			LIFE	**	1		
Metal Security Bars	5%			LIFE	**	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	30%	Now	\$894,700	2035	**	5	\$81,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lobby And Throughout</i>								
Exposed Concrete	35%	Now	\$602,000	LIFE	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Rooms</i>								
Metal Panel	5%			LIFE	**	5	\$67,900	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium.</i>								
Plaster	30%	0-2	\$210,500	LIFE	**	5	\$101,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$154,600	5	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 5,000 Ampere Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2028	\$31,100	5	\$1,300	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$673,200	5	\$9,600	
Raceway								
Conduit	100%			2030	\$767,800	1		
Panelboards								
Molded Case Bkrs	100%			2029	\$706,000	5	\$9,600	
Wiring								
Braided Cloth	50%			2029	\$591,400	1		
Thermoplastic	50%			2030	\$591,400	1		
Motor Controllers								
Locally Mounted	100%			2028	\$1,472,300	5	\$2,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$10,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	\$221,300	1	\$111,700	
Generators								
Diesel	50%			2026	\$859,700	1	\$70,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosure</i>						
		<i>Explanation : 250 Kilowatts</i>						
Diesel	49%			2039	**	1	\$68,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosure</i>						
		<i>Explanation : Capacity Information Not Available</i>						
Diesel	1%			2026	\$17,200	1	\$1,400	
		<i>Abandoned In Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Generator Room</i>						
Batteries								
Lead/Acid	100%			2023	\$3,000	5	\$13,400	
Fuel Storage								
Day Tank	50%			2029	\$26,000	5	\$33,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two 30 Gallons</i>						
Main Tank	50%			2033	**	5	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Oil Storage Room</i>						
		<i>Explanation : One 2,200 Gallon</i>						

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

Asset # : 2026

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2025	\$8,220,300	10	\$233,000	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	25%			2035	**	10	\$83,200	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
LED	5%			2035	**			
Egress Lighting								
Emergency, Service	50%			2025	\$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	
Alarm								
Security System								
Generic	100%			2035	**	1	\$135,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : CCTV Surveillance System</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$223,700	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	65%			2039	**	5	\$14,000	
Pres. Reducing Valve/LP Steam	35%			2033	**	5	\$7,500	
Distribution								
Central Plant Steam Piping/Pmp	30%			2050	**	4	\$8,100	
Central Plant Steam Piping/Pmp	70%			2040	**	4	\$12,500	

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

Asset # : 2026

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	5%			2030	\$470,400	1	\$11,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Room</i>								
Convactor/Radiator	30%	0-2	\$53,700	2028	\$1,074,600	1	\$31,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Malfunctioning Steam Traps</i>								
Fan Coil Unit/Heat	65%			2025	\$6,513,200	1	\$76,200	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2030	\$541,800	2	\$2,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
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	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$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	100%	Now	\$96,300	2030	\$192,700	4	\$14,400	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : One Of Two In Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Asset # : 2026

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$16,700	LIFE	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above The Garage Door Lintel, Both Doors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Wall, South Facade; Truck Entrance</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Wall, Viewable From The Roof</i>								
Masonry: Brick	55%	Now	\$49,000	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : South Facade</i>								
Metal Panel	20%			2052	**	5-10	\$10,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	15%	Now	\$6,900	2031	**	5	\$1,800	
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South / East Facades</i>								
<i>Explanation : Corroded Jambs And Lintels Above All Overhead Doors, Severely Deteriorated</i>								
Windows								
Aluminum	100%			2048	**	5	\$600	
Roof								
Single Ply Membrane	100%			2034	**	10	\$6,800	
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$6,100	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Apparatus Floor</i>								
Quarry Tile	5%			2031	**	5	\$300	
Vinyl Tile	20%			2034	**	3	\$300	
Interior Walls								
Ceramic Tile	2%			2039	**	5		
Concrete Masonry Unit	58%			LIFE	**	5	\$500	
Gypsum Board	10%			LIFE	**	5	\$100	
Plaster	5%	Now	\$100	LIFE	**	5		
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Wall</i>								
SGFT/Glazed Masonry	25%	Now	\$3,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								

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

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

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

Interior

Ceilings

Exposed Concrete	75%			LIFE	**	5	\$500	
Gypsum Board	25%			LIFE	**	5	\$1,200	

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2052	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Amperes Main Disconnect Switch

Raceway

Conduit	100%			2052	**	1		
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Panelboards

Molded Case Bkrs	5%			2048	**	5		
Molded Case Bkrs	95%			2048	**	5	\$100	

Wiring

Thermoplastic	100%			2052	**	1		
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Motor Controllers

Locally Mounted	100%			2043	**	5		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	100%			2034	**	10	\$3,300	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2034	**	1		

Exterior Lighting

HID	100%			2034	**	10		
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Alarm

Fire/Smoke Detection

Generic, Digital	100%			2036	**	1-3	\$2,300	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	40%			2036	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Steam From Power House</i>						
Electricity	60%			2046	**	1		
Conversion Equipment								
Heat Pump Air Sourced	30%			2027		2	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Trailer Section</i>						
		<i>Explanation : 3 Package Units</i>						
Radiant Heater	30%			2031	**	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Trailer Section</i>						
		<i>Explanation : 8 Electrical Radiant Heaters</i>						
No Component	40%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Low Pressure Steam Provided From Adjacent Building</i>						
Distribution								
Central Plant Steam Piping/Pmp	40%			2026	\$27,000	4	\$100	
No Component	60%							
Terminal Devices								
Fan Coil Unit/Heat	40%			2026	\$23,900	1	\$500	
Induction Unit	30%			2035	**	1	\$400	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	60%			2042	**	1		
No Component	40%							
Conversion Equipment								
Heat Pump Air Sourced	30%			2027	\$19,700	2	\$100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 3 Package Units, Trailer Section</i>						
Window/Wall Unit	30%			2024	\$4,100	1		
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Electric	100%			2021	\$5,800	4		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Closet</i>						
		<i>Explanation : 1- 40 Gallon Unit</i>						

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

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

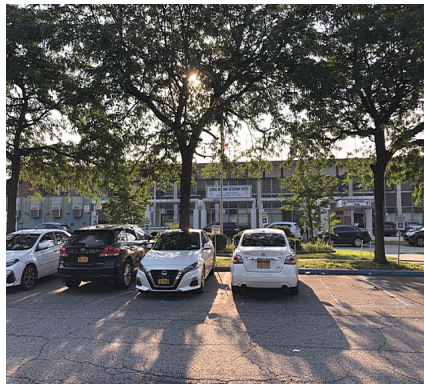
Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$47,036,600	\$67,892,400
Interior Architecture	\$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 A	\$47,036,600	\$68,124,300
Importance Code B	\$8,357,600	\$44,348,000
Importance Code C	\$997,600	\$113,400
Total	\$56,391,800	\$112,585,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$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/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$338,500	\$185,500	\$225,900	\$206,300
Importance Code A	\$16,300	\$16,300	\$20,400	\$16,300
Importance Code B	\$230,300	\$169,200	\$185,200	\$190,100
Importance Code C	\$92,000		\$20,300	
Total	\$338,500	\$185,500	\$225,900	\$206,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$930,100	
Masonry: Brick	65%	Now	\$10,769,600	LIFE	**	5	\$604,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	5-10	\$319,700	
Pre-Cast Concrete	4%	Now	\$484,100	LIFE	**	5	\$120,900	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	16%			LIFE	**	5	\$967,300	
Windows								
Aluminum	17%	Now	\$137,300	2038	**	5	\$16,600	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal/Detention Type	80%	Now	\$18,355,300	2030	\$61,184,400	5	\$285,400	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2033	**	10	\$36,700	
Parapets								
Metal Panel	10%	Now	\$278,600	2040	**	5	\$17,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%	Now	\$120,600	2035	**	5	\$163,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout.</i>								
Metal: Cage/Fence	30%			2035	**	5-10	\$213,500	
Pre-Cast Concrete	35%			LIFE	**	5	\$404,800	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	75%	Now	\$14,436,300	2040	**			1
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	20%			2025	\$3,849,700	10	\$144,100	
Single Ply Membrane	5%	Now	\$1,122,800	2040	**			
<i>Blisters, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Administration Area</i>								
Interior								
Floors								
Carpet	2%			2026	\$370,100	3	\$29,500	
Cast in Place Concrete	18%	Now	\$135,700	LIFE	**	5	\$290,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
Quarry Tile	2%	Now	\$83,300	2035	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Terrazzo	25%	Now	\$1,685,000	LIFE	**	5	\$143,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Main Corridor And Building Entrance Area.</i>								
Traffic Topping	3%			2030	\$539,500	5	\$27,600	
Vinyl Tile	35%	Now	\$1,725,800	2030	\$4,314,600	3	\$96,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%			2025	\$1,597,000	3	\$36,800	
Wood	5%	Now	\$478,200	2045	**	5	\$34,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$252,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement North Wall Mechanical Space And Corridors</i>								
Ceramic Tile	5%			2033	**	5	\$40,500	
Concrete Masonry Unit	35%	Now	\$619,900	LIFE	**	5	\$113,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$175,900	2035	**	5	\$69,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	40%	Now	\$1,866,000	LIFE	**	5	\$46,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Corridor And Mechanical Rooms</i>								
Exposed Struc: Steel Metal Panel	5%			LIFE	**	10	\$73,700	
	30%	Now	\$1,452,500	LIFE	**	5	\$276,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Plaster	10%	Now	\$190,300	LIFE	**	5	\$46,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair Halls</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Hatch</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	\$162,400	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere And One 5,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2030	\$69,600	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	60%			2028	\$270,200	5	\$1,000	
Dry Type	40%			2035	**	5	\$700	
Switchgear / Switchboard								
Fused Disc Sw	40%			2030	\$384,700	5	\$800	
Molded Case Bkrs	60%			2030	\$577,000	5	\$7,400	
Raceway								
Conduit	95%			2030	\$1,094,200	1		
Conduit	5%			2050	**	1		
Panelboards								
Fused Disc Sw	15%			2029	\$158,900	5	\$1,600	
Molded Case Bkrs	85%			2029	\$900,200	5	\$10,500	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%			2029	\$1,242,000	1		
Thermoplastic	30%			2030	\$532,300	1		
Motor Controllers								
Locally Mounted	100%			2028	\$576,400	5	\$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$13,800	
Stand-by Power								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Outdoor Enclosure</i>								
<i>Explanation : Four 600 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$3,000	5	\$17,400	
Fuel Storage								
Day Tank								
	50%			2046	**	5	\$43,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallons</i>								
Main Tank								
	50%			2033	**	5	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 5,000 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent								
	28%			2035	**	10	\$120,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent								
	70%			2025	\$10,639,800	10	\$301,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent								
	2%			2025	\$304,000	2	\$200	
Egress Lighting								
Emergency, Service								
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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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

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

Alarm

Security System Generic	100%			2035	**	1	\$175,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : CCTV Surveillance System

Fire/Smoke Detection Generic, Digital	100%			2035	**	1-3	\$289,500	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Plant Campus Steam / PRV	100%			2040	**	1		
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Conversion Equipment Heat Exchanger, Plate & Frame	70%			2033	**	1	\$162,600	
Pres. Reducing Valve/LP Steam	30%			2033	**	5	\$8,400	

Distribution Hot Wtr Piping/Pump	70%			2038	**	4	\$24,300	
Central Plant Steam Piping/Pmp	30%			2040	**	4	\$6,900	

Terminal Devices Air Handler	30%	Now	\$73,100	2030	\$3,653,200	1	\$78,400	
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Leak Evident, Extent : Moderate, Area Affected : 40%

Location : Coils In Basement

Convector/Radiator	70%			2028	\$3,245,300	1	\$106,200	
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Air Conditioning

Energy Source Electricity	100%			2038	**	1		
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Conversion Equipment Reciprocating Compr/Chiller	2%			2025	\$147,000	1	\$4,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Serves Auditorium Only

Split Unit	15%			2030	\$2,772,900			
Window/Wall Unit	15%			2025	\$270,700	1		
No Component	68%							

Distribution CW & CHW Wtr Pipe/Pump	2%			2040	**	4	\$500	
No Component	98%							

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$414,800
Exhaust Fans								
	Interior	20%			2030	\$616,200	2	\$2,900
	Roof	80%	Now	\$23,000	2030	\$1,150,200	2	\$9,200
<i>Broken, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Covers</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2030	\$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	100%			2035	**	4	\$9,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Units In Several Areas</i>								
Sewage Ejector(s)								
	Compressed Air	100%			2040	**	4	\$4,700
Backflow Preventer								
	Generic	100%			2035	**	1	\$28,800
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 2nd Floor, 1 Unit From Basement To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$236,900
Sprinkler								
	No Component	50%						
	Generic	50%			2040	**	1-2	\$65,800

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,866,000	\$1,188,300
Interior Architecture	\$1,783,600	\$4,299,400
Electrical	\$239,400	\$22,050,100
Mechanical	\$1,995,600	\$5,961,500
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



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE R. VIerno CENTER GRVC

Asset # : 4127

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$195,200	
Metal Panel	70%	Now	\$1,031,900	2040	**	5	\$683,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	5%			2038	**	5	\$1,800	
Metal/Detention Type	95%			2040	**	5	\$125,000	
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5-10	\$47,100	
Metal Panel	25%			2040	**	5	\$83,000	
Metal: Cage/Fence	30%			2035	**	5-10	\$199,300	
No Component	35%							
Roof								
Single Ply Membrane	97%	Now	\$1,699,100	2035	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Corridors</i>								
Skylight, Plastic	3%			2035	**	1		
Soffits								
Metal Panel	100%	Now	\$3,800	2040	**	5	\$10,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Interior								
Floors								
Cast in Place Concrete	43%	Now	\$72,400	LIFE	**	5	\$386,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations In The Mechanical Space</i>								
Ceramic Tile	10%	Now	\$156,900	2033	**	5	\$20,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Quarry Tile	2%	Now	\$23,300	2035	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Food Service Area</i>								
Traffic Topping	10%			2030		5	\$51,400	
Vinyl Tile	35%	Now	\$722,700	2030		3	\$54,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%			2033	**	5	\$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	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Control Rooms Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Control Rooms Throughout</i>								
Exposed Concrete	25%			LIFE	**	5-10	\$128,500	
Metal Panel	65%	Now	\$439,300	LIFE	**	5	\$334,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$154,600	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Switches Rated At 2,000 Amperes Each</i>								
Transformers								
Dry Type	100%			2028	\$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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,100	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	\$132,800	1	\$84,600	
Generators								
Diesel	100%			2026	\$1,031,600	1	\$106,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor Generator Room</i>								
<i>Explanation : Two Diesel Generators Rated At 1,100 Kilowatts Each.</i>								
Batteries								
Lead/Acid	100%			2023	\$3,000	5	\$10,200	
Fuel Storage								
Day Tank								
	50%			2038	**	5	\$25,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor Generator Room</i>								
<i>Explanation : 275 Gallon Capacity Serving Both Generators</i>								
Main Tank								
	50%			2045	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Underground</i>								
<i>Explanation : 8,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	95%			2025	\$8,446,300	10	\$239,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED								
	5%			2038	**			
Egress Lighting								
Emergency, Service								
	50%			2030	\$133,000	1		
Exit, Service								
	50%			2030	\$90,100	1		
Exterior Lighting								
HID								
	100%			2030	\$2,042,500	10	\$800	
Alarm								
Security System								
Generic								
	100%			2030	\$1,636,200	1	\$102,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital								
	100%			2030	\$5,601,400	1-3	\$174,500	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	99%	2-4	\$1,000	2040	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Mechanical Room</i>					
			<i>Explanation : Small Leak</i>					
Natural Gas	1%			2050	**	1		
Conversion Equipment								
Furnace	1%			2030	\$11,900	1	\$1,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Roof Mounted Units</i>					
Heat Exchanger, Plate & Frame	50%	Now	\$7,300	2033	**	1	\$61,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Mechanical Room J</i>					
			<i>Explanation : Insulation Damaged Or Missing</i>					
Pres. Reducing Valve/LP Steam	49%			2033	**	5	\$8,000	
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$39,500	2038	**	4	\$13,500	
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Upper Level In Mechanical Room J</i>					
Terminal Devices								
Air Handler	60%			2030	\$4,273,800	1	\$102,000	
Convactor/Radiator	3%	Now	\$1,600	2035	**	1	\$2,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>					
Convactor/Radiator	37%			2035	**	1	\$32,800	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	10%			2035	**			
Window/Wall Unit	5%			2025	\$52,800	1		
No Component	85%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$44,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$242,600	
Exhaust Fans								
Interior	60%			2030	\$1,081,300	2	\$5,100	
Roof	40%			2030	\$336,400	2	\$3,400	

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$1,888,000	2040	* *	1		
				<i>Broken, Extent : Moderate, Area Affected : 2%</i>					
				<i>Location : Various Mixing Valves</i>					
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Mechanical Room</i>					
				<i>Explanation : Triplex Booster Pump Not Operational, Domestic Main Valve Failed</i>					
	HW Heat Exchanger Steam Fired	100%			2040	* *	4	\$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 Generic	15%			2040	* *	1-2	\$65,400	
	Fire Pump Generic	100%			2033	* *	1	\$51,300	

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,821,200	\$202,800
Interior Architecture	\$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 A	\$2,821,200	\$930,100
Importance Code B	\$32,137,400	\$24,158,000
Importance Code C	\$916,200	\$186,700
Total	\$35,874,900	\$25,274,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,900			
Interior Architecture	\$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 A	\$45,800			\$12,100
Importance Code B	\$160,300	\$102,300	\$110,500	\$183,100
Importance Code C				
Total	\$206,000	\$102,300	\$110,500	\$195,200



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

Asset # : 2027

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$72,000	LIFE	**	5	\$64,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i> <i>Location : D Mechanical Area And South Side.</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Building Vacated</i> <i>Explanation : Facility Condemned In 2014</i>								
Masonry: Brick	85%	Now	\$1,637,600	LIFE	**	5	\$137,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i> <i>Location : Main Entrance Facade And Various Locations Throughout.</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i> <i>Location : Outside Kitchen And Outside-Emergency Generator Courtyard Facades.</i> <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Various Locations Throughout.</i>								
Masonry: Limestone	2%	Now	\$34,900	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> <i>Location : Various Window Sills And Other Locations Throughout.</i>								
Metal/Glass Curt Wall	5%	Now	\$253,300	LIFE	**	5	\$15,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> <i>Location : At Day Room Stairs</i> <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> <i>Location : At Day Room Stairs</i>								
Windows								
Metal/Detention Type	60%			2036	**	5	\$20,000	
Metal/Detention Type	40%	0-2	\$858,300	2046	**	5	\$6,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i> <i>Location : Administration Area</i> <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i> <i>Location : Various Lintels Above Windows, Visitors Area, Kitchen And Storage Areas.</i> <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i> <i>Location : Visitors Area And Kitchen</i>								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	30%	Now	\$370,800	LIFE	**	5	\$396,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium, Commissary, 7th Block Area</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Auditorium, Commissary, 7th Block Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Cast in Place Concrete	5%	Now	\$30,900	LIFE	**	5	\$66,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen And Storage Areas</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : D Mechanical Area</i>								
Ceramic Tile	5%	Now	\$115,200	2029	\$1,151,500	5	\$15,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms.</i>								
Quarry Tile	2%	Now	\$683,100	2046	**	5	\$9,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Kitchen Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen Area</i>								
Terrazzo	10%	Now	\$552,500	LIFE	**	5	\$47,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout.</i>								
Traffic Topping	5%			2026	\$737,000	5	\$37,700	
Vinyl Tile	43%	Now	\$434,500	2026	\$4,344,900	3	\$97,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Auditorium, Corridors And Various Locations Throughout Building.</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridors, Return Search Area In 7th Block, Auditorium</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	50%	Now	\$408,000	LIFE	**	5	\$186,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout Block 1a.</i>								
Glass: Special Gauge	5%			LIFE	**	1		
Plaster	10%	Now	\$294,800	LIFE	**	5	\$28,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Auditorium And First Floor Gun Arsenal.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium And First Floor Gun Arsenal.</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
SGFT/Glazed Masonry	15%	4+	\$213,400	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 7th Block</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Visitors Corridor And Mechanical Area Block 7</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Visitors Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	20%	Now	\$746,300	LIFE	**	5	\$141,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen And Throughout Corridors.</i>								
Plaster	10%			LIFE	**	5	\$35,500	
Plaster	20%	Now	\$879,900	LIFE	**	5	\$71,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 7th Block, Commissary, Gun Arsenal, Visiting Area And Various Locations.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 7th Block And Visitors Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 7th Block, Block 1a (Currently Leaking), Commissary, Visiting Area And Various Locations Throughout Building.</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$231,900	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Ampere Main Disconnect Switches. The Building Is Vacant.</i>								
Transformers								
Dry Type	100%			2024	\$31,100	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Ratings Available</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$961,700	5	\$1,700	
Raceway								
Conduit	100%			2026	\$1,151,800	1		
Panelboards								
Fused Disc Sw	10%			2025	\$105,900	5	\$900	
Molded Case Bkrs	90%			2025	\$953,100	5	\$9,600	
Wiring								
Braided Cloth	70%	2-4	\$1,242,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2026	\$532,300	1		
Motor Controllers								
Locally Mounted	30%			2024		5	\$800	
Motor Control Center	70%			2024	\$1,464,200	5	\$7,700	
Ground								
Grounding Devices								
Generic	100%	2-4	\$18,700	LIFE	**	5	\$6,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$265,600	1	\$124,900	
Generators								
Diesel	100%			2022	\$817,800	1	\$157,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : Two 720 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2021	\$3,000	5	\$15,000	
Fuel Storage								
Main Tank	100%			2029	\$96,700	5	\$11,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 2,500 Gallon</i>								

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	97%			2026	\$12,736,400	10	\$361,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	3%			2021	\$58,700	10	\$400	
Egress Lighting								
Emergency, Service	60%			2021	\$235,700	1		
Exit, Service	40%			2021	\$106,500	1		
Exterior Lighting								
HID	100%			2021	\$3,016,400	10	\$1,200	
Alarm								
Security System								
No Component	50%							
Generic	50%			2021	\$1,208,200	1	\$75,800	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2021	\$5,790,600	1-3	\$180,400	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Access For Survey - Data Shown In This Report Is From March 2011 Survey - Steam May Be Shut Off</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2029	\$495,400	5	\$24,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Entire Building Is Unoccupied With Unsafe Conditions Inside - Mechanical Systems May Have Deteriorated Further</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$3,798,400	2036	**	4	\$20,000	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	40%			2021	\$4,207,800	1	\$100,400	
Convactor/Radiator	60%			2024	\$2,403,000	1	\$78,700	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
No Component	95%							
Not Accessible	5%							
Terminal Devices								
No Component	95%							
Not Accessible	5%							
Heat Rejection								
No Component	95%							
Not Accessible	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$226,300	
Exhaust Fans								
Interior	60%			2021	\$1,596,900	2	\$7,500	
Not Accessible	40%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$1,969,500	2039	**	1		
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Rooms</i>						
		<i>Explanation : Duplex Units</i>						
Sewage Ejector(s)								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$212,200	
Sprinkler								
No Component	95%							
Generic	5%			2036	**	1-2	\$5,700	

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

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

Asset # : 2027

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

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.110 / 2554 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 28,838 **Project Type** : CORRECTION
Date of Survey : 14-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$334,300	\$380,500
Interior Architecture	\$106,300	\$85,000
Mechanical		\$46,800
Total	\$440,600	\$512,300
Importance Code A	\$334,300	\$380,500
Importance Code B		\$131,800
Importance Code C	\$106,300	
Total	\$440,600	\$512,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,900			\$4,400
Interior Architecture	\$16,600	\$500		
Electrical	\$17,300	\$7,000	\$4,700	\$5,100
Mechanical	\$6,300	\$8,100	\$4,300	\$3,800
Total	\$65,100	\$15,600	\$9,000	\$13,200
Importance Code A	\$26,400	\$1,400	\$1,400	\$5,800
Importance Code B	\$38,700	\$14,100	\$7,500	\$7,400
Importance Code C				
Total	\$65,100	\$15,600	\$9,000	\$13,200



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

Asset # : 2554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$8,700	
Metal Panel	82%			2046	**	5-10	\$523,200	
Metal Sect. OHD	3%			2039	**	5	\$8,700	
Windows								
Aluminum	95%	2-4	\$129,000	2042	**	5	\$7,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Paint Peeling Throughout Exterior.</i>								
Metal Louvers	5%			2035	**	10	\$5,100	
Roof								
Built-Up (BUR)	15%			2031	**	10	\$24,900	
Metal Panel	85%	Now	\$62,700	2039	**			
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Overhang Above Metal Doors Where It Meets Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Overhang Above Metal Doors Where It Meets Building</i>								
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$15,900	LIFE	**	5	\$85,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Garage Door Entrance.</i>								
Vinyl Tile	10%			2031	**	3	\$1,600	
Interior Walls								
Concrete Masonry Unit	100%	Now	\$106,300	LIFE	**	5	\$19,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room / Stairwell</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$700	2039	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Control Room.</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Control Room.</i>								
Exposed Concrete	10%			LIFE	**	5	\$700	
Exposed Struc: Steel	85%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 75 Kilovolt-ampere, 45 Kilovolt-ampere, 30 Kilovolt-ampere, 480/208/120 Volts</i>								
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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$8,900	
Generators								
Diesel	100%			2035	**	1	\$11,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 355 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$3,000	5	\$1,100	
Fuel Storage								
Day Tank	50%			2042	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Main Tank	50%			2054	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 25,000 Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2031	**	10	\$7,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	70%			2031	**	10	\$700	
Egress Lighting								
Emergency, Service	50%			2031	**	1		
Exit, Service	50%			2031	**	1		

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

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

Lighting

Exterior Lighting HID	100%			2031	**	10	\$100	
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Alarm

Security System Generic	100%			2031	**	1	\$10,800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection Generic, Digital	100%			2031	**	1-3	\$17,800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source Natural Gas	100%			2052	**	1		
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Conversion Equipment Furnace	100%			2031	**	1	\$14,300	
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Air Conditioning

Energy Source Electricity	100%			2048	**	1		
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Conversion Equipment No Component	90%							
Not Accessible	10%							

Terminal Devices Air Handler/Dir	10%			2031	**	1		
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Expansion No Component	90%							
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Heat Rejection Dry Cooler	10%			2031	**	2	\$2,000	
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No Component	90%							
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Ventilation

Distribution Ductwork/Diffusers	25%	Now	\$2,400	LIFE	**	2-5	\$4,000	
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Damaged, Extent : Moderate, Area Affected : 2%

Location : Warehouse

No Component	75%							
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Exhaust Fans Interior	15%			2031	**	2	\$100	
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Roof	40%			2031	**	2	\$400	
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No Component	45%							
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Plumbing

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2046	**	1	
Water Heater	Electric	100%			2025	\$46,800	4	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Closet</i>								
<i>Explanation : 1- 40 Gallon Unit</i>								
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

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,508,900	\$891,200
Interior Architecture	\$463,700	\$256,700
Electrical		\$471,500
Mechanical		\$1,642,200
Total	\$1,972,600	\$3,261,700
Importance Code A	\$1,508,900	\$891,200
Importance Code B	\$335,700	\$2,311,900
Importance Code C	\$128,000	\$58,600
Total	\$1,972,600	\$3,261,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,500			
Interior Architecture	\$94,400			\$3,000
Electrical	\$15,500	\$13,000	\$22,200	\$12,900
Mechanical	\$63,600	\$15,600	\$44,400	\$8,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$209,000	\$38,400	\$76,400	\$34,600
Importance Code A	\$25,500	\$100	\$2,400	
Importance Code B	\$147,400	\$38,300	\$74,100	\$34,600
Importance Code C	\$36,000			
Total	\$209,000	\$38,400	\$76,400	\$34,600



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal Panel	100%			2040	**	5-10	\$853,900		
Windows									
Metal/Detention Type	100%	Now	\$799,900	2040	**	5	\$37,300		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parapets									
Metal Rail	100%	2-4	\$25,500	2043	**	5	\$17,300		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Roof									
IRMA/Protected Membrane	100%	Now	\$709,000	2040	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Locations</i>									
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	15%	Now	\$18,200	LIFE	**	5	\$38,900		
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Mechanical Rooms</i>									
Ceramic Tile	5%			2039	**	5	\$5,900		
Raised Access Floor	5%	Now	\$143,800	2033	**	5	\$11,100		
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Housing Control Rooms</i>									
Terrazzo	60%			LIFE	**	5	\$111,100		
Traffic Topping	15%			2035	**	5	\$22,200		
Interior Walls									
Concrete Masonry Unit	65%	Now	\$128,000	LIFE	**	5	\$58,600		
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>									
<i>Location : Corridor And Stairways</i>									
Glass: Special Gauge	5%			LIFE	**	1			
Metal Security Bars	5%			LIFE	**	10	\$2,300		
Steel Plate	25%			LIFE	**	5	\$67,600		

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	20%			LIFE	**	5-10	\$29,600	
Exposed Struc: Steel	5%			LIFE	**	10	\$11,900	
Gypsum Board	5%	Now	\$2,400	LIFE	**	5	\$7,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Maintenance Area</i>								
Metal Panel	70%	Now	\$136,300	LIFE	**	5	\$103,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bathrooms And Corridors</i>								

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

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX
Asset # : 4248

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$2,300	
Stand-by Power								
Transfer Switches Automatic	100%			2035	**	1	\$24,400	
Generators Diesel	100%			2033	**	1	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoors</i>								
<i>Explanation : One 900 Kilowatts Capacity</i>								
Batteries Lead/Acid	100%			2023	\$3,000	5	\$2,900	
Fuel Storage Day Tank	50%			2038	**	5	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Generator</i>								
<i>Explanation : One 275 Gallons Capacity</i>								
Main Tank	50%			2045	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Vault</i>								
<i>Explanation : One 10,000 Gallons Capacity</i>								
Lighting								
Interior Lighting Under Construction	100%							
Egress Lighting Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2030	\$26,000	1		
Exterior Lighting LED	100%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Building Perimeter</i>								
Lightning Protection								
Arresters/Cabling Generic	100%			2045	**	5	\$2,300	
Alarm								
Security System Generic	100%			2030	\$471,500	1	\$29,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Generic, Digital	100%			2035	**	1-3	\$48,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$4,700	
Distribution								
Central Plant Steam Piping/Pmp	100%			2050	**	4	\$5,900	
Terminal Devices								
Air Handler	80%			2030	\$1,642,200	1	\$39,200	
Convactor/Radiator	20%			2043	**	1	\$5,100	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	2%			2031	**	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								
Interior	20%			2035	**	2	\$500	
Roof	80%	2-4	\$3,900	2035	**	2	\$1,600	
<i>Malfunctioning, Extent : Light, Area Affected : 5% Location : 2 Of 39 Units Defective On Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$11,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$22,300	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Through 5th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2050	**	1-5	\$39,900
	Sprinkler							
	No Component	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.
** 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 NORTH FACILITY,OBCC 500 CELL ANX
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.065 / 4249 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 136,605 **Project Type** : CORRECTION
Date of Survey : 05-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,060,700	\$532,300
Interior Architecture	\$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 A	\$2,060,700	\$699,000
Importance Code B	\$1,171,300	\$12,295,500
Importance Code C		\$94,500
Total	\$3,232,000	\$13,089,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,800			
Interior Architecture	\$51,000			
Electrical	\$32,200	\$21,000	\$23,300	\$29,000
Mechanical	\$39,500	\$25,500	\$30,300	\$23,000
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$187,800	\$95,800	\$102,900	\$101,300
Importance Code A	\$19,600			\$100
Importance Code B	\$136,400	\$95,800	\$102,900	\$101,200
Importance Code C	\$31,900			
Total	\$187,800	\$95,800	\$102,900	\$101,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$180,800	2036	**	5	\$478,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Connecting Central Building To Annex</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northwest Facades And Various Locations On The Southeast Facades.</i>								
Windows								
Metal/Detention Type	100%	Now	\$572,100	2036	**	5	\$53,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Corridor And Various Locations Throughout.</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Parapets								
Metal Rail	100%	Now	\$15,800	2031	**	5	\$21,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$1,307,800	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Central Core Rooftop And Various Locations Throughout.</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : All Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Bulkhead Door</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Southwest Housing Block And Various Locations Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Corridor, Control Rooms And Various Locations Throughout.</i>								
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$188,300	LIFE	**	5	\$201,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Floor Is Porous Allowing Water Through To Floor Below.</i>								
Raised Access Floor	5%	Now	\$248,000	2029	\$495,900	5	\$19,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : In All Housing Control Rooms.</i>								
Terrazzo	35%			LIFE	**	5	\$55,900	
Traffic Topping	15%			2031	**	5	\$38,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
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%	Now	\$31,900	LIFE	**	5	\$51,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 1%</i>								
<i>Location : Exposed Steel On Perimeter Walls In Stair Shafts.</i>								
Ceilings								
Exposed Concrete	47%			LIFE	**	5	\$15,000	
Exposed Struc: Steel	8%			LIFE	**			
Metal Panel	30%	Now	\$403,100	LIFE	**	5	\$76,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Rooms.</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Control Rooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Rooms.</i>								
Plaster	15%			LIFE	**	5	\$19,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Common Areas In Cell Blocks</i>								
<i>Explanation : Sprayed Coating</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	3	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2031	**	3	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Kilovolt-ampere, 4,160pri - 480/277sec</i>								
Feeders								
Cable	100%			2034	**	1		
Raceway								
Conduit	100%			2036	**	1		

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2036	**	5	\$600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room And Generator Room</i>					
			<i>Explanation : One 2500 Ampere And Two1600 Ampere Main Disconnect Switches</i>					
<hr/>								
	Transformers							
	Dry Type	100%			2031	**	5	\$500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical And Generator Room</i>					
			<i>Explanation : Two 75 Kilovolt-ampere, 480pri - 208/120sec</i>					
<hr/>								
	Switchgear / Switchboard							
	Molded Case Bkrs	100%			2036	**	5	\$3,600
<hr/>								
	Raceway							
	Conduit	100%			2036	**	1	
<hr/>								
	Panelboards							
	Fused Disc Sw	10%			2034	**	5	\$300
	Molded Case Bkrs	90%			2034	**	5	\$3,200
<hr/>								
	Wiring							
	Thermoplastic	100%			2036	**	1	
<hr/>								
	Motor Controllers							
	Locally Mounted	100%			2031	**	5	\$900
<hr/>								
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$2,000
<hr/>								
Stand-by Power								
	Transfer Switches							
	Automatic	100%			2031	**	1	\$42,000
<hr/>								
	Generators							
	Diesel	100%			2029	\$347,200	1	\$52,900
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : Two 1100 Kilowatt</i>					
<hr/>								
	Batteries							
	Lead/Acid	100%			2021	\$3,000	5	\$5,100
<hr/>								
	Fuel Storage							
	Day Tank	50%			2034	**	5	\$12,700
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Two 275 Gallons</i>					
<hr/>								
	Main Tank	50%			2041	**	5	\$2,000
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : Using Two 2,500 Gallons</i>					
<hr/>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	65%			2026	\$2,872,700	10	\$81,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2034	**	10	\$37,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	**	5	\$4,000	
Alarm								
Security System								
No Component	30%							
Generic	70%			2026	\$569,300	1	\$35,700	
Fire/Smoke Detection								
Generic, Analog	100%			2026	\$2,784,400	1-3	\$84,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	0-2	\$3,300	2029	\$166,800	5	\$4,100	
<i>Leak Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2046	**	4	\$10,100	
Terminal Devices								
Air Handler	100%			2026	\$3,540,700	1	\$84,500	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	2%			2031	**	1	\$1,300
	No Component	98%						
Terminal Devices								
	Air Handler/Dir Expansion	2%			2031	**	1	
	No Component	98%						
Heat Rejection								
	Air Cooled Condenser Unit	2%			2031	**	2	\$1,900
	No Component	98%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,200
Exhaust Fans								
	Interior	80%			2031	**	2	\$3,300
	Roof	20%			2031	**	2	\$800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$93,900	2046	**	1	
	<i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 65%</i>							
	<i>Location : First Floor Mechanical Room, 2 Of 3 Defective Pumps</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Triplex Booster Pumps</i>							
HW Heat Exchanger								
	Steam Fired	50%	Now	\$200,500	2056	**	4	\$6,800
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : First Floor Mechanical Equipment Room, 1 Of 2 Defective Instantaneous Hot Water Heat Exchanger</i>							
	Steam Fired	50%			2036	**	4	\$6,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
	<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Observed On Basement Level, Leaks Originate On Upper Floors</i>							
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2031	**	4	\$2,900
Backflow Preventer								
	Generic	100%			2031	**	1	\$8,400
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : First Floor Mechanical Room</i>							
	<i>Explanation : No Back Flow Preventer On The Domestic Water Supply</i>							
Fixtures								
	Generic	100%						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units From Basement To 5th Floor, 3 Units From 1st To 5th Floor</i>					
			<i>Explanation : 5 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2046	**	1-5	\$68,900
	Sprinkler							
	Generic	100%			2046	**	1-2	\$38,300
	Fire Pump							
	Generic	100%			2029	\$162,100	1	\$25,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$9,123,400	\$213,200
Interior Architecture	\$1,834,800	\$1,542,700
Electrical		\$400,700
Mechanical		\$1,949,200
Total	\$10,958,200	\$4,105,700
Importance Code A	\$9,123,400	\$286,000
Importance Code B	\$1,358,800	\$3,782,000
Importance Code C	\$475,900	\$37,700
Total	\$10,958,200	\$4,105,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,500			
Interior Architecture	\$96,100			\$7,300
Electrical	\$17,100	\$14,200	\$22,900	\$15,300
Mechanical	\$80,900	\$11,900	\$21,800	\$12,300
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$255,400	\$39,900	\$58,500	\$48,800
Importance Code A	\$47,500		\$2,600	
Importance Code B	\$141,500	\$39,900	\$55,900	\$48,800
Importance Code C	\$66,500			
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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$71,100	LIFE	**	5	\$32,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Masonry: Brick	85%	Now	\$1,293,100	LIFE	**	5	\$108,900	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	8%	Now	\$14,500	2040	**	5	\$19,200	
<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Female Locker Room</i>								
Metal: Cage/Fence	2%	Now	\$5,700	2035	**	5	\$5,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Egress Stairs</i>								
Windows								
Metal/Detention Type	100%	Now	\$5,866,700	2040	**	5	\$68,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$32,000	
Metal Panel	15%			2050	**	5	\$5,400	
Metal Rail	35%			2035	**	5-10	\$59,100	
Roof								
Built-Up (BUR)	65%	Now	\$1,279,200	2040	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	Now	\$39,400	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	25%	Now	\$574,000	2040	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above Mechanical Room</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

Interior

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

Asset # : 2029

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$13,400	LIFE	**	5	\$28,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$49,800	2033	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Throughout Other Areas</i>								
Terrazzo	25%	Now	\$596,800	LIFE	**	5	\$25,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Traffic Topping	15%			2030		5	\$24,500	
Vinyl Tile	45%	Now	\$491,200	2030		3	\$22,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$64,000	2033	**	5	\$11,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	40%	Now	\$412,000	LIFE	**	5	\$37,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Glass: Single Pane	4%			LIFE	**	5	\$14,100	
Metal Security Bars	10%			LIFE	**	10	\$4,700	
Plaster	18%	Now	\$33,500	LIFE	**	5	\$12,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairways</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Various Dormitories</i>								
SGFT/Glazed Masonry	18%			LIFE	**	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	55%	Now	\$185,400	LIFE	**	5	\$44,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

Asset # : 2029

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$72,800	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>						
Transformers								
Dry Type	50%			2035	**	5	\$200	
Dry Type	50%			2028	\$15,500	5	\$200	
Switchgear / Switchboard								
Fused Disc Sw	50%			2030	\$120,200	5	\$200	
Molded Case Bkrs	50%			2040	**	5	\$1,100	
Raceway								
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								
Locally Mounted	90%			2035	**	5	\$500	
Variable Frequency Drive	10%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$26,800	
Generators								
Diesel	100%			2033	**	1	\$33,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosure</i>						
		<i>Explanation : 530 Kilowatt Capacity</i>						
Batteries								
Lead/Acid	100%			2023	\$3,000	5	\$3,200	
Fuel Storage								
Day Tank	50%			2038	**	5	\$8,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoors</i>						
		<i>Explanation : 70 Gallon Capacity</i>						
Main Tank	50%			2045	**	5	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoors</i>						
		<i>Explanation : 2,000 Gallon Capacity</i>						
Lighting								

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

Asset # : 2029

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	50%			2035	**	10	\$40,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	50%			2035	**			
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	100%			2038	**			
Alarm								
Security System								
Generic	100%			2035	**	1	\$32,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$53,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$5,200	
Distribution								
Hot Wtr Piping/Pump	10%			2046	**	4	\$600	
Central Plant Steam Piping/Pmp	90%			2040	**	4	\$3,900	
Terminal Devices								
Air Handler	5%			2035	**	1	\$2,700	
Convactor/Radiator	50%			2035	**	1	\$14,100	
Fan Coil Unit/Heat	45%			2030	\$1,082,900	1	\$12,700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2028	\$300,400	2	\$300
	Ext Pkg Unit - Heating/Cooling Split Unit	10%			2035	**	2	\$500
	Window/Wall Unit	10%			2035	**		
	No Component	5%			2025	\$16,700	1	
	No Component	70%						
Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2	\$21,300
	No Component	85%						
Ventilation								
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	100%	Now	\$24,000	2040	**	1	
	<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>Explanation : Leaks</i>							
HW Heat Exchanger								
	Steam Fired	50%			2050	**	4	\$6,500
	Steam Fired	50%			2040	**	4	\$4,300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$16,700	LIFE	**	1	
	<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Damaged Roof Drains</i>							
Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$1,800
Backflow Preventer								
	Generic	100%			2035	**	1	\$5,300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : One Unit From Basement To 7th Floor, One Unit From 1st To 6th Floor</i>							
	<i>Explanation : 2 Geared Traction</i>							
Fire Suppression								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2040	* *	1-5	\$44,000
	Sprinkler							
	No Component	90%						
	Generic	10%			2050	* *	1-2	\$2,400
	Fire Pump							
	Generic	100%			2039	* *	1	\$16,300
	Chemical System							
	Generic	100%			2025	\$51,400	1-3	\$4,000

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,130,700	\$3,916,800
Interior Architecture	\$1,000,600	\$1,968,000
Electrical		\$2,125,700
Mechanical		\$4,050,800
Total	\$3,131,200	\$12,061,300
Importance Code A	\$2,130,700	\$3,916,800
Importance Code B	\$962,100	\$8,106,100
Importance Code C	\$38,400	\$38,400
Total	\$3,131,200	\$12,061,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,700			
Interior Architecture	\$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			
Total	\$187,900	\$17,300	\$35,100	\$26,800



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

Asset # : 14636

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$185,100	LIFE	**	5	\$83,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Facade</i>								
Exposed Struc: Steel	5%			LIFE	**	5	\$34,700	
Masonry: Brick	65%	Now	\$858,100	LIFE	**	5	\$72,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner Of Dormitory 4</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	15%	Now	\$47,200	2040	**	5	\$31,300	1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dormitory 4</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Dormitory 4</i>								
Windows								
Metal/Detention Type	95%	Now	\$647,700	2040	**	5	\$5,000	
<i>Air Infiltration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$300	2038	**	5	\$900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Metal Rail	20%			2035	**	5-10	\$116,400	
No Component	80%							
Roof								
Modified Bitumen	25%			2030	\$1,217,400	10	\$45,600	
Single Ply Membrane	40%			2030	\$2,272,400	10	\$72,900	
Skylight, Metal/Glass	5%			2040	**	10	\$30,400	
Spray-on Foam	30%	Now	\$392,600	2040	**	5	\$36,500	
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Dormitory 4</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

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

Asset # : 14636

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$167,200	
Ceramic Tile	10%	Now	\$48,600	2033	**	5	\$6,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	10%	Now	\$148,800	2030	\$744,100	5	\$9,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Dormitory 4 And Corridor</i>								
Vinyl Tile	50%	Now	\$533,000	2030	\$1,066,000	3	\$23,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$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%			LIFE	**	10	\$700	
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$30,400	2035	**	5	\$19,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

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

Asset # : 14636

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	25%			2025	\$688,500	10	\$19,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	25%			2030	\$688,500	10	\$19,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	50%			2035	* *			
Egress Lighting								
Emergency, Service	50%			2030	\$41,200	1		
Exit, Battery	50%			2030	\$95,700	10	\$2,900	
Exterior Lighting								
HID	49%			2025	\$284,400	10	\$100	
Incandescent	1%			2025	\$4,900	2		
LED	50%			2038	* *			
Alarm								
Security System								
Generic	100%			2035	* *	1	\$29,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *	1-3	\$48,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	50%			2035	**	1	\$13,800	
Fan Coil Unit/Heat	50%			2030	\$1,175,000	1	\$13,800	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Split Unit	40%			2030	\$785,800	2	\$2,100	
Window/Wall Unit	2%			2025	\$6,500	1		
No Component	18%							
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2	\$55,400	
No Component	60%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2030	\$489,600	1	\$5,500	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,200	
Exhaust Fans								
Roof	100%			2030	\$260,500	2	\$2,600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$42,900	
Sprinkler								
No Component	20%							
Generic	80%			2040	**	1-2	\$19,100	

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

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$20,420,400	\$544,000
Interior Architecture	\$2,336,800	\$3,598,100
Electrical		\$307,800
Mechanical	\$380,600	\$3,377,000
Total	\$23,137,800	\$7,826,900
Importance Code A	\$20,645,000	\$544,000
Importance Code B	\$2,344,300	\$7,177,300
Importance Code C	\$148,500	\$105,600
Total	\$23,137,800	\$7,826,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,300		\$5,800	
Interior Architecture	\$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 A	\$4,300	\$8,600	\$14,200	\$8,400
Importance Code B	\$98,100	\$80,500	\$98,700	\$91,300
Importance Code C	\$32,700			
Total	\$135,100	\$89,100	\$112,800	\$99,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$127,400	LIFE	**	5	\$114,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Of Building</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
Concrete Masonry Unit	3%			LIFE	**	5	\$8,600	
Metal Panel	87%	Now	\$282,700	2040	**	5	\$374,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Metal/Detention Type	97%	Now	\$11,762,400	2060	**	5	\$54,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
Metal Louvers	3%			2033	**	10	\$5,800	
Parapets								
Metal Panel	93%			2040	**	5	\$10,000	
Metal: Cage/Fence	7%			2035	**	5-10	\$1,500	
Roof								
Metal Panel	100%	Now	\$8,248,000	2043	**			1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Gutters And Leaders Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal Panel	100%			2040	**	5-10		

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$162,400	LIFE	**	5	\$173,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2033	**	5	\$19,800	
Quarry Tile	5%			2035	**	5	\$29,800	
Raised Access Floor	5%	Now	\$192,400	2033	**	5	\$37,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Control Rooms Throughout</i>								
Terrazzo	25%			LIFE	**	5	\$155,000	
Traffic Topping	5%	Now	\$48,400	2030	\$484,200	5	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%	Now	\$464,700	2030	\$2,323,400	3	\$52,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$211,200	
Glass: Single Pane	3%			LIFE	**	5	\$15,800	
Glass: Special Gauge	2%			LIFE	**	1		
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	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormitory Bathrooms</i>								
Ceilings								
AcousTileConcealSpLn	8%	Now	\$101,000	2035	**	5	\$19,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	7%			LIFE	**	10	\$55,500	
Gypsum Board	5%			LIFE	**	5-10	\$68,200	
Metal Panel	80%	0-2	\$1,042,900	LIFE	**	5	\$396,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Over 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2040	**	3	\$900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outdoors</i>					
			<i>Explanation : One 600 Ampere Main Disconnect Switch</i>					
	Transformers							
	Dry Type	100%			2035	**	3	\$1,500
	Feeders							
	Cable	100%			2038	**	1	
	Raceway							
	Conduit	100%			2040	**	1	
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2040	**	5	\$1,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>					
	Transformers							
	Dry Type	100%			2035	**	5	\$1,000
	Switchgear / Switchboard							
	Fused Disc Sw	100%			2040	**	5	\$1,100
	Raceway							
	Conduit	100%			2040	**	1	
	Panelboards							
	Molded Case Bkrs	100%			2038	**	5	\$7,000
	Wiring							
	Thermoplastic	100%			2040	**	1	
	Motor Controllers							
	Locally Mounted	15%			2028	\$220,900	5	\$300
	Motor Control Center	80%			2035	**	5	\$5,800
	Variable Frequency Drive	5%			2043	**		
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$7,800
Stand-by Power								
	Transfer Switches							
	Automatic	100%			2035	**	1	\$81,600
	Generators							
	Diesel	100%			2033	**	1	\$102,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outdoors</i>					
			<i>Explanation : One 900 Kilowatt Capacity</i>					
	Batteries							
	Lead/Acid	100%			2024	\$3,000	5	\$9,800

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Main Tank	100%			2045	**	5	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Above Ground</i>								
<i>Explanation : One 5,000 Gallon</i>								
Lighting								
Interior Lighting Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2030	\$86,900	1		
Exterior Lighting								
LED	100%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Alarm								
Security System Generic	100%			2035	**	1	\$99,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$163,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%	Now	\$600	2040	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Leak At Main Valve, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
<i>Explanation : Low Pressure Steam Enters Building - There Are No Low Pressure Steam Regulators</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	0-2	\$224,500	2045	**	1	\$75,300	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
<i>Explanation : Steam To Hot Water Heat Exchangers Will Soon Require Retubing Or Replacement</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%	Now	\$12,200	2038	**	4	\$4,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
Central Plant Steam Piping/Pmp	50%			2040	**	4	\$4,200	
Terminal Devices								
Air Handler	50%			2030	\$2,192,500	1	\$52,300	
Convactor/Radiator	50%			2035	**	1	\$27,300	
Air Conditioning								
Energy Source								
Electricity	5%			2046	**	1		
Steam/HW System	95%			2040	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	10%			2039	**	1	\$18,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
Ext Pkg Unit - Heating/Cooling Split Unit	10%			2035	**	2	\$1,000	
No Component	78%				**			
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2050	**	4	\$1,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2030	\$76,900	1	\$10,500	
No Component	90%							
Heat Rejection								
Water Cooling Tower	10%			2028	\$26,000	2	\$17,000	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,400	
Exhaust Fans								
Interior	80%			2030	\$887,600	2	\$4,100	
Roof	20%			2030	\$103,600	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$25,100	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%	Now	\$114,100	LIFE	**	1	
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Piping Serving Showers At Various Locations</i>					
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Perimeter Of Building</i>					
			<i>Explanation : Leaders And Gutters</i>					
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$74,500	4	\$8,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Duplex Unit</i>					
	Backflow Preventer							
	Generic	100%			2035	**	1	\$16,200
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%			2050	**	1-5	\$85,300
	Sprinkler							
	No Component	60%						
	Generic	40%			2050	**	1-2	\$19,000
	Fire Pump							
	Generic	100%			2033	**	1	\$31,600

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

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES POWERHOUSE
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.090 / 2030 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 40,450 **Project Type** : CORRECTION
Date of Survey : 29-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,188,500	\$1,208,400
Interior Architecture	\$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 A	\$2,719,300	\$1,208,400
Importance Code B	\$2,189,600	\$2,624,400
Importance Code C	\$170,000	
Total	\$5,078,900	\$3,832,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$72,100			
Interior Architecture	\$38,800			\$900
Electrical	\$37,100	\$4,800	\$2,800	\$9,200
Mechanical	\$17,700	\$4,100	\$7,500	\$6,300
Total	\$165,700	\$8,900	\$10,300	\$16,300
Importance Code A	\$72,700	\$4,000	\$4,000	\$4,000
Importance Code B	\$55,800	\$4,900	\$6,300	\$12,300
Importance Code C	\$37,300			
Total	\$165,700	\$8,900	\$10,300	\$16,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE
Asset # : 2030

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$157,000	LIFE	**	5	\$70,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,400	
Masonry: Brick	20%			LIFE	**	5	\$28,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	53%	Now	\$890,300	LIFE	**	5	\$75,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade - Spandrels At Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Repointing Failure, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade At Hoppers</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North And East Facades - 1968 Wing</i>								
Metal Panel	10%			2046	**	5-10	\$97,200	
Metal Coiling Doors	2%	Now	\$15,800	2039	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Facade</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal Louvers	5%	Now	\$19,900	2041		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Louvers</i>								
<i>Explanation : Inoperable</i>								
Steel	95%	Now	\$662,500	2051		**	5	\$40,300
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 1968 Wing</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1968 Wing</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1968 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : East Wall - Engine Room (At Electrical Boxes)</i>								
Parapets								
Metal Rail	10%			2024			5-10	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
No Component	90%							
Roof								
Modified Bitumen	85%	Now	\$432,600	2031		**		
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Edge Of 1968 Addition</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Fresh Air Intake / Roof</i>								
Single Ply Membrane	10%	Now	\$9,900	2031		**		
<i>Drains Clogged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Over Pressure Reducing Valve Room</i>								
<i>Explanation : Membrane Partially Melted Due To Steam Pipe Leak</i>								
Skylight, Metal/Glass	5%	Now	\$46,200	2026	\$923,500			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$277,100	LIFE	**	5	\$296,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Level Boiler Room And Various Locations Throughout</i>								
Vinyl Tile	5%			2021	\$119,200	3	\$3,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$27,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$9,700	LIFE	**	5	\$1,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Masonry: Brick	50%	Now	\$170,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Stair Shaft</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South East Pier - 2nd Floor. At Upper Floor Window Spandrels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engine Room</i>								
Plaster	10%			LIFE	**	5	\$1,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Engine Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	5%			2031	**	5	\$1,300	
Exposed Concrete	35%	Now	\$93,600	LIFE	**	5	\$1,200	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Fire Floor / At Hoppers</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout, Boiler Feed Pump Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Under Boiler Five Which Is No Longer In Service</i>								
<i>Explanation : Partial Ceiling Collapse</i>								
Exposed Struc: Steel	60%	4+	\$262,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Over 600 Volts								
Service Equipment	Fused Disc Sw	100%			2036	**	3	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Transformers	Dry Type	100%			2031	**	3	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3,000/4,000 Kilovolt-ampere 4,160pri - 480/277 Sec</i>								
Feeders	Cable	100%			2034	**	1	
Raceway	Conduit	100%			2036	**	1	
Under 600 Volts								
Service Equipment	Molded Case Bkrs	100%			2036	**	5	\$1,100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								
Transformers	Dry Type	50%			2031	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 500 Kilovolt-ampere 480/277hv-208/120lv</i>								
	Dry Type	50%			2024	\$44,400	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Six Different Ratings</i>								
Switchgear / Switchboard	Air Circuit Breaker	60%			2026	\$721,900	5	\$100
	Air Circuit Breaker	20%			2052	**	5	
	Fused Knife Sw	20%	2-4	\$240,600	2056	**	5	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Raceway	Conduit	80%			2026	\$1,053,400	1	
	Conduit	20%			2036	**	1	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	10%			2034	**	5	\$100
	Fused Knife Sw	5%	2-4	\$8,200	2051	**	5	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	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	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Two 1250 Kilowatt</i>								
Batteries								
	Lead/Acid	100%			2021	\$3,000	5	\$1,500
Fuel Storage								
	Day Tank	50%			2042	**	5	\$3,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Two 100 Gallons</i>								
	Main Tank	50%			2041	**	5	\$600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Two 20,000 Gallons</i>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	55%			2021	\$442,600	10	\$20,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2034	**	10	\$1,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	\$170,500	5	\$1,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North End Of Building</i>								
<i>Explanation : 6- 40,000 Gallon Buried Tanks For #2 Fuel With Leak Detection System</i>								
Conversion Equipment Steam Boiler	100%	Now	\$48,300	2024	\$482,500	1	\$36,100	
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 8 Boilers, Providing Steam To Adjacent Facilities - Unit #5 Is Off Line With Extensive Problems</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$63,100	2036	**	4	\$2,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pumps, Water Treatment System And Water Feeding Valves, Various Locations</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Under Construction	100%							

Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%			2026	\$12,100	2	\$100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof</i>								
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$68,700	LIFE	**	2-5	\$22,600	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Louvres</i>								
Exhaust Fans								
Interior	75%	Now	\$39,800	2026	\$199,000	2	\$700	
<i>Not in Service, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Various Locations</i>								
Roof	25%	Now	\$6,200	2026	\$30,900	2	\$200	
<i>Not in Service, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2046	**	1		
Galvanized Steel	70%			2031	**	1		
Water Heater								
Electric	100%			2024	\$65,700	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Locker Room</i>								
<i>Explanation : 1 Unit</i>								
HW Heat Exchanger								
Steam Fired	100%			2052	**	4	\$4,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$11,400	2036	**	4	\$900	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations In Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations In Basement</i>								
Backflow Preventer								
No Component	50%							
Generic	50%			2031	**	1	\$1,200	
Fixtures								
Generic	100%							

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION
Address : 18-01 HAZEN ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.300 / 14554 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 277,788 **Project Type** : CORRECTION
Date of Survey : 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



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

Asset # : 14554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	**	5	\$839,400	
Masonry: Brick Cavity	3%			LIFE	**	5	\$7,700	
Pre-Cast Concrete	32%			LIFE	**	5	\$268,600	
Windows								
Metal/Detention Type	100%			2052	**	5	\$77,400	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$138,500	
Roof								
Single Ply Membrane	100%	0-2	\$798,600	2034	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 5th Floor And 1st Floor Roofs</i>								
<i>Reflective Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 5th Floor, East Facade</i>								
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	**	5	\$727,600	
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epoxy Coating</i>								
Traffic Topping	12%			2034	**	5	\$62,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Housing Areas</i>								
<i>Explanation : Group Spaces</i>								
Vinyl Tile	8%			2034	**	3	\$12,500	
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$194,500	
Glass: Single Pane	4%			LIFE	**	5	\$20,800	
Metal Security Bars	4%			LIFE	**			
Metal: Cage/Fence	4%			LIFE	**			
SGFT/Glazed Masonry	18%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$41,600	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%	Now	\$8,300	LIFE	**	5	\$26,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Mechanical Corridor, 5th Floor</i>								
Metal Panel	75%			LIFE	**	5	\$389,800	

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

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

Asset # : 14554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Over 600 Volts								
Service Equipment	Fused Disc Sw	100%			2056	**	3	\$900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
Transformers	Dry Type	100%			2046	**	3	\$1,500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,500 Kilovolt-ampere 4,160pri-480/277sec</i>								
Feeders	Cable	100%			2051	**	1	
Raceway	Conduit	100%			2056	**	1	
Under 600 Volts								
Service Equipment	Air Circuit Breaker	50%			2056	**	5	\$700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Generator Room</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches For Emergency</i>								
	Fused Disc Sw	50%			2056	**	5	\$600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>								
Transformers	Dry Type	100%			2046	**	5	\$1,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet, Mechanical And Electrical Room</i>								
<i>Explanation : One 112 Kilovolt-ampere, Four 30 Kilovolt-ampere And Two 45 Kilovolt-ampere 480hv-208/120lv</i>								
Switchgear / Switchboard	Fused Disc Sw	90%			2056	**	5	\$1,100
	Molded Case Bkrs	10%			2056	**	5	\$700
Raceway	Conduit	100%			2056	**	1	
Panelboards	Fused Disc Sw	10%			2051	**	5	\$600
	Molded Case Bkrs	90%			2051	**	5	\$6,600
Wiring	Thermoplastic	100%			2056	**	1	
Motor Controllers	Locally Mounted	10%			2046	**	5	\$200
	Motor Control Center	80%			2046	**	5	\$6,100
	Variable Frequency Drive	10%			2046	**		

Ground

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

Asset # : 14554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$4,100	
Stand-by Power								
Transfer Switches Automatic	100%			2046	**	1	\$85,500	
Generators Diesel	100%			2041	**	1	\$107,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two 2,000 Kilowatt</i>						
Batteries								
Lead/Acid	100%			2021	\$3,000	5	\$10,300	
Fuel Storage								
Day Tank	2%			2051	**	5	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 275 Gallons For Both Generators</i>						
Main Tank	98%			2066	**	5	\$8,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : One 10,000 Gallon</i>						
Lighting								
Interior Lighting Fluorescent	95%			2036	**	10	\$242,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2036	**	10	\$12,700	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	70%			2036	**	1		
Exit, Service	30%			2036	**	1		
Exterior Lighting								
HID	100%			2036	**	10	\$900	
Alarm								
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 Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION

Asset # : 14554

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2039	**	1	\$68,700	
Pres. Reducing Valve/LP Steam	50%			2039	**	5	\$8,200	
Distribution								
Hot Wtr Piping/Pump	75%			2048	**	4	\$10,300	
Central Plant Steam Piping/Pmp	25%			2052	**	4	\$3,400	
Terminal Devices								
Air Handler	100%			2034	**	1	\$171,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Pre Heat Coils In Rooftop Air Handlers With Reheat Coils In The Discharge Air Ductwork</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2034	**	2	\$17,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : 4 Packaged Rooftop Air Conditioning Units</i>								
Distribution								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Explanation : Instantaneous Steam To Hot Water Heat Exchangers</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

Asset # : 14554

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2034	**	1	\$17,000
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Gearless Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 4 Units</i>					
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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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$33,308,400	\$1,592,200
Interior Architecture	\$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 A	\$33,308,400	\$1,824,100
Importance Code B	\$7,196,100	\$27,147,100
Importance Code C	\$625,100	\$293,100
Total	\$41,129,600	\$29,264,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$18,300			\$24,900
Electrical	\$110,900	\$92,100	\$118,700	\$92,800
Mechanical	\$134,000	\$87,400	\$85,000	\$51,700
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$298,800	\$215,100	\$239,300	\$205,000
Importance Code A				\$6,600
Importance Code B	\$280,500	\$215,100	\$239,300	\$198,400
Importance Code C	\$18,300			
Total	\$298,800	\$215,100	\$239,300	\$205,000



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

Asset # : 2046

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement-Fiber Panel	5%	2-4	\$80,800	2030	\$403,800			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Entrance And West Facade</i>								
Masonry: Brick Cavity	90%	Now	\$3,848,300	LIFE	**	5	\$521,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade, Courtyards, Gymnasium And Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Windows Throughout</i>								
Metal Panel	5%			2040	**	5-10	\$199,200	
Windows								
Aluminum	20%	Now	\$3,601,400	2055	**	5	\$21,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal/Detention Type	75%	Now	\$25,584,500	2040	**	5	\$298,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Housing Areas</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Housing Areas</i>								
Metal Louvers	5%			2033	**	10	\$68,200	
Parapets								
Metal Rail	95%	Now	\$125,200	2035	**	5	\$169,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2035	**	5-10	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Razor Ribbon On Chain Link Fencing</i>								
Roof								
Under Construction	100%							
Soffits								
Metal Panel	100%			2040	**	5-10		

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$135,900	LIFE	**	5	\$145,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms And Other Areas Throughout</i>								
Ceramic Tile	5%	0-2	\$63,300	2033	**	5	\$16,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Toilets</i>								
Quarry Tile	3%			2035	**	5	\$29,900	
Terrazzo	40%	Now	\$1,214,500	LIFE	**	5	\$207,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Main Corridors, Lobby On First Floor</i>								
Traffic Topping	10%			2035	**	5	\$83,000	
Vinyl Tile	30%	0-2	\$666,400	2030	\$3,332,000	3	\$74,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	2%			2045	**	5	\$24,900	
Interior Walls								
Concrete Masonry Unit	85%	Now	\$544,500	LIFE	**	5	\$249,100	
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations In The Mechanical, Electrical Rooms And Basement Corridors</i>								
Gypsum Board	10%			LIFE	**	5-10	\$124,600	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$18,300	
Ceilings								
AcousTile,Adhered	5%	Now	\$242,900	2035	**	5	\$16,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, Various Locations Throughout</i>								
AcousTileConcealSpLn	30%	Now	\$158,500	2035	**	5	\$124,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%	Now	\$252,200	LIFE	**	5	\$31,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
Fiber Board	5%			2030	\$426,500			
Metal Panel	30%	Now	\$654,400	LIFE	**	5	\$248,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Corridors</i>								

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

Under 600 Volts

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

Asset # : 2046

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$231,900	5	\$2,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>							
<hr/>								
Transformers								
Dry Type	100%			2035	**	5	\$2,100	
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2030	\$480,900	5	\$1,200	
Fused Disc Sw	50%			2040	**	5	\$1,200	
<hr/>								
Raceway								
Conduit	80%			2030	\$921,400	1		
Conduit	20%			2040	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2029	\$105,900	5	\$1,300	
Molded Case Bkrs	90%			2038	**	5	\$13,400	
<hr/>								
Wiring								
Thermoplastic	80%			2030	\$1,419,500	1		
Thermoplastic	20%			2040	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2028	\$45,800	5	\$400	
Motor Control Center	80%			2028	\$540,500	5	\$12,300	
Variable Frequency Drive	10%			2043	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$16,600	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$174,100	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators								
Diesel	25%			2033	**	1	\$54,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 800 Kilowatts For Mod 2 And 4</i>						
Diesel	25%			2033	**	1	\$54,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 1,000 Kilowatts For Mod 1 And 3</i>						
Diesel	25%			2033	**	1	\$54,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 700 Kilowatts For Main Building And Kitchen</i>						
Diesel	24%			2033	**	1	\$52,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosure. Outside Perimeter Building #1</i>						
		<i>Explanation : No Capacity Information Available</i>						
Diesel	1%			2026		1	\$2,200	
		<i>Abandoned In Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
Batteries								
Lead/Acid	100%			2023		5	\$21,000	
Fuel Storage								
Main Tank	100%			2045	**	5	\$13,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside And Basement</i>						
		<i>Explanation : Two 4,000 Gallons And One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	55%			2030	\$7,891,000	10	\$223,700	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	40%			2035	**	10	\$162,700	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	5%			2038	**			
Egress Lighting								
Emergency, Service	45%			2030	\$193,200	1		
Emergency, Battery	5%			2030	\$58,900	10	\$5,400	
Exit, Service	50%			2025	\$145,400	1		
Exterior Lighting								
HID	70%			2030	\$2,943,600	10	\$1,200	
LED	30%			2038	**			

Alarm

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

Asset # : 2046

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

Alarm

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

Location : Throughout The Building

Explanation : CCTV Surveillance System

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

Heating

Energy Source Plant Campus Steam / PRV	100%			2040	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : High Pressure Steam From Main Plant

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

Distribution Hot Wtr Piping/Pump	100%			2046	**	4	\$32,800	
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Terminal Devices Air Handler	19%			2030	\$2,184,000	1	\$52,100	
Air Handler	1%			2035	**	1	\$2,700	
Convactor/Radiator	2%	Now	\$1,800	2028	\$87,500	1	\$2,600	

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

Location : Throughout

Explanation : Convactor Air Holes Painted Shut Restricting Air Flow

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Centrifugal, Elec Chiller	10%			2039	**	1	\$48,000
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
	Exterior Pkg Unit - Cooling	20%			2030	\$1,323,900	2	\$5,400
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : Serves Control Areas</i>				
	Window/Wall Unit	5%			2025	\$85,200	1	
	No Component	65%						
Distribution								
	CW & CHW Wtr Pipe/Pump	10%			2050	**	4	\$3,300
	No Component	90%						
Terminal Devices								
	Air Handler/Cool/Ht	10%			2030	\$320,900	1	\$27,400
	No Component	90%						
Heat Rejection								
	Air Cooled Condenser Unit	10%			2035	**	2	\$30,900
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$391,500
Exhaust Fans								
	Interior	20%			2030	\$581,600	2	\$2,700
	Roof	80%	Now	\$108,600	2030	\$1,085,700	2	\$8,700
				<i>Broken, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
HW Heat Exchanger								
	Steam Fired	90%			2030	\$1,171,600	4	\$59,200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 6 Units</i>				
	Steam Fired	10%			2050	**	4	\$6,600
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 2 Instantaneous Units Serve Kitchen</i>				

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

Asset # : 2046

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$3,589,600	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Under Floor</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen Piping</i>								
Storm Drain Piping Cast Iron	100%	Now	\$34,100	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Drains Over Kitchen Clogged</i>								
Sump Pump(s) Non-Submersible	100%			2025	\$159,000	4	\$17,900	
Sewage Ejector(s) Compressed Air	100%	Now	\$9,700	2030	\$194,400	4	\$5,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 8 Units</i>								
Hydraulic	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Freight Elevator</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$223,600	
Sprinkler								
No Component	85%							
Generic	15%			2040	**	1-2	\$18,600	
Fire Pump								
Generic	100%			2033	**	1	\$82,800	
Chemical System								
No Component	98%							
Generic	2%			2028	\$1,000	1-3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Chemical System Serves Cooking Areas</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC
Address : 19-19 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.070 / 2792 **Yr Built/Renovated** : 1988 / 2006
Area Sq Ft : 300,745 **Project Type** : CORRECTION
Date of Survey : 15-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2109477

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$5,312,600	\$13,297,300
Interior Architecture	\$2,422,700	\$5,693,500
Electrical	\$2,443,500	\$7,133,100
Mechanical	\$680,200	\$6,874,700
Total	\$10,859,100	\$32,998,500
Importance Code A	\$5,312,600	\$14,034,700
Importance Code B	\$5,546,500	\$18,675,500
Importance Code C		\$288,400
Total	\$10,859,100	\$32,998,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,500			
Interior Architecture	\$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 A	\$32,200	\$7,400	\$7,400	\$7,400
Importance Code B	\$103,600	\$93,500	\$92,500	\$143,800
Importance Code C				
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.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset # : 2792

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$1,219,300	LIFE	**	5	\$47,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Courtyard Perimeter, At Downspouts Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facades Throughout</i>								
Metal Panel	70%	Now	\$497,000	2036	**	5	\$329,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Metal Fascia On Exterior Recreation Courtyard Walls</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade And At All Downspouts</i>								
Windows								
Aluminum	5%	Now	\$73,800	2034	**	5	\$2,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Heads Throughout</i>								
Metal/Detention Type	95%			2036	**	5	\$309,900	
Parapets								
Metal Panel	60%	Now	\$824,800	2036	**	5	\$52,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout And Mechanical Bulkhead (J Location)</i>								
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			
<i>Adhesion Failure, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Trough Behind Parapets - 2 Story Buildings 1-4, 9-16</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout Facility</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Story Housing Areas Throughout</i>								
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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	40%	Now	\$368,500	LIFE	**	5	\$393,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Rooms, Corridors</i>								
Cast in Place Concrete	8%			LIFE	**	5	\$78,800	
Ceramic Tile	10%	Now	\$171,700	2029	\$1,716,700	5	\$22,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Women's Housing Shower Facilities</i>								
Quarry Tile	2%	Now	\$50,900	2031	**	5	\$6,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Traffic Topping	5%	Now	\$274,700	2026	\$549,400	5	\$14,100	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mess Hall Kitchen</i>								
Vinyl Tile	30%	Now	\$677,800	2026	\$2,259,400	3	\$50,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Corridors Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Housing / Central Corridor Connections</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Connecting Tunnel Near J Mechanical Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2034	**	3	\$8,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Program Areas</i>								
Interior Walls								
Ceramic Tile	15%			2035	**	5	\$98,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Women Housing Area Bathrooms</i>								
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	**			

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

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

Asset # : 2792

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$79,400	2031	**	5	\$21,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$13,800	2031	**	5	\$21,700	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Where 5, 6, 7 Control Ceiling Meets The Main Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%	Now	\$86,400	LIFE	**	5	\$108,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Corridor/ Connection Tunnel, Outside Of J Mechanical</i>								
<i>Recent Installation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Chapel</i>								
Metal Panel	50%	Now	\$713,300	LIFE	**	5	\$271,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Corridor, Buildings 5-7, Building 9/11</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Between Buildings 2-4 / 1-3</i>								
Metal Panel	5%			LIFE	**	5	\$27,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$154,600	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six 1600 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2024	\$31,100	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet, Electrical And Mechanical Room</i>								
<i>Explanation : Five 75 Kilovolt-ampere, Four 30 Kilovolt-ampere, Three 45 Kilovolt-ampere And Four 15 Kilovolt-ampere 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2026	\$403,900	5	\$800	
Fused Disc Sw	10%			2056	**	5	\$100	
Molded Case Bkrs	30%			2026	\$202,000	5	\$2,400	
Raceway								
Conduit	95%			2026	\$729,400	1		
Conduit	5%			2056	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Asset # : 2792

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Molded Case Bkrs	90%			2025	\$635,400	5	\$7,100
	Molded Case Bkrs	10%			2051	**	5	\$800
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wiring								
	Thermoplastic	95%			2026	\$1,123,700	1	
	Thermoplastic	5%			2056	**	1	
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Motor Controllers								
	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%			2046	**		
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,400
Stand-by Power								
Transfer Switches								
	Automatic	100%			2031	**	1	\$92,500
Generators								
	Diesel	100%			2029	\$1,375,500	1	\$116,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Two 800 Kilowatt</i>								
Batteries								
	Lead/Acid	100%			2021	\$3,000	5	\$11,100
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Fuel Storage								
	Day Tank	20%			2034	**	5	\$11,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : One 250 Gallon For Both Generators</i>								
	Main Tank	80%			2041	**	5	\$7,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 10,000 Gallons</i>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	75%			2031	**	10	\$206,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	20%			2036	**	10	\$55,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Clinic And Nursery Room</i>								
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	\$2,235,200	10	\$900	
Alarm								
Security System								
No Component	30%							
Generic	70%			2021	\$1,253,400	1	\$78,600	
Fire/Smoke Detection								
Under Construction	100%							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			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	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Steam Pressure Reducing Station</i>								
<i>Explanation : Insulation Damaged Or Missing</i>								
Distribution								
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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	40%			2026	\$3,118,100	1	\$74,400	
Air Handler	10%			2031	**	1	\$18,600	
Convactor/Radiator	4%	Now	\$2,400	2031	**	1	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>								
Convactor/Radiator	46%			2031	**	1	\$44,700	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	5%			2024	\$589,500	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Mechanical Room</i>								
<i>Explanation : Interior Packaged Air Conditioning Equipment Serves The Kitchen, Visitor's Area And Cafeteria</i>								
Reciprocating Compr/Chiller	10%			2026	\$470,500	1	\$14,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : B And J Mechanical Rooms</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B And J Mechanical Rooms</i>								
<i>Explanation : Water Cooled Chillers Serve Male Staff Locker Room, Switch Gear Room And Administrative Office</i>								
Reciprocating Compr/Chiller	10%			2031	**	1	\$14,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Court Yard Near 9, 10, 11 And 12 Quad</i>								
<i>Explanation : Air Cooled Chiller Serves The 9, 10, 11 And 12 Quad Air Handling Equipment</i>								
Ext Pkg Unit - Heating/Cooling	10%			2031	**	2	\$1,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Of New Clinic / Pharmacy</i>								
No Component	65%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2046	**	4	\$2,200	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2031	**	1	\$18,600	
Fan Coil - 2 Pipe	5%			2026	\$184,600	1	\$4,900	
No Component	85%							

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

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

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

Asset # : 2792

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	25%	Now	\$4,600	2026	\$230,100	2	\$1,800
<i>Malfunctioning, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	20%			2036	**	1	
	Galvanized Steel	80%			2031	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2036	**	4	\$29,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2026	\$159,700	4	\$18,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Not Directly Observed</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2046	**	1-5	\$151,600
Sprinkler								
	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.

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 TELECOMMUNICATIONS BUILDING
Address : 14-12 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.200 / 4129 **Yr Built/Renovated** : 1990 / 2015
Area Sq Ft : 8,392 **Project Type** : CORRECTION
Date of Survey : 03-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

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



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$5,100	LIFE	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>								
<i>Location : Exterior Fire Exit Stair Footings Disconnected From Lower Stair Rail Posts</i>								
<i>Leaving Bottom Of Stair Hanging In The Air</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Exterior Stairs</i>								
Metal Panel	77%			2046	**	5-10	\$97,800	
Metal Panel	10%	Now	\$5,200	2046	**	5	\$3,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Exterior Fire Exit Staircase</i>								
Metal: Cage/Fence	3%			2039	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Perimeter Windows</i>								
<i>Explanation : Protective Grilles</i>								
Weathering Steel	5%	Now	\$12,200	LIFE	**	1		
Windows								
Aluminum	100%	Now	\$60,700	2034	**	5	\$1,200	
<i>Crack/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Office Areas</i>								
Parapets								
Metal Panel	20%			2046	**	5	\$1,700	
Metal: Cage/Fence	80%	Now	\$3,500	2031	**	5	\$5,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Spray-on Foam	100%			2034	**	5	\$15,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Surface</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Snow Present</i>								

Interior

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2025	\$31,800	3	\$1,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Ceramic Tile	5%	Now	\$1,200	2029	\$24,100	5	\$300	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms And Janitors Closet</i>								
Raised Access Floor	20%			2039	**	5	\$9,500	
Sheet Vinyl/Rubber	15%			2031	**	5	\$2,800	
Vinyl Tile	50%	Now	\$10,600	2031	**	3	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Thresholds</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Administrative Spaces</i>								
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$11,000	
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$10,400	2039	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Personnel Room And Open Admin. Areas</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Office</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 35%</i>								
<i>Location : Administration, Kitchen And Locker Room Areas</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fiberglass Reinforced Panels</i>								
Gypsum Board	10%			LIFE	**	5	\$1,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Dry Type	100%			2031	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kilovolt-ampere 4,160hv-480/277lv Supply</i>								
Feeders								
Cable	100%			2034	**	1		
Raceway								
Conduit	100%			2036	**	1		
Under 600 Volts								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Rooms - Inside And Outside</i>						
		<i>Explanation : Two 2,000 Ampere And One 1600 Ampere Main Disconnect Switches</i>						
<hr/>								
Transformers								
Dry Type	100%			2031	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room - Outside</i>						
		<i>Explanation : Two 112.5 Kilovolt-ampere 480hv-208/120lv</i>						
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$200	
<hr/>								
Raceway								
Conduit	70%			2036	**	1		
Conduit	30%			2052	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	65%			2034	**	5	\$100	
Molded Case Bkrs	30%			2048	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	70%			2036	**	1		
Thermoplastic	30%			2052	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$2,600	
<hr/>								
Generators								
Diesel	100%			2035	**	1	\$3,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : No Access For Ratings</i>						
<hr/>								
Batteries								
Lead/Acid	100%			2021	\$3,000	5	\$300	
<hr/>								
Fuel Storage								
Main Tank	100%			2054	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 650 Gallon</i>						
<hr/>								
Lighting								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2034	**	10	\$2,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fisrt Floor</i>								
Fluorescent	65%			2026	\$107,500	10	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2034	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	20%			2034	**	1		
Emergency, Service	40%			2026	\$3,300	1		
Exit, LED	5%			2061	**	1		
Exit, Service	35%			2026	\$800	1		
Alarm								
Security System Generic	100%			2031	**	1	\$3,100	
Fire/Smoke Detection Generic, Digital	100%			2031	**	1-3	\$5,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	**	1		
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2029	\$22,300	1	\$4,200	
Distribution Hot Wtr Piping/Pump	100%			2034	**	4	\$600	
Terminal Devices Air Handler	90%			2026	\$195,800	1	\$4,700	
Convector/Radiator	10%			2031	**	1	\$300	
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	100%			2031	**	2	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Under Construction	100%							
Heat Rejection								
Under Construction	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,700	
Exhaust Fans								
Roof	90%			2031	**	2	\$200	
Wall Unit	10%			2034	**	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Electric	100%			2024	\$13,600	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1- 30 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2031	**	1	\$500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2056	**	1-2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Clean Agent System Being Installed To Protect Communication Equipment</i>								

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Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Address : 17-17 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.100 / 2031 **Yr Built/Renovated** : 1964 /
Area Sq Ft : 73,895 **Project Type** : CORRECTION
Date of Survey : 30-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,281,000	\$4,360,200
Interior Architecture	\$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 A	\$1,281,000	\$4,842,900
Importance Code B	\$4,948,000	\$1,042,600
Importance Code C	\$294,800	
Total	\$6,523,700	\$5,885,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,000			
Interior Architecture	\$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 A	\$33,300		\$1,400	
Importance Code B	\$119,800	\$8,600	\$13,300	\$58,100
Importance Code C				
Total	\$153,100	\$8,600	\$14,700	\$58,100



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$623,200	LIFE	**	5	\$52,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i> <i>Location : South Facade At Masonry Supports Throughout</i> <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i> <i>Location : North Facade, Throughout</i> <i>Spalling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i> <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Second Floor Wall At East Facade</i>								
Metal Coiling Doors	25%	Now	\$97,700	2031	**	5	\$27,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i> <i>Location : Various Locations Throughout</i>								
Windows								
Steel	100%	Now	\$133,400	2034	**	5	\$40,500	
<i>Air Infiltration, Extent : Light, Area Affected : 5%</i> <i>Location : Throughout</i> <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i> <i>Location : Various Lintel Locations Throughout Garage</i> <i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i> <i>Location : Officers Locker Room</i> <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> <i>Location : Window Sills</i> <i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i> <i>Location : Officers Locker Room</i>								
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$3,100	
Metal Panel	10%			2046	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Coping Cap</i>								
Metal Rail	20%	Now	\$4,600	2039	**	5	\$6,200	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	98%	Now	\$426,700	2026	\$4,267,200			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i> <i>Location : Various Locations Throughout Roof</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations Throughout Including Garage Spaces And 2nd Floor Corridor Near Communications Area</i>								
Metal Panel	2%	Now	\$3,600	2039	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i> <i>Location : Roof Hatches</i>								

Interior

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$147,100	LIFE	**	5	\$157,300	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Tire Shop And Various Locations Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanics Shop M-3 And Various Locations In Garage Service Area</i>								
Ceramic Tile	5%	Now	\$21,100	2022	\$210,900	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mens Toilet And Shower Facilities</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Raised Access Floor	5%			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	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Room M-3, Perimeter Walls</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Walls</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Room M-3 And Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : From Lower Roofs</i>								
Gypsum Board	10%			LIFE	**	5	\$5,100	
Metal: Cage/Fence	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%			2031	**	5	\$16,600	
AcousTileSusp.Lay-In	15%			2031	**	5	\$16,600	
Exposed Concrete	10%	Now	\$35,000	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Radio Shop</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Radio Shop</i>								
Exposed Struc: Steel	50%	Now	\$458,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mens Locker Room And Various Locations Adjacent To North Wall In Service Area Of Garage Above Windows</i>								
Gypsum Board	10%			LIFE	**	5	\$13,800	

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

Under 600 Volts

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$5,000	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere, One 600 Ampere And One 800 Ampere Main Disconnect Switch</i>								
<hr/>								
Transformers								
Dry Type	100%			2024	\$31,100	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Kilovolt-ampere And One 300 Kilovolt-ampere 480/277hv - 208/120lv</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$96,200	5	\$300	
<hr/>								
Raceway								
Conduit	100%			2026	\$18,400	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2025	\$58,800	5	\$1,900	
<hr/>								
Wiring								
Thermoplastic	100%			2026	\$40,200	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2024	\$113,300	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Stand-by Power								
Transfer Switches								
Manual	100%			2026	\$17,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Missing Rating Tag</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	60%			2021	\$191,100	10	\$40,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	40%			2021	\$475,400	10	\$1,000	
<hr/>								
Egress Lighting								
Exit, Service	80%			2021	\$31,400	1		
Exit, Service	20%			2021	\$7,800	1		
<hr/>								
Exterior Lighting								
HID	100%			2021	\$549,200	10	\$200	
<hr/>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	\$311,500	5	\$2,200	
<hr/>								
Alarm								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

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

Alarm

Fire/Smoke Detection								
Generic, Analog	100%			2021	\$1,506,200	1-3	\$46,900	

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

Heating

Energy Source								
Plant Campus Steam / PRV	80%			2036	**	1		
Electricity	20%			2036	**	1		

Conversion Equipment								
Radiant Heater	20%	Now	\$24,100	2026	\$482,800	2	\$5,500	

Not in Service, Extent : Severe, Area Affected : 5%

Location : Various Offices

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

Location : Office Area

Explanation : 40 Electrical Radiants

Not Accessible	80%							
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Distribution								
Hot Wtr Piping/Pump	80%	Now	\$17,000	2034	**	4	\$2,900	
								<i>Corroded, Extent : Severe, Area Affected : 10%</i>
								<i>Location : Throughout</i>

No Component	20%							
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Terminal Devices								
Unit Heater - Steam	80%			2021	\$389,500	4	\$8,100	
No Component	20%							

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		

Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2026	\$110,300	2	\$500	

R-22 Refrigerant, Extent : Light, Area Affected : 10%

Location : 3 Units On Roof

Window/Wall Unit	10%			2021	\$28,400	1		
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No Component	80%							
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Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,200	

Exhaust Fans								
Interior	20%			2021	\$96,900	2	\$500	
Roof	80%	Now	\$9,000	2021	\$180,900	2	\$1,400	

Other Observation, Extent : Light, Area Affected : 5%

Location : Roof

Explanation : 4 Fan Covers Missing

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	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%						
Fire 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
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Gas Refill Stations</i>					
			<i>Explanation : 2 Sets</i>					

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

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.160 / 2864 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 12,104 **Project Type** : CORRECTION
Date of Survey : 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%			2046	**	5-10	\$165,300	
Windows								
Metal/Detention Type	100%			2046	**	5	\$5,000	
Parapets								
Metal Panel	100%			2046	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around Perimeter</i>								
<i>Explanation : Metal Panel Soffits / Overhangs</i>								
Roof								
Skylight, Plastic	3%			2039	**	1		
Spray-on Foam	97%	Now	\$307,100	2036	**	5	\$28,500	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Center Of Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Snow Present</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathrooms / Locker Rooms</i>								
Sheet Vinyl/Rubber	70%			2031	**	5	\$19,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	Now	\$15,200	2026	\$75,800	3	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Office Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Office Areas And Locker Room</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$1,000	
Gypsum Board	95%			LIFE	**	5	\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Walls</i>								
<i>Explanation : Fiberglass Reinforced Type Panels</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

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

Interior

Ceilings

AcousTileSusp.Lay-In	95%	Now	\$7,700	2039	**	5	\$10,500	
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Water Penetration, Extent : Moderate, Area Affected : 5%

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

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

Location : Throughout Ceilings

Explanation : Fiberglass Reinforced Panels.

Plywood/Hardboard	5%			2046	**	1		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2036	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes

Transformers

Dry Type	100%			2031	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 75 Kilovolt-ampere, 45 Kilovolt-ampere, 480/208/120 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%			2036	**	5	\$300	
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Raceway

Conduit	100%			2036	**	1		
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Panelboards

Molded Case Bkrs	100%			2034	**	5	\$300	
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Wiring

Thermoplastic	100%			2036	**	1		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Stand-by Power

Transfer Switches

Automatic	100%			2031	**	1	\$3,700	
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Generators

Not Accessible	100%							
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Batteries

Not Accessible	100%							
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Fuel Storage

Not Accessible	100%							
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2026	\$391,600	10	\$11,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting Emergency, Service	50%			2026	\$5,900	1		
Exit, Service	50%			2026	\$4,000	1		
Exterior Lighting HID	100%			2026	\$90,000	10		
Alarm								
Security System Generic	100%			2026	\$72,100	1	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2021	\$246,700	1-3	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment Heat Pump Air Sourced	100%			2031	**	2	\$3,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Rooftop Units</i>								
Terminal Devices Air Handler	100%			2021	\$313,700	1	\$7,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Air Conditioning								
Energy Source Electricity	100%			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.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Heat Pump Air Sourced	100%			2021	\$220,700	2	\$700
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3 Rtus, Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<hr/>								
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2021	\$250,200	1	\$7,500
<hr/>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700
<hr/>								
	Exhaust Fans							
	Roof	100%			2021	\$37,000	2	\$400
<hr/>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2036	**	1	
<hr/>								
	Water Heater							
	Electric	100%			2021	\$19,700	4	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Female Locker Room</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
<hr/>								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
<hr/>								
	Backflow Preventer							
	Generic	100%			2031	**	1	\$700
<hr/>								
	Fixtures							
	Generic	100%						
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Fire Suppression								
Sprinkler								
	Generic	100%			2036	**	1-2	\$3,400

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$8,755,100	\$12,640,700
Interior Architecture	\$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 A	\$8,755,100	\$12,640,700
Importance Code B	\$6,831,100	\$38,169,300
Total	\$15,586,200	\$50,810,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,900			
Interior Architecture	\$68,200			\$24,500
Electrical	\$36,800	\$33,000	\$42,400	\$33,000
Mechanical	\$521,000	\$20,700	\$142,700	\$20,700
Total	\$634,800	\$53,700	\$185,200	\$78,200
Importance Code A	\$21,400		\$12,500	
Importance Code B	\$545,200	\$53,700	\$172,600	\$78,200
Importance Code C	\$68,200			
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.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	60%	Now	\$562,100	2040	**	5	\$248,200	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout Modular Buildings</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout Modular Buildings</i>							
Metal Panel	40%			2040	**	5-10	\$606,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Metal And Vinyl Structures</i>							
Windows								
Aluminum	100%	Now	\$7,018,700	2055	**	5	\$42,600	
	<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Roof								
Single Ply Membrane	75%	Now	\$1,174,300	2030	\$11,743,400			
	<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Refers To Cell Structures</i>							
Not Accessible	25%							
Soffits								
Metal Panel	100%	Now	\$8,900	2040	**	5	\$3,900	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Canopies</i>							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$155,800	
Sheet Vinyl/Rubber	35%	Now	\$1,455,500	2030	\$7,277,700	5	\$93,500	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	55%	Now	\$655,400	2030	\$3,276,900	3	\$73,400	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Concrete Masonry Unit	2%			LIFE	**	5	\$3,600	
Fiberglass Panel	50%			LIFE	**	10	\$27,800	
Gypsum Board	13%			LIFE	**	5-10	\$49,200	
Metal Security Bars	15%			LIFE	**	10	\$6,700	
No Component	20%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES WEST FACILITY

Asset # : 2865

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Gypsum Board	15%	Now	\$111,200	LIFE	**	5	\$69,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Modular Buildings</i>								
Metal Panel	65%	Now	\$795,400	LIFE	**	5	\$302,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	20%							

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

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	85%			2030	\$5,572,400	10	\$158,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
HID	5%			2030	\$48,800	10	\$300	
LED	10%			2035	**			
Egress Lighting								
Emergency, Service	48%			2030	\$94,200	1		
Emergency, Battery	2%			2030	\$10,800	10	\$1,000	
Exit, Service	50%			2025	\$66,400	1		
Exterior Lighting								
HID	100%			2030	\$1,506,100	10	\$600	
Alarm								
Security System Generic	100%			2035	**	1	\$75,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Complex</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection Generic, Digital	100%			2035	**	1-3	\$124,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Complex</i>						
		<i>Explanation : Alarm Bells, Horns, Strobe Lights, Manual Pull Stations And Smoke Detectors</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Heat Pump Air Sourced	100%			2024		2	\$62,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Approximately 60 Units</i>						
Terminal Devices Fan Coil Unit/Heat	100%			2025	\$5,593,900	1	\$65,400	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES WEST FACILITY

Asset # : 2865

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Heat Pump Air Sourced	100%	Now	\$369,600	2024	\$3,695,500	2	\$9,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roofs And Side Walls</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Outdoors</i>								
<i>Explanation : 1 Of 10 Not Working</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$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	
Ventilation								
Distribution								
Ductwork/Diffusers	20%	Now	\$13,800	LIFE	**	2-5	\$22,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Ducts</i>								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$143,100	
Exhaust Fans								
Roof	80%			2025	\$496,100	2	\$5,000	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Electric	100%			2025	\$329,100	4	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 120 Gallon Units In Most Modular Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Plastic/PVC	100%			2035	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2030	\$3,657,600	1-2	\$56,800	
Chemical System								
No Component	90%							
Generic	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.

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 : VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
 Address : #1 HALLECK STREET @ EAST RIVER
 Borough : BRONX Agency's Number : V.C.B.C.
 Program / Asset # : DOC0010.000 / 2866 Yr Built/Renovated : 1989 / 2011
 Area Sq Ft : 310,000 Project Type : CORRECTION
 Date of Survey : 12-Jul-2016 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 Architecture	\$767,800	\$1,103,000
Interior Architecture	\$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 A	\$767,800	\$3,204,000
Importance Code B	\$19,841,200	\$15,134,500
Importance Code C	\$3,372,700	\$481,100
Total	\$23,981,700	\$18,819,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$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/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$260,400	\$279,500	\$259,600	\$212,500
Importance Code A	\$30,700	\$31,400	\$30,700	\$30,700
Importance Code B	\$229,700	\$248,100	\$228,900	\$181,800
Importance Code C				
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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$162,800	2047	**	5	\$791,000	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Retaining Sea Wall At Pedestrian Walkway / Entry Path Pasy Control Gate</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Ship Construction - Steel Plates Welded Together</i>								
<hr/>								
Windows								
Metal/Detention Type	98%			2037	**	5	\$258,300	
Metal Louvers	2%			2036	**	10	\$9,000	
<hr/>								
Parapets								
Metal Rail	100%	Now	\$147,500	2040	**	5	\$182,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Metal Panel	80%	Now	\$166,600	2040	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Deck And Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Actually Painted Steel Surfaces</i>								
<hr/>								
Skylight, Metal/Glass	2%			2047	**	10	\$9,200	
Traffic Topping	18%	Now	\$161,600	2037	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Outdoor Recreation Area</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Deck</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Recreation Area</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 3ab And 3bb Cells</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Outdoor Recreation Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outdoor Recreation Area</i>								
<i>Explanation : Steel Deck Is Covered With Dex-o-tex Type Coating</i>								
<hr/>								
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
VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Asset # : 2866

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Quarry Tile	2%			2032	**	5	\$14,100	
Raised Access Floor	3%			2036	**	5	\$52,900	
Sheet Vinyl/Rubber	3%	Now	\$655,500	2037	**	5	\$10,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Kitchen</i>								
Steel Plate	45%	Now	\$2,070,800	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room, Bathrooms, Showers, Mer Rooms, Corridors</i>								
Traffic Topping	3%	Now	\$187,700	2037	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Vinyl Tile	44%	Now	\$754,700	2027	\$1,886,700	3	\$77,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : School And Library</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors, School, Law Library</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Interior Walls								
Fiberglass Panel	3%			LIFE	**			
Glass: Single Pane	3%			LIFE	**	5	\$21,500	
Metal Security Bars	10%	Now	\$2,553,000	LIFE	**			
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Cell Doors Inoperable - Temp Handles Put In Place. Electrical Malfunction</i>								
Steel Plate	84%	Now	\$819,700	LIFE	**	5	\$481,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Showers, Bathrooms, Mep And Janitor Closets, Kitchen</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2032	**	5	\$70,500	
Exposed Struc: Steel	20%			LIFE	**			
Metal Panel	35%	Now	\$589,500	LIFE	**	5	\$205,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	30%			LIFE	**	5	\$176,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cells 3ab And 3bb</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inmate Cells</i>								
<i>Explanation : This Component Is Actually Steel Plates.</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.
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DEPARTMENT OF CORRECTION - 072
VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Asset # : 2866

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2027	\$42,200	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room In The Basement</i>								
<i>Explanation : 2 Main Service Protectors Rated At 4000 Amperes</i>								
Fused Disc Sw	50%			2027	\$42,200	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Con Edison Electrical Room</i>								
<i>Explanation : 2 Main Service Disconnect Switches Rated At 4000 Amperes.</i>								
Transformers								
Dry Type	100%			2025	\$17,000	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2- 2500 Kilovolt-ampere, 480/208/120 Volts</i>								
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								
Thermoplastic	100%			2027	\$645,100	1		
Motor Controllers								
Locally Mounted	5%			2025	\$40,100	5	\$100	
Motor Control Center	95%			2025	\$722,500	5	\$8,000	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$96,500	1	\$95,400	
Generators								
Diesel	100%			2023	\$750,100	1	\$120,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2-2000 Kilowatt Air Start And 1- 500 Kilowatt Electric Start</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$11,500	

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2026	\$12,100	5	\$28,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 2400 And 250 Gallons Capacity</i>						
Main Tank	50%			2030	\$20,100	5	\$4,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Bottom Level</i>						
		<i>Explanation : 2- 40000 Gallons Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$2,734,700	10	\$142,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Facility</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	50%			2027	\$2,734,700	10	\$142,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Facility</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Service	60%			2022	\$98,200	1		
Emergency, Battery	10%			2022	\$44,900	10	\$7,500	
Exit, Service	30%			2022	\$33,300	1		
Exterior Lighting								
HID	15%			2022	\$188,500	10	\$100	
LED	5%			2035	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	**	1	\$115,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Facility</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$96,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2025	\$2,016,700	1	\$307,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Level Boiler Room</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$1,582,200	2037	**	4	\$15,300	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Valves, Various Locations</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<hr/>								
Terminal Devices Air Handler	95%	0-2	\$416,300	2022	\$4,162,800	1	\$163,900	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	5%			2022	\$55,700	4	\$2,100	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Centrifugal, Compressor Turbine	100%			2040	**	1	\$335,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6 Sets, Roof</i>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2027	\$380,100	4	\$15,300	
Terminal Devices Air Handler/Cool/Ht	100%			2022	\$3,495,000	1	\$191,700	
Heat Rejection Dry Cooler	100%			2035	**	2	\$215,900	
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%	Now	\$143,600	LIFE	**	2-5	\$172,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans Interior	100%			2022	\$1,108,700	2	\$9,500	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2027	\$2,323,000	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%	Now	\$198,500	2037	**	4	\$30,700	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2022	\$47,500	4	\$9,800	
Sewage Ejector(s) Electric	100%			2022	\$89,800	4	\$18,500	
Backflow Preventer Generic	100%			2027	\$79,200	1	\$19,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pier</i>								
<i>Explanation : Located On Shore</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 3rd Floor, 2 Units From Main Deck, 1st To 3rd Floor, 1 Unit From Basement To 1st Floor</i>								
<i>Explanation : 4 Passenger, 1 Freight</i>								
Fire Suppression								
Standpipe								
Generic	100%			2027	\$1,298,700	1-5	\$162,100	
Sprinkler								
Generic	100%			2027	\$3,051,500	1-2	\$86,800	
Fire Pump								
Generic	100%			2023	\$200,600	1	\$57,900	
Chemical System								
Generic	100%			2022	\$28,000	1-3	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : BAIN CORRECTIONAL CENTER BARGE PIER
Address : HUNTS POINT FOOT OF HALLECK ST
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0011.100 / 14102 **Yr Built/Renovated** :
Area Sq Ft : 4,140 **Project Type** : CORRECTION
Date of Survey : 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CORRECTION - 072
BAIN CORRECTIONAL CENTER BARGE PIER

Asset # : 14102

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	50%			LIFE	**	5	\$3,900
	Not Accessible	50%						
Deck Surface								
	Asphalt	100%			2036	**	5	\$4,600
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
Pile Caps								
	Concrete	100%			LIFE	**	5	\$300
Piles and Bracing								
	Steel	50%			LIFE	**	5	\$31,800
				<i>Corrosion, Extent : Light, Area Affected : 20%</i>				
				<i>Location : At The Top 3 Ft Of The Piles</i>				
	Not Accessible	50%						
Deck Elements								
Railing								
	Fencing	5%	4+	\$600	2032	**	3	
				<i>Missing Part, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Fence Fabric Not Connected To Rails At North End Of Asset</i>				
	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.

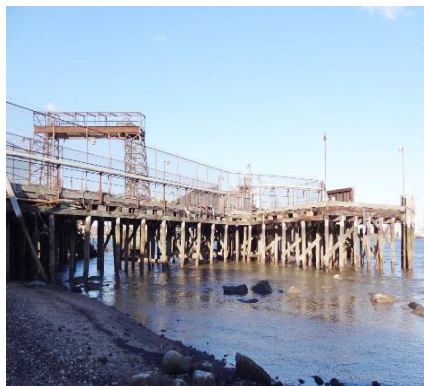
Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES CONCRETE PIER
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.144 / 1837 **Yr Built/Renovated** :
Area Sq Ft : 9,197 **Project Type** : CORRECTION
Date of Survey : 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	40%	0-2	\$424,900	LIFE	**	5	\$6,900	
<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Underdeck</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Underdeck</i>								
<i>Spalling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Underdeck</i>								
Concrete	10%	4+	\$21,200	LIFE	**	5	\$1,700	
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout Topside</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout Topside</i>								
Concrete	20%			LIFE	**	5	\$3,400	
Timber	25%			LIFE	**	5	\$9,700	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	5%							
Pile Caps								
Timber	5%	Now	\$46,000	LIFE	**	4	\$3,600	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pile Cap Ends</i>								
Timber	10%	4+	\$9,200	LIFE	**	4	\$7,200	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pile Cap Ends</i>								
Timber	85%			LIFE	**	4	\$61,400	
<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Piles and Bracing								
Timber	10%	Now	\$144,800	LIFE	**	4-5	\$4,100	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Isolated Throughout</i>								
Timber	15%	4+	\$217,200	LIFE	**	4-5	\$6,200	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Timber	25%			LIFE	**	4-5	\$10,300	
Not Accessible	50%							
Fender Facing								
Timber	100%			2036	**	3	\$46,600	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Breasting Dolphins</i>								
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 40%</i>								
<i>Location : At Breasting Dolphins In Tidal Zone</i>								

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Steel	5%	2-4	\$16,300	2036	**	3-5	\$9,900	
<i>Corrosion, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Breasting Dolphins In Tidal Zone</i>								
Steel	20%			2036	**	3-5	\$76,400	
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : At Breasting Dolphins Above Water</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Breasting Dolphins Above Water</i>								
<i>Explanation : Coating Loss</i>								
Timber	15%	Now	\$37,000	2036	**	4	\$3,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Offshore End Of Pier</i>								
No Component	40%							
Not Accessible	20%							
Deck Elements								
Railing								
Fencing	90%			2025		3		
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	10%							
Coping/Curb								
Timber	70%			LIFE	**			
No Component	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.

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.143 / 1836 **Yr Built/Renovated** :
Area Sq Ft : 930 **Project Type** : CORRECTION
Date of Survey : 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.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Deck							
	Concrete	25%			LIFE	**	5	\$400
		<i>Cracking, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
	Not Accessible	75%						
Pile Caps								
	Timber	80%	4+	\$14,900	LIFE	**	4	\$5,800
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : End Of Pile Caps</i>						
	Timber	15%			LIFE	**	4	\$1,100
	Timber	5%	Now	\$4,700	LIFE	**	4	\$400
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Along Face Of Trestle</i>						
Piles and Bracing								
	Timber	10%	4+	\$14,600	LIFE	**	4-5	\$400
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Along Face Of Trestle</i>						
	Timber	60%			LIFE	**	4-5	\$2,500
		<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Above Water</i>						
	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.

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset # : 13508

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Deck							
	Concrete	40%	0-2	\$183,700	LIFE	**	5	\$5,200
				<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Underdeck North Half Of Wharf</i>				
				<i>Spalling, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Underdeck North Half Of Wharf</i>				
	Concrete	15%	4+	\$68,900	LIFE	**	5	\$1,900
				<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Underdeck North Half Of Wharf</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Underdeck Randomly Throughout</i>				
				<i>Explanation : Delaminated Areas</i>				
	Concrete	20%			LIFE	**	5	\$2,600
	Not Accessible	25%						
	Deck Surface							
	Asphalt	50%			2040	**	5	\$3,800
	No Component	50%						
	Pile Caps							
	Concrete	35%			LIFE	**	5	\$200
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
				<i>Discolor & Bleeding, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
	Concrete	5%	4+	\$10,800	LIFE	**	5	
				<i>Spalling, Extent : Moderate, Area Affected : 75%</i>				
				<i>Location : Throughout Southern Half Of Structure</i>				
	Timber	25%	Now	\$39,800	LIFE	**	4	\$13,600
				<i>Broken, Extent : Severe, Area Affected : 40%</i>				
				<i>Location : At Ends Of Caps</i>				
	Timber	35%	4+	\$55,700	LIFE	**	4	\$19,100
				<i>Excess Deflections, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Adjacent To Bulkhead</i>				
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>				
				<i>Location : Throughout</i>				

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset # : 13508

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

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.

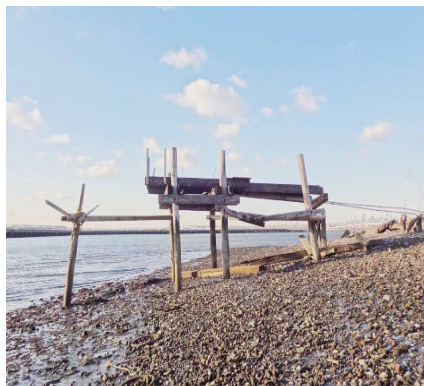
Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TIMBER TRESTLE

Asset # : 13474

Piers		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural									
Deck									
	Timber	100%	Now	\$92,800	LIFE	**	5	\$2,200	1
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Entire Structure</i>									
Pile Caps									
	Timber	100%	Now	\$51,700	LIFE	**	4	\$4,100	1
<i>Missing Part, Extent : Severe, Area Affected : 75%</i>									
<i>Location : Two Original Caps Remain</i>									
Piles and Bracing									
	Timber	40%	Now	\$32,600	LIFE	**	4-5	\$900	1
<i>Broken, Extent : Severe, Area Affected : 50%</i>									
<i>Location : At End Of Pier</i>									
<i>Missing Pile, Extent : Severe, Area Affected : 50%</i>									
<i>Location : At End Of Pier</i>									
	Timber	60%	2-4	\$14,700	LIFE	**	4-5	\$1,400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Deck Elements									
Railing									
	Timber	100%	Now	\$19,500	2022	\$48,900			
<i>Missing Part, Extent : Light, Area Affected : 100%</i>									
<i>Location : All Railing</i>									

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

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

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

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

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** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$340,500	
Total	\$340,500	
Importance Code A	\$340,500	
Total	\$340,500	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$20,100	\$200		\$200
Total	\$20,100	\$200		\$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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Sheet Piles							
	Steel	45%	4+	\$340,500	LIFE	**		
		<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Splash Zone</i>						
	Not Accessible	55%						
	Pile Caps							
	Concrete	15%			LIFE	**	5	\$500
	No Component	85%						
Backfill								
	Fill							
	Topsoil	5%	Now	\$13,700	2067	**		
		<i>Other Observation, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Three Locations On South Side, Two Locations On East Side Of Cellular Wall</i>						
		<i>Explanation : Sinkholes</i>						
	Not Accessible	95%						
	Surface							
	Concrete	2%			2036	**	5	\$300
	Gravel	5%	Now	\$5,500	2042	**	2-5	\$100
		<i>Other Observation, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : At Five Locations Along The Bulkhead</i>						
		<i>Explanation : Sinkholes, Loss Of Fill</i>						
	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.

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES GRAVITY WALL
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.230 / 13475 **Yr Built/Renovated** :
Linear Ft : 287 **Project Type** : CORRECTION
Date of Survey : 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GRAVITY WALL

Asset # : 13475

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall							
	Stone	45%	Now	\$765,000	LIFE	**	5	\$10,900
		<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Collapsed Portions 30 Ft Long South Of Pier And 100 Ft Long North Of Pier</i>						
	Stone	45%			LIFE	**	5	\$10,900
	Not Accessible	10%						
Backfill								
	Fill							
	Topsoil	45%	Now	\$21,900	2067	**		
		<i>Erosion, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : At Collapsed Areas</i>						
	Not Accessible	55%						
Surface								
	Asphalt	10%	4+	\$5,100	2042	**	5	\$200
		<i>Cracking, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Random Locations Throughout</i>						
	Topsoil	45%			2025	\$13,700	5	\$600
		<i>Erosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Settlement, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
	Topsoil	45%	Now	\$13,700	2027	\$13,700	5	\$300
		<i>Missing Part, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : At Collapsed Areas</i>						

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

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

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

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES RIP-RAP
Address : RIKERS ISLAND CIRCUMFERENCE OF ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.210 / 13473 **Yr Built/Renovated** :
Linear Ft : 17,273 **Project Type** : CORRECTION
Date of Survey : 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	\$87,900
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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	15%	Now	\$2,251,300	LIFE	**	5	\$15,500	
	<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Isolated Throughout; Erosion Above Revetment</i>							
Stone	70%			LIFE	**	5	\$72,400	
No Component	15%							
Backfill								
Fill								
Topsoil	15%	Now	\$219,600	2055	**			
	<i>Erosion, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Isolated Throughout; Sloughing Of Face Above Revetment</i>							
Not Accessible	85%							
Surface								
Asphalt	15%			2036	**	5	\$29,600	
Topsoil	15%	Now	\$109,900	2025	\$274,800	5	\$6,100	
	<i>Erosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Behind Revetment Isolated Throughout; Erosion Below Buildings 160 And 140</i>							
Topsoil	70%			2025	\$1,282,600	5	\$56,600	
	<i>Erosion, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Deck Elements								
Railing								
Fencing	5%	4+	\$18,500	2028	\$92,300	3	\$300	
	<i>Progressing Scour, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Western Side Of Island</i>							
Guard Rail	10%	0-2	\$24,500	LIFE	**			
	<i>Progressing Scour, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Five Areas Along North Shore Totaling 500 Ft</i>							
No Component	85%							

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

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

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

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD
Address : RIKERS ISLAND NORTH END, INSHORE OF MARINA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.250 / 13509 **Yr Built/Renovated** :
Linear Ft : 204 **Project Type** : CORRECTION
Date of Survey : 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.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb							
	Timber	95%			LIFE	**	5	\$100
	Timber	5%	4+	\$1,300	LIFE	**	5	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : At North End</i>						
<hr/>								
	Sheet Piles							
	Steel	50%			LIFE	**		
		<i>Corrosion, Extent : Light, Area Affected : 15%</i>						
		<i>Location : At Top Of Sheet Piles</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 15%</i>						
		<i>Location : At Top Of Sheet Piles</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Exposed Cut Out Holes For Tie Backs</i>						
	Not Accessible	50%						
<hr/>								
	Wales							
	Steel	100%			LIFE	**	5	\$4,800
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
<hr/>								
	Pile Caps							
	Concrete	100%			LIFE	**	5	\$600
<hr/>								
Backfill								
	Fill							
	Topsoil	2%	Now	\$600	2055	**		
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Beneath Deteriorated Concrete Surface</i>						
		<i>Explanation : Settlement</i>						
	Not Accessible	98%						
<hr/>								
	Surface							
	Asphalt	5%	Now	\$600	2036	**	5	\$100
		<i>Settlement, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : North End</i>						
	Asphalt	5%			2036	**	5	\$100
	Concrete	25%	0-2	\$6,200	2040	**	5	\$300
		<i>Cracking, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : 130 Ft From South</i>						
	Gravel	45%			2036	**	2-5	\$300
	Gravel	20%	Now	\$1,200	2036	**	2-5	\$100
		<i>Settlement, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Adjacent To Bulkhead</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : South End</i>						
		<i>Explanation : Sinkholes Adjacent To Bulkhead</i>						
<hr/>								
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.

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

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fender								
Piles								
	Timber	45%			2036	**	4	\$2,200
		<i>Worn, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	No Component	10%						
	Not Accessible	45%						
Wales and Chocks								
	Timber	5%	Now	\$2,000	2036	**	4	\$600
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Timber	10%	4+	\$4,100	2036	**	4	\$1,100
		<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Along Face Of Bulkhead</i>						
		<i>Worn, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
	Timber	75%			2036	**	4	\$8,300
	No Component	10%						

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

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

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

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES TIMBER BULKHEAD
Address : RIKERS ISLAND NORTH END, UNDER ASSET 13508
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.147 / 4161 **Yr Built/Renovated** :
Linear Ft : 231 **Project Type** : CORRECTION
Date of Survey : 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			



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TIMBER BULKHEAD

Asset # : 4161

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Revetment							
	Stone	100%			LIFE	**	5	\$1,400
	Sheet Piles							
	Timber	10%	4+	\$52,300	LIFE	**	4	\$400
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	Timber	90%			LIFE	**	4	\$3,900
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	90%			2036	**	5	\$2,400
		<i>Settlement, Extent : Light, Area Affected : 30%</i>						
		<i>Location : North Half Of Bulkhead</i>						
	Asphalt	10%	2-4	\$4,100	2042	**	5	\$100
		<i>Settlement, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 30 Ft Long From Southwest Corner</i>						
Fender								
	Piles							
	Steel	50%			2023	\$79,200	10	
		<i>Corrosion, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Abandoned Soldier Piles In Front Of Sheeting</i>						
	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.

Print Date : 15-Nov-2019

DEPARTMENT OF CORRECTION - FY 2020

Asset Name : RIKERS ISLAND FACILITIES MARINA
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0012.000 / 13603 **Yr Built/Renovated** :
Area Sq Ft : 1,208 **Project Type** : CORRECTION
Date of Survey : 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2047	**	1-3	\$7,000	
Floating Docks								
Anchor Piles								
Steel	50%			2047	**	3-5	\$13,200	
		<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Splash Zone</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Splash Zone</i>						
Not Accessible	50%							
Fenders								
Vinyl	98%			2025	\$142,000	2	\$16,500	
Vinyl	2%	4+	\$1,200	2025	\$2,900	2	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : At End Of Dock</i>						
		<i>Explanation : Loose</i>						
Floats/Frames								
Concrete	60%			2036	**	5	\$4,200	
Polyethylene	30%	4+	\$10,000	2032	**	1-5	\$700	
		<i>Waterlogged/Damaged Floatation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : South Modules</i>						
Steel	10%	0-2	\$3,200	2032	**	5	\$100	
		<i>Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : One Location</i>						
Protective Structure								
Wave Attenuator								
Steel/Timber	60%			2047	**	5	\$67,800	
Steel/Timber	10%	4+	\$67,700	2047	**	5	\$5,600	
		<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 2 Ft High Band In Splash Zone</i>						
		<i>Missing Coating, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Splash Zone</i>						
Not Accessible	30%							
Electrical								
Lighting Fixture								
Incandescent	25%	Now	\$3,200	2021	\$10,800			
		<i>Other Observation, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Southwest Corner Of Marina</i>						
		<i>Explanation : Two Broken Fixtures</i>						
Incandescent	75%			2021	\$32,500			
Electrical/Mech.								

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

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

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

Electrical/Mech.

Power Supply/Bollards

Plastic

20%

2025

\$5,000

Plastic

80% Now

\$12,000

2025

\$20,000

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

Location : Four Out Of Five On Floating Docks

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.

*** 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 MOVABLE FERRY DOCKS
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.146 / 1839 **Yr Built/Renovated** :
Area Sq Ft : 3,050 **Project Type** : CORRECTION
Date of Survey : 13-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

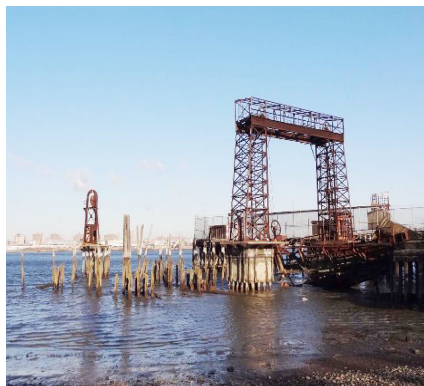
CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Marinas/Docks	\$3,220,700	\$738,700
Total	\$3,220,700	\$738,700
Importance Code A	\$3,220,700	\$738,700
Total	\$3,220,700	\$738,700

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.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS

Asset # : 1839

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Facing Timber	100%	Now	\$738,700	2027	\$738,700			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Broken</i>								
<i>Explanation : Missing Part</i>								
<hr/>								
Piles								
Timber	100%	Now	\$555,000	2032			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Broken</i>								
<i>Explanation : Broken</i>								
<hr/>								
Wales and Chocks								
Timber	100%	Now	\$104,000	2032			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Broken</i>								
<i>Explanation : Missing Part</i>								
<hr/>								
Gallows Frames								
Tower Frames								
Steel	100%	4+	\$910,500	2036			* *	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deflected Elements And Corrosion</i>								
<hr/>								
Movable Ramps								
Bearings								
Steel	100%	Now	\$315,900	2042			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Movable Ramp Collapsed</i>								
<i>Explanation : Broken</i>								
<hr/>								
Deck and Railing								
Timber Deck on Steel	100%	Now	\$596,600	2042			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Movable Ramp Collapsed</i>								
<i>Explanation : Broken</i>								
<hr/>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES SMALL FERRY DOCK

Asset # : 13510

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Timber	100%			2025	\$18,500	5	\$500	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Isolated Throughout</i>								
Gangways								
Aluminum	90%			2053	**	1-3	\$4,200	
Aluminum	10%	Now	\$2,200	2057	**	1-3	\$500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Barge Gangway Interface</i>								
<i>Explanation : Toe Plate Broken</i>								
Piles and Bracing								
Steel	70%			2047	**	5-10	\$1,000	
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Splash Zone</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	30%							
Floating Docks								
Anchor Piles								
Steel	60%			2047	**	3-5	\$5,300	
<i>Corrosion, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Guide Pad Locations</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Guide Pad Locations</i>								
Not Accessible	40%							
Fenders								
Rubber	100%			2025	\$400	1-2	\$200	
Barge								
Steel	80%			2036	**	5	\$1,100	
<i>Corrosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	20%							
Protective Structure								
Pile Cluster								
Timber	40%			2028	\$91,600	4-10	\$27,500	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Bottom Wire Ropes</i>								
<i>Explanation : Corrosion</i>								
Timber	10%	0-2	\$6,900	2031	**	4	\$900	
<i>Loose Wrapping, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Southwest Cluster</i>								
Not Accessible	50%							
Deck Elements								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Deck Elements								
Railing								
	Aluminum	30%			2026	\$7,400		
	Aluminum	30%	Now	\$7,400	2027	\$7,400		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 12 Ft Of Broken Rail Due To Impact From Gangway</i>								
	Steel	40%			2025	\$25,900		
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated At Welds And Joints</i>								

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

DEPARTMENT OF CORRECTION - 072

Project : CORRECTION

CAPITAL		FY 2021 - 2024		FY 2025 - 2030	
Special Systems		56,000,000		0	
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Special Systems		2,300,000	2,300,000	2,300,000	2,300,000

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

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