#### **DEPARTMENT OF CORRECTION - FY 2024** Print Date: 03-Oct-2023

Asset Name	· BROOK	I VN HOUS	E OF DETEI	NTION		
Address			ENUE @ BOI			
Borough	: BROOKLYN		Agency's Number	: N/A		
Program / Asset #	: DOC000	3.000 / 129		Yr Built/Renovated	: 1957 / 2005	
Area Sq Ft	: 161,765			<b>Project Type</b>	: CORRECTION	
Date of Survey	: 09-Dec-2	019		Landmark Status	: NONE	
Areas Surveyed	: Basemen	t, Roof, Flo	ors 1,9,11,11A	۱		
Block	: 175	Lot	: 1	BIN	: 3000605	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architec	ture			\$5,593,600		\$667,700
Interior Architect	ture			\$970,500		\$1,043,300

Total	\$12,154,300	\$5,433,100
Importance Code C	\$330,700	\$70,900
Importance Code B	\$6,230,000	\$4,482,300
Importance Code A	\$5,593,600	\$879,900
Total	\$12,154,300	\$5,433,100
Site Pavements	\$54,900	
Mechanical	\$3,946,400	\$2,145,800
Electrical	\$1,588,900	\$1,576,300
Interior Architecture	\$970,500	\$1,043,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$15,300	\$25,400		
Interior Architecture	\$40,200			\$3,800
Electrical	\$33,700	\$79,600	\$29,600	\$26,300
Mechanical	\$51,500	\$41,700	\$38,200	\$18,500
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Total	\$216,700	\$222,800	\$143,800	\$124,700
Importance Code A	\$15,300	\$27,200		
Importance Code B	\$201,300	\$195,500	\$143,800	\$124,700
Importance Code C				
Total	\$216,700	\$222,800	\$143,800	\$124,700



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

Asset # : 129

		Current I	Repair	Futur	e Replacement	м	aintenance	
chitecture etem	0/ 0		-					<b>D</b> • •
Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре	Iotai	(Icars)		I'I		(115)		
erior								
Exterior Walls	= 0 /				at at	_	<b>* *</b> • • • • •	
Glazed Ceramic Panel	5%			LIFE	* *	5	\$59,900	
Masonry: Brick	80%			LIFE	* *	5	\$204,300	
Granite Panels Windows	15%			LIFE		5	\$28,700	
Glass Block	150/	Now	\$239,600	LIFE	* *	5	\$2,700	
Glass Block			ked, Extent : Mode		a Affected · 50%	5	\$2,700	
	-	1 : Through			<i>a 15500000000000000000000000000000000000</i>			
		-	od, Extent : Moder	ate, Area	Affected : 50%			
		1 : Through		,	55			
	Other Obs	servation, E	Extent : Light, Area	Affected	: 75%			
	Location	ı : Through	out					
	Explana	tion : Cove	red With Protection	n Netting				
Metal/Detention Type	84%	Now	\$5,353,900	2061	* *	5	\$44,800	
		-	xtent : Moderate, A	Area Affe	cted : 50%			
		1 : Through						
			Extent : Moderate,	Area Aff	ected : 50%			
		1 : Through			<i>20</i> <b>1 7</b> 0 0 <i>(</i>			
			Extent : Moderate	e, Area Aj	ffected : 50%			
		1 : Through			100 / 1 500/			
		Deteriorate 1 : Through	ed, Extent : Modera	ite, Area .	Affected : 50%			
		-	Sut Extent : Light, Area	Affected	· 100%			
			icade, South Facad		. 10070			
	Locanor		ieuue, south i ueue					
	Explana	tion : Cove	red With Protection					
Metal Louvers			red With Protection \$9 800	n Netting	* *			
Metal Louvers	1%	Now	\$9,800	n Netting 2046		6		
Metal Louvers	1% Broken/M	Now	\$9,800 ents, Extent : Mod	n Netting 2046		6		
Metal Louvers	1% Broken/M	Now issing Elem	\$9,800 ents, Extent : Mod	n Netting 2046		6		
	1% Broken/M	Now issing Elem 1 : Through	\$9,800 ents, Extent : Mod	n Netting 2046		5	\$1,800	
Parapets	1% Broken/M Location 60% 5%	Now issing Elem 1 : Through Now	\$9,800 eents, Extent : Mod out \$3,800	n Netting 2046 erate, Ara LIFE LIFE	ea Affected : 100% ** **		\$1,800 \$200	
Parapets Masonry: Brick	1% Broken/M Location 60% 5% Joint Mor	Now issing Elem 1 : Through Now tar Miss/Er	\$9,800 ents, Extent : Mod out	n Netting 2046 erate, Ara LIFE LIFE	ea Affected : 100% ** **	5		
Parapets Masonry: Brick Masonry: Limestone	1% Broken/M Location 60% 5% Joint Mor Location	Now issing Elem 1 : Through Now tar Miss/En 1 : Coping	\$9,800 eents, Extent : Mod out \$3,800	n Netting 2046 erate, Arc LIFE LIFE rate, Area	ea Affected : 100% ** * * * Affected : 25%	5 5	\$200	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence	1% Broken/M Location 60% 5% Joint Mor Location 25%	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping	\$9,800 eents, Extent : Mod out \$3,800	n Netting 2046 erate, Arc LIFE LIFE tate, Area 2036	ea Affected : 100% ** * * * Affected : 25% * *	5 5 5-10	\$200	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels	1% Broken/M Location 60% 5% Joint Mor Location	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping	\$9,800 eents, Extent : Mod out \$3,800	n Netting 2046 erate, Arc LIFE LIFE rate, Area	ea Affected : 100% ** * * * Affected : 25%	5 5	\$200	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof	1% Broken/M Location 60% 5% Joint Mor Location 25% 10%	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping	\$9,800 eents, Extent : Mod out \$3,800	n Netting 2046 erate, Arc LIFE LIFE rate, Area 2036 LIFE	ea Affected : 100% ** * Affected : 25% ** **	5 5 5-10 5	\$200 \$5,800 \$300	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne	1%Broken/MLocation60%5%Joint MorLocation25%10%2%	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping	\$9,800 pents, Extent : Mod out \$3,800 rod, Extent : Moder	n Netting 2046 erate, Ard LIFE LIFE rate, Area 2036 LIFE 2059	ea Affected : 100%	5 5 5-10	\$200	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof	1% Broken/M Location 60% 5% Joint Mor Location 25% 10% 2% 5%	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping Now	\$9,800 eents, Extent : Mod out \$3,800 ood, Extent : Moder \$1,800	n Netting 2046 erate, Ard LIFE LIFE rate, Area 2036 LIFE 2059 2048	ea Affected : 100% ** * * * * * * * * * * * * * * * * *	5 5 5-10 5	\$200 \$5,800 \$300	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne	1%Broken/MLocation60%5%Joint MorLocation25%10%2%5%Water Per	Now issing Elem n : Through Now tar Miss/En n : Coping Now netration, E.	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ard LIFE LIFE rate, Area 2036 LIFE 2059 2048	ea Affected : 100% ** * * * * * * * * * * * * * * * * *	5 5 5-10 5	\$200 \$5,800 \$300	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne Metal Panel	1%Broken/MLocation60%5%Joint MorLocation25%10%2%5%Water PerLocation	Now issing Elem issing Elem Now tar Miss/En i : Coping Now netration, E. i : Through	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ard LIFE LIFE tate, Area 2036 LIFE 2059 2048 Affected	ea Affected : 100% ** * * * * * * * * * * * * * * * * *	5 5 5-10 5 10	\$200 \$5,800 \$300 \$2,400	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne Metal Panel Modified Bitumen	1%Broken/MLocation60%5%Joint MorLocation25%10%2%5%Water PerLocation45%	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping Now netration, E. 1 : Through	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ard LIFE LIFE cate, Area 2036 LIFE 2059 2048 Affected 2036	ea Affected : 100%	5 5 5-10 5	\$200 \$5,800 \$300	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne Metal Panel Modified Bitumen Plaza Roof: Stone Panel	1%Broken/MLocation60%5%Joint MorLocation25%10%2%5%Water PerLocation45%\$\$ 3%	Now issing Elem i : Through Now tar Miss/En i : Coping Now netration, E. i : Through	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ard LIFE LIFE cate, Area 2036 LIFE 2059 2048 Affected 2036 2051	ea Affected : 100% ** ** ** Affected : 25% ** ** ** ** ** ** ** ** ** ** ** ** **	5 5 5-10 5 10 10	\$200 \$5,800 \$300 \$2,400 \$22,000	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne Metal Panel Modified Bitumen Plaza Roof: Stone Panel Play Surface	1%           Broken/M           Location           60%           5%           Joint Mor           Location           25%           10%           2%           5%           Water Per           Location           45%           5%           3%           5%	Now issing Elem n : Through Now tar Miss/En n : Coping Now netration, E. n : Through	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ara LIFE LIFE cate, Area 2036 LIFE 2059 2048 Affected 2036 2051 2031	ea Affected : 100% ** ** ** Affected : 25% ** ** ** ** ** ** ** ** ** ** ** ** **	5 5 5-10 5 10 10 10	\$200 \$5,800 \$300 \$2,400 \$22,000 \$2,400	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne Metal Panel Modified Bitumen Plaza Roof: Stone Panel	1%Broken/MLocation60%5%Joint MorLocation25%10%2%5%Water PerLocation45%\$\$ 3%	Now issing Elem n : Through Now tar Miss/En n : Coping Now netration, E. n : Through	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ard LIFE LIFE cate, Area 2036 LIFE 2059 2048 Affected 2036 2051	ea Affected : 100% ** ** ** Affected : 25% ** ** ** ** ** ** ** ** ** ** ** ** **	5 5 5-10 5 10 10	\$200 \$5,800 \$300 \$2,400 \$22,000	

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

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

### Asset # : 129

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior				•				
Floors								
Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Through	\$94,400 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$120,800	
Ceramic Tile	5%			2040	* *	5	\$10,200	
Marble Panels	5%			LIFE	* *	5	\$7,700	
Quarry Tile	-		\$75,600 Extent : Moderate out	2044 , Area A <u>j</u>	* * ffected : 25%	5	\$15,300	
Steel Plate	5%			LIFE	* *	1		
Steel Grating	10%			2041	* *	1		
Terrazzo	20%	Now	\$76,900	LIFE	* *	5	\$31,900	
	-	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
Vinyl Tile	15%			2031	\$851,600	3	\$15,300	
Wood	3%			2059	* *	5	\$11,500	
Interior Walls								
Concrete Masonry Unit	Cracking/	Now Crumbling, 1 : Through	\$89,300 Extent : Moderate out	LIFE , Area A <u>j</u>	* * ffected : 10%	5	\$18,900	
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5	\$28,300	
Marble Panels	3%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$21,300	
SGFT/Glazed Masonry	32%			LIFE	* *			
Steel Plate			\$241,500 Extent : Light, Area out	LIFE Affected	**	5	\$70,900	
Ceilings		-						
AcousTileConcealSpLn	Cracking/	Now Crumbling, 1 : Through	\$115,800 Extent : Light, Are out	2036 ea Affecte	* * ed : 30%	5	\$44,700	
AcousTileSusp.Lay-In	5%			2044	* *	5	\$10,200	
Exposed Struc: Concrete	e 45% Cracking/	0-2	\$277,200 Extent : Light, Are	LIFE	* * ed : 10%	5	\$14,400	
	Water Pen		xtent : Light, Area	Affected	: 20%			
Metal Panel	5%			LIFE	* *	5	\$12,800	
Plaster	Location	Crumbling, 1 : Through	\$31,300 Extent : Light, Are out Extent : Moderate			5	\$12,800	
	Location Water Pen	ı : Entry Lo	bby xtent : Light, Area .	-	-			

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

Asset # : 129

rchitecture	Currer	t Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Pavements Public Sidewalk Cast in Place Concrete	100% Now Cracking/Crumblin Location : Throug	\$54,900 ng, Extent : Moderate ghout	2036 , Area Aj	* * ffected : 15%			
On-Site Walkways Pavers/Stone	100%		2034				
lectrical	Currer	t Repair	Futur	e Replacement	M	aintenance	
vstem Component Type		te Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priorit
nder 600 Volts Service Equipment Fused Disc Sw	Location : Electr				5	\$100	
Molded Case Bkrs	30% Other Observation Location : Electr	e 1,200 Ampere Mair , Extent : Light, Area ical Room e 2,000 Ampere Mair	2051 Affected	* * : 100%	5	\$1,300	
Molded Case Bkrs	50% Other Observation Location : Electr	, Extent : Light, Area ical Room	2031 Affected	\$114,400 : 100%	5	\$2,100	
Transformers	<sup>2</sup>	o 3,000 Ampere Mair				<b>#</b> < 0.0	
Dry Type Switchgear / Switchboard	100%		2044	* *	5	\$600	
Fused Disc Sw Molded Case Bkrs	20% 80%		2051 2031	* * \$183,000	5 5	\$100 \$3,400	
Raceway Conduit Conduit	90% 10%		2031 2051	\$206,600	1		
Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	10% 80% 10%		2030 2030 2047	\$20,100 \$160,500 * *	5 5 5	\$400 \$3,400 \$400	
Wiring Thermoplastic Thermoplastic	90% 10%		2031 2051	\$310,300 * *	1	÷	
Motor Controllers Locally Mounted Variable Frequency Drive	95% 5%		2029 2044	\$481,000 * *	5	\$1,000	
ound Grounding Devices Generic	100%		LIFE	* *	5	\$2,400	

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Asset # : 129

Electrical	Current Rep	pair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prioriț
and-by Power							
Transfer Switches							
Automatic	40%		2044	* *	1	\$19,900	
Automatic	60%		2029	\$63,000	1	\$29,900	
Generators							
Diesel	50% Other Observation, Exte Location : Roof Explanation : One 250		2040 Affected	* *	1	\$31,300	
Diesel	50% Abandoned In Place, Ex Location : Outdoors	tent : Light, Are	2027 a Affecte	\$54,600 d : 100%	1	\$31,300	
Batteries							
Lead/Acid	100%		2025	\$2,500	5	\$6,000	
Fuel Storage Day Tank	50% Other Observation, Exte Location : Generator Explanation : Two 150	Room - Roof And	00		5		
Main Tank	50% Other Observation, Exte Location : Basement Explanation : One 3,0	ent : Light, Area	2034 Affected	\$38,600 : 100%	5		
ighting							
Interior Lighting							
Fluorescent	65% T-8 Lamps And Fixtures Location : Throughout	-	2036 Area Affe	* * ected : 100%	10	\$96,400	
Fluorescent	20% T-12 Lamps And Fixture Location : Throughout	-	2026 , Area A <u>j</u>	\$494,800 fected : 100%	10	\$29,700	
HID	10%		2026	\$192,600	10	\$500	
LED	5%		2036	* *			
Egress Lighting							
Emergency, Service	40%		2031	\$40,100	1		
Emergency, Battery	10%		2026	\$27,300	10	\$3,900	
Exit, Service	25%		2026	\$17,500	1		
Exit, Battery	25%		2031	\$57,600	10	\$2,700	
Exterior Lighting	0.50 (		0001		10	* = ^ -	
HID	95%		2026	\$720,800	10	\$500	
LED	5%		2036	* *			
larm							
Security System	100%		2026	* *	1	¢20 100	
Generic	Other Observation, Exte Location : Throughour	The Building			1	\$60,400	
	Explanation : CCTV S	urveillance Syst	em				

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

Asset # : 129

			A3361 # . I	23				
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm Fire/Smoke Detection Generic, Digital	100%			2036	* *	1-3	\$99,700	
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Heating Energy Source Plant Campus Steam / PRV	100%			2041	* *	1		
	Location	n : Opposite	Extent : Severe, Are Side Of Street Nearby Court Hot		d : 100%			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2034	\$97,900	5	\$9,600	
Distribution Central Plant Steam Piping/Pmp	5%			2041	* *	4	\$600	
Steam Piping/Pump Terminal Devices Air Handler			\$550,800 tent : Severe, Area	2041 2026 Affected	* * \$2,754,000 : 100%	1	\$81,000	
Convector/Radiator Unit Heater - Steam	<u>3%</u> 7%			2029 2026	\$39,900 \$64,700	1 4	\$1,600 \$1,600	
Air Conditioning Energy Source Electricity	100%			2039	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	5%			2029	\$128,600	2	\$500	
Exterior Pkg Unit - Cooling	15%			2031	\$267,400	2	\$1,500	
No Component Heat Rejection Air Cooled Condenser Unit	80%			2031	\$14,100	2	\$16,900	
No Component Ventilation	85%							
Distribution Ductwork/Diffusers	Location	i : Through				2-5	\$45,100	
No Component	Explana 50%		lechanical Ventilati	on In Ce	u Areas.			
No Component	30%							

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Asset # : 129

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lentilation						
Exhaust Fans						
Interior	80%	2026	\$576,900	2	\$4,000	
Roof	20%	2031	\$63,100	2	\$1,000	
Plumbing						
H/C Water Piping						
Brass/Copper	5%	2041	* *	1		
Galvanized Steel	95% 0-2 \$39,		* *	1		
	Corroded, Extent : Severe, Area Aj	ffected : 10%				
	Location : Throughout					
HW Heat Exchanger						
Steam Fired	100%	2031	\$786,300	4	\$16,000	
	Other Observation, Extent : N/A, A	Area Affected :	100%			
	Location : Basement					
	Explanation : 5 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2036	* *	4	\$3,400	
Sewage Ejector(s)						
Electric	100%	2031	\$85,100	4	\$6,400	
	Other Observation, Extent : N/A, A	00				
	Location : One At 1st Floor, One	e At Sub-basen	ient			
	Explanation : 2 Units					
Fixtures	1000/					
Generic	100%					
/ertical Transport						
Elevators	0.50/		ala ala			
Geared Traction	85%	LIFE	* *			
	Other Observation, Extent : N/A, A	00				
	Location : 4 Units From Baseme	nt Io 11th Flo	or, I Unit From Bo	isement	lo Ist Floor, 1	
	Unit From 1st To 2nd Floor Explanation : 6 Units					
Unducalia	<u>15%</u>	LIDE	* *			
Hydraulic	15% Other Observation, Extent : N/A, A	LIFE Area Affected :				
	Location : Basement To 3rd Floo	**	1.570			
	Explanation : 1 Unit	//				
Fire Sumpression						
Fire Suppression Standpipe						
Generic	100%	2041	* *	1-5	\$81,600	
Sprinkler	10070	2071		1-5	<i>\$</i> 01,000	
No Component	75%					
Generic		2021	\$560 000	1 2	\$11 200	
Generic	25%	2031	\$562,200	1-2	\$11,300	

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Asset # : 129

Mechanical	Current Rep	bair Fu	ture Replaceme	nt l	Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Yea FY		Cost Cycle (Yrs)		Priority
Fire Suppression						
Fire Pump						
Generic	100% 4+	\$3,100 203	4 \$155,3	300 1	\$27,200	
	Other Observation, Exte	nt : Light, Area Affect	ed : 2%			
	Location : Mechanical	Room On Floor 11 A				
	Explanation : Rust Beg	ginning To Occur.				
Chemical System						
No Component	99%					
Generic	1%	202	6 \$2	200 1-3	\$700	

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

#### **DEPARTMENT OF CORRECTION - FY 2024** Print Date: 03-Oct-2023

Asset Name Address	: MANHATTAN HOUSE OF DETE : 138-40 CENTRE STREET @ WHI		ČR	
Borough Program / Asset # Area Sq Ft Date of Survey	<ul> <li>MANHATTAN</li> <li>DOC0009.000 / 2013</li> <li>163,072</li> <li>08-Nov-2019</li> </ul>	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1989 / 2005 : CORRECTION : NONE	
Areas Surveyed Block	: Basement, Roof, Floors 1,2,3,9 : 198 Lot : 1	BIN	: 1002364	
CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Exterior Architec	ture	\$174,300		\$1,095,600
Interior Architect	ure	\$341,200		\$3,452,700
Electrical		\$478,900		\$1,787,800
Mechanical		\$3,155,600		\$10,949,900

Mechanical Site Pavements	\$3,155,600	\$10,949,900 \$1,124,300
Total	\$4,150,000	\$18,410,400
Importance Code A	\$174,300	\$1,331,500
Importance Code B	\$3,702,300	\$15,435,100
Importance Code C	\$273,400	\$1,643,700
Total	\$4,150,000	\$18,410,400

Fotal	\$350,800	\$366,900	\$144,900	\$166,300
Importance Code C	\$68,600			
Importance Code B	\$241,000	\$315,800	\$144,900	\$166,300
Importance Code A	\$41,100	\$51,200		
Total	\$350,800	\$366,900	\$144,900	\$166,300
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Site Pavements	\$22,500			
Mechanical	\$61,500	\$149,700	\$64,400	\$76,600
Electrical	\$44,000	\$85,100	\$18,300	\$18,600
Interior Architecture	\$121,500	\$20,200		\$9,000
Exterior Architecture	\$39,200	\$49,700		
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

#### Asset # : 2013

			A3361 # . Z	010				
rchitecture		Current I	Repair	Futur	e Replacement	Μ		
stem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Concrete Masonry Unit	7%			LIFE	* *	5	\$5,200	
Metal Sect. OHD		Now	\$39,200	2036	* *	5	\$5,600	
		-	xtent : Moderate, A		cted : 20%			
		Southeas	t Garage Door En					
Granite Panels	25%			LIFE	* *	5	\$22,400	
Pre-Cast Concrete	65%		\$113,000	LIFE	* *	5	\$251,900	
			xtent : Moderate, A					
	Location :	Gymnasi	ium And Clinic On	Second F	Floor			
Windows	1001					_		
Glass Block	10%			LIFE	* *	5	\$2,100	
Metal/Detention Type	80%			2041	* *	5	\$99,500	
Metal Louvers	10%			2034	\$190,200	10	\$21,300	
Parapets	0.50/					-	¢15 500	
Cast in Place Concrete	35%			LIFE	* *	5	\$15,500	
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
Metal Rail	5%			2044	* *	5-10	\$3,900	
Metal: Cage/Fence	25% 25%			2044	* *	5-10	\$8,300 \$6,700	
Pre-Cast Concrete	2370			LIFE		5	\$6,700	
Roof IRMA/Protected	40%			2031	\$440,100	10	\$18,000	
Membrane	40%			2051	\$449,100	10	\$18,900	
Memorane	Recent Rend	air Evider	nt, Extent : N/A, Ar	en Affecti	ed · 20%			
	Location :			ia nyjeen	. 2070			
Doview A subalt	10%	Lieraioi	2	2040	* *	10	\$7,100	
Paver: Asphalt Traffic Topping	50%	Now	\$61,300	2040	\$204,400	10	\$7,100	
frame ropping			Extent : Moderate					
	-	-	Activity Area	, лгеи лј	<i>Jecieu</i> . 2570			
			, Extent : Moderate	o Area A	flected · 30%			
			Activity Area	, 11 <b>1 cu</b> 1	<i>Jecica</i> . 5070			
			Extent : Moderate,	Area Aff	ected · 15%			
	Location :			лгей Ајј	ecieu . 1570			
			: Moderate, Area	Affected .	35%			
			Activity Area		5070			
	Locunon .	Sumoor	1100000y 11100					
Soffits								
Soffits Metal Panel	20%			2041	* *	5-10		
Soffits Metal Panel Granite Panels	20% 30%			2041 LIFE	* *	5-10 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.

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

#### Asset # : 2013

			Assel # . 2				aintenance	
Architecture		Current	-		re Replacement			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors						_		
Cast in Place Concrete	50%	4.		LIFE	* *	5	\$261,700	
Ceramic Tile	5%	4+	\$67,800	2034	\$678,100	5	\$6,000	
	Location	Trumbling: Through	, Extent : Light, Are out	ea Affecte	ed : 10%			
Quarry Tile	5%			2036	* *	5	\$17,900	
Terrazzo	5%			LIFE	* *	5	\$9,300	
Vinyl Tile	30%	Now	\$39,900	2031	\$1,993,500	3	\$26,900	
	-	Crumbling : Through	, Extent : Moderate out	r, Area Aj	ffected : 10%			
Wood	5%			2046	* *	5	\$22,400	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Ceramic Tile	3%	4+	\$46,200	2034	\$461,500	5	\$4,200	
			ients, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Various	Bathrooms					
Concrete Masonry Unit	52%	Now	\$273,400	LIFE	* *	5	\$57,900	
5	Water Pene	etration, E	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	: Gymnas	ium Walls					
Glass: Single Pane	5%			LIFE	* *	5	\$10,400	
Gypsum Board	5%			LIFE	* *	5	\$8,300	
Metal Security Bars	10%			LIFE	* *	U	\$0,200	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings	570			LIIL				
AcousTile,Adhered	10%	4+	\$15,500	2036	* *	5	\$12,000	
· · · · · · · · · · · · · · · · · · ·			ients, Extent : Mod		ea Affected : 10%	U	¢1 <b>_</b> ,000	
		: Corrido		,	55			
AcousTileSusp.Lay-In	10%	0-2	\$20,000	2036	* *	5	\$12,000	
Acous meSusp.Lay-m			, Extent : Moderate		ffected · 20%	5	\$12,000	
	-	: Through		, 11 <b>'cu</b> 11j	<i>Jecieu</i> : 2070			
		. Intough	0111	LIPP	* *	5	¢10.700	
Exposed Struc: Concrete				LIFE	* *	5	\$18,700	
Exposed Struc: Steel	10%			LIFE	* *	~	<b>†2</b> 0,000	
Metal Panel	10%			LIFE	* *	5	\$29,900	
Plaster	10%			LIFE	* *	5	\$15,000	
Site Enclosure								
Retaining Walls	1000/			2051	* *			
Masonry: Fieldstone	100%		Testoret , N/A Area	2051				
			Extent : N/A, Area A eek Walls And Plan					
					ouin side			
Site Pavements	елріанан	ion . This	Is Actually Granite					
Public Sidewalk								
Pavers/Stone	100%			2034				
1 4, 015, 50010	100/0			200 F				

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

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

Page: 12

# **DEPARTMENT OF CORRECTION - 072** MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Architecture		Current I	Repair	Futur	e Replacement	м	aintenance		
System	0/ 2							<b>D</b> • •	
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ite Pavements									
On-Site Walkways									
Masonry: Granite	60%			LIFE	* *				
		ervation, E 1 : Stairs At	Extent : Light, Area	Affected	: 20%				
<b>D</b> / <b>S</b>		Now	irs In Progress	2024	\$244,700				
Pavers/Stone	Broken/M	issing Elem	\$4,900 ents, Extent : Mode Door Entrance	2034 erate, Ar	\$244,700 ea Affected : 10%				
Parking/Driveway		0							
Cast in Place Concrete	5%			2036	* *				
Pavers/Stone	95%	Now	\$17,600	2034	\$879,600				
		issing Elem 1 : Parking	ents, Extent : Mode Area	erate, Ar	ea Affected : 10%				
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance		
System	% of		Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Component Type	Total	(Years)	Listimated Cost	FY	Listiniateu Cost	(Yrs)	Listillated Cost	THOTHY	
Under 600 Volts									
Service Equipment	100/					_	<b>**</b>		
Fused Disc Sw	40%		utout Light Auga	2031	\$20,700	5	\$300		
		i : Electrica	Extent : Light, Area	Ајјестеи	. 10070				
			5,000 Amperes						
Molded Case Bkrs	<u>60%</u>		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2031	\$137,300	5	\$2,600		
Molded Case DKIS	Other Obs		xtent : Light, Area 11 Room			5	\$2,000		
	Explana	tion : Three	e 3,000 Ampere Ma	in Disco	nnect Switches				
Transformers									
Dry Type	100%			2029	\$26,900	5	\$600		
	()ther ()he	amation h							
			Extent : Light, Area		: 100%				
	Location	ı : 3rd Floo	r Electrical Room		: 100%				
Switchgeor / Switchbeord	Location	ı : 3rd Floo			: 100%				
Switchgear / Switchboard	Locatior Explana	n : 3rd Floo tion : Two	r Electrical Room	ere		5	\$300		
Air Circuit Breaker	Location Explana 30%	1 : 3rd Floo tion : Two	r Electrical Room	ere 2031	\$68,600	5	\$300 \$3.000		
Air Circuit Breaker Molded Case Bkrs	Locatior Explana	1 : 3rd Floo tion : Two	r Electrical Room	ere		5 5	\$300 \$3,000		
Air Circuit Breaker Molded Case Bkrs Raceway	Location Explana 30% 70%	n : 3rd Floo tion : Two .	r Electrical Room	ere 2031 2031	\$68,600 \$160,100	5			
Air Circuit Breaker Molded Case Bkrs Raceway Busway	Location Explana 30% 70% 2%	n : 3rd Floo tion : Two .	r Electrical Room	ere 2031 2031 2029	\$68,600 \$160,100 \$4,600	5			
Air Circuit Breaker Molded Case Bkrs Raceway	Location Explana 30% 70%	1 : 3rd Floo	r Electrical Room	ere 2031 2031	\$68,600 \$160,100	5			
Air Circuit Breaker Molded Case Bkrs Raceway Busway Conduit	Location Explana 30% 70% 2% 93%	1 : 3rd Floo	r Electrical Room	ere 2031 2031 2029 2031	\$68,600 \$160,100 \$4,600 \$213,500	5 1 1			
Air Circuit Breaker Molded Case Bkrs Raceway Busway Conduit Conduit	Location Explana 30% 70% 2% 93%	1 : 3rd Floo	r Electrical Room	ere 2031 2031 2029 2031	\$68,600 \$160,100 \$4,600 \$213,500	5 1 1			
Air Circuit Breaker Molded Case Bkrs Raceway Busway Conduit Conduit Panelboards	Location Explana 30% 70% 2% 93% 5%	1 : 3rd Floo	r Electrical Room	ere 2031 2031 2029 2031 2041	\$68,600 \$160,100 \$4,600 \$213,500 **	5 1 1 1	\$3,000		

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

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

Asset # : 2013

			A5561 # . 20						
Electrical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Under 600 Volts									
Wiring									
Busway	2%			2029	\$6,900	1			
Thermoplastic	93%			2031	\$320,700	1			
Thermoplastic	5%			2041	* *	1			
Motor Controllers									
Locally Mounted	10%			2029	\$50,600	5	\$100		
Motor Control Center	80%			2029	\$285,300	5	\$3,600		
Variable Frequency Drive	10%	Now	\$17,800	2044	* *				
		tioning, Ext 1 : 3rd Floo	ent : Moderate, Are r	a Affecto	ed : 100%				
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$2,400		
Stand-by Power									
Transfer Switches									
Automatic	70%			2029	\$73,500	1	\$35,100		
Automatic	30%			2036	* *	1	\$15,100		
Generators									
Diesel	Location	servation, E 1 : Generate	Extent : Light, Area or Room - 3rd Floo 650 Kilovolt-amper	r	\$109,200 : 100%	1	\$63,200		
Batteries	Блрийни		50 Ruovou amper	c					
Lead/Acid	100%			2025	\$2,500	5	\$6,000		
Fuel Storage	10070			2020	\$2,200	5	\$0,000		
Day Tank	50%			2030	\$12,900	5			
ý	Other Obs Location	servation, E	Extent : Light, Area or Room - 3rd Floo Gallons	Affected		-			
Main Tank	50%			2034	\$38,600	5			
		servation, E 1 : Basemen	Extent : Light, Area nt	Affected	: 100%				
	Explana	tion : One .	5,000 Gallon						
Lighting	<u>,</u>								
Interior Lighting									
Fluorescent	90%			2036	* *	10	\$134,600		
	Location	n : Through	Extent : Light, Area out The Building	Affected	: 100%				
		tion : T-8 L	amps						
Fluorescent			Extent : Light, Area at	2026 Affected	\$149,600 : 100%	10	\$9,000		
	Explana	tion : T-12	Lamps						
HID	2%			2026	\$38,800	10	\$100		
LED	2%			2036	* *				

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

Asset # : 2013

lectrical		Current I	Repair	Futu	e Replacement	Ma	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ghting									
Egress Lighting									
Emergency, Service	60%			2036	* *	1			
Exit, Service	35%			2026	\$24,700	1			
Exit, Service	5%			2039	* *	1			
Exterior Lighting									
HID	10%			2026	\$76,500	10	\$100		
No Component	90%								
larm									
Security System									
Generic	100%			2031	\$307,700	1	\$60,900		
Fire/Smoke Detection									
No Component	90%								
Generic, Digital	10%			2031	\$42,300	1-3	\$10,400		
lechanical		Current I	Repair	Futu	e Replacement	Ma	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating									
Energy Source									
Utility Steam	100%			2041	* *	1			
-	Other Obs	ervation, E	xtent : Severe, Area	a Affecte	d : 100%				
	Location	: Basemen	t						
	Explana	tion : Stean	ı Is Provided From	100 Cer	itre Street				
Conversion Equipment									
Pres. Reducing Valve/LP	100%	0-2	\$2,000	2034	\$98,700	5	\$4,800		
Steam									
			ng, Extent : Severe,						
	Location	: Low Pre	ssure Control Valve	s Maual	ly Operated. Baser	nent			
Distribution									
						4	¢0,000		
Central Plant Steam	100%			2031	\$4,609,300	4	\$8,000		
Piping/Pmp	100%			2031	\$4,609,300	4	\$8,000		
Piping/Pmp Terminal Devices						4			
Piping/Pmp Terminal Devices Air Handler	90%			2026	\$2,776,200	4	\$90,800		
Piping/Pmp Terminal Devices	90% 5%			2026 2029	\$2,776,200 \$67,000				
Piping/Pmp Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water	90% 5% 5%		\$1,000	2026 2029 2026	\$2,776,200	1	\$90,800		
Piping/Pmp Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water	90% 5% 5% Broken, E:	xtent : Seve	re, Area Affected :	2026 2029 2026	\$2,776,200 \$67,000	1	\$90,800		
Piping/Pmp Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water	90% 5% 5% Broken, E:		re, Area Affected :	2026 2029 2026	\$2,776,200 \$67,000	1	\$90,800		
Piping/Pmp Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water	90% 5% 5% Broken, E:	xtent : Seve	re, Area Affected :	2026 2029 2026	\$2,776,200 \$67,000	1	\$90,800		
Piping/Pmp Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water	90% 5% 5% Broken, E:	xtent : Seve	re, Area Affected :	2026 2029 2026	\$2,776,200 \$67,000	1	\$90,800		

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

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

#### Asset # : 2013

ASSEL # . 2015									
Mechanical		Current	Repair	Futur	e Replacement	М	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ir Conditioning									
Conversion Equipment									
Centrifugal, Elec Chill			<b>F F 1</b> . <b>4</b>	2034	\$2,673,700	1	\$141,200		
			Extent : Light, Arec	a Affected	: 100%				
		n : Chillers		1 CC · 1	1000/				
			Extent : N/A, Area A Room, Basement	Iffected :	100%				
		tion : 2 Un	us						
No Component	20%	1							
Distribution CW & CHW Wtr	1000/			2041	* *	4	¢12 100		
	100%	1		2041		4	\$12,100		
Pipe/Pump Terminal Devices									
Air Handler/Cool/Ht	100%			2031	\$2,544,500	1	\$100,800		
Heat Rejection	10070			2031	\$2,544,500	1	\$100,800		
Water Cooling Tower	100%			2036	* *	2	\$164,100		
water Cooling Tower			Extent : N/A, Area A		100%	2	\$104,100		
	Location			ijjeereu .	10070				
Ventilation									
Distribution									
Ductwork/Diffusers	100%	Now	\$144,000	LIFE	* *	2-5	\$90,900		
	Needs Cle	eaning, Exte	ent : Moderate, Are	a Affecte	d : 100%		. ,		
	Location	n : Through	out						
Exhaust Fans									
Interior	100%	1		2031	\$727,000	2	\$5,000		
lumbing									
H/C Water Piping									
Galvanized Steel		Now	\$104,600	2036	* *	1			
			: Severe, Area Affe	ected : 20	%				
	Locatio	n : Basemer	<i>it</i>						
HW Heat Exchanger									
Steam Fired		Now	\$79,300	2041	* *	4	\$16,100		
			ere, Area Affected :	50%					
<u> </u>	Locatio	n : Basemer	11						
Sanitary Piping Cast Iron	100%			LIEE	* *	1			
	100%			LIFE	·•· **	1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)	100%			LIFE		1			
Sump Pump(s) Submersible	100%			2025	\$5,000	4	\$5,200		
Sewage Ejector(s)	10070			2023	\$5,000	-1	\$5,200		
Electric	100%	0-2	\$51,500	2041	* *	4	\$6,500		
Licoure			tent : Severe, Area			т	ψ0,500		
		n : Basemer							
Backflow Preventer									
Generic	100%	1		2031	\$73,200	1	\$10,000		
	100/0				\$75,200	-	210,000		

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.

Page: 16

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

#### Asset # : 2013

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance				
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
Plumbing									
Fixtures									
Generic	100%								
	Other Observation, Extent : 1	Moderate, Area Affectea	l : 100%						
	Location : Throughout								
	Explanation : About 80% S	tainless Steel For Inma	tes And 20% Po	orcelain I	For Others				
Vertical Transport									
Elevators									
Geared Traction	80%	LIFE	* *						
	Other Observation, Extent : 1	0 11	0%						
	Location : Basement To 10t	h Floor							
	Explanation : 5 Units								
Hydraulic	20%	LIFE	* *						
	Other Observation, Extent : N/A, Area Affected : 20%								
	Location : Basement To 1st	Floor							
	Explanation : 2 Units								
Fire Suppression									
Standpipe	1000/	2041	* *	15	<b>#93 300</b>				
Generic	100%	2041	~ ~	1-5	\$82,200				
Sprinkler	1000/	2041	* *	1.2	¢ 45 700				
Generic	100%	2041	* *	1-2	\$45,700				
Fire Pump	1000/	2024		1	<b>#20.5</b> 00				
Generic	100%	2034	\$156,500	1	\$30,500				
Chemical System	000/								
No Component	99%	2026	<b>#2</b> 00	1.2	<b>#7</b> 00				
Generic	1%	2026	\$200	1-3	\$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.

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

#### **DEPARTMENT OF CORRECTION - FY 2024** Print Date: 03-Oct-2023

Asset Name Address Borough	: 125 WH	TE STREET	SE OF DETI ſ @ CENTR			
Borough Program / Asset #	: MANHA : DOC000	5.000 / 2033		Agency's Number Yr Built/Renovated	: N/A : 1941 / 2005	
Area Sq Ft	: 224,729			<b>Project Type</b>	: CORRECTION	
Date of Survey	: 08-Nov-2	019		Landmark Status	: NONE	
Areas Surveyed	: Basemen	t, Roof, Floo	rs 1,2,12			
Block	: 167	Lot	: 1	BIN	: 1079000	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ture			\$101,200		\$1,392,700
Interior Architect	ure			\$360,800		\$4,493,900

Total	\$12,987,800	\$17,465,300
Importance Code C	\$297,200	\$576,000
Importance Code B	\$12,589,500	\$14,938,300
Importance Code A	\$101,200	\$1,951,100
Total	\$12,987,800	\$17,465,300
Site Pavements		\$462,900
Mechanical	\$12,242,900	\$4,857,500
Electrical	\$283,000	\$6,258,300
Interior Architecture	\$360,800	\$4,493,900

Total	\$336,200	\$282,400	\$214,200	\$163,200
Importance Code C	\$9,300			
Importance Code B	\$270,500	\$213,800	\$205,200	\$154,200
Importance Code A	\$56,400	\$68,600	\$9,000	\$9,000
Total	\$336,200	\$282,400	\$214,200	\$163,200
Elevators/Escalators	\$59,200	\$59,200	\$59,200	\$59,200
Site Pavements	\$9,300			
Mechanical	\$115,200	\$97,200	\$129,700	\$63,900
Electrical	\$45,600	\$56,000	\$25,300	\$25,700
Interior Architecture	\$59,400	\$10,700		\$14,300
Exterior Architecture	\$47,400	\$59,200		
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

### Asset # : 2033

rchitecture		Current R	lepair	Futur	uture Replacement Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Copper/Terne	3%			2036	* *	10	\$16,100	
	•		tent : Moderate, A		eted : 15%			
			West Service Entr					
			Extent : Moderate,		fected : 10%			
			West Service Entr					
	-	-	Extent : Moderate	+	ffected : 15%			
		: East And	West Service Entr	ances				
Masonry: Limestone	70%			LIFE	* *	5	\$120,500	
Metal Panel	10%			2041	* *	5-10	\$157,800	
Metal Coiling Doors	2%			2044	* *	5	\$14,300	
Granite Panels	15%			LIFE	* *	5	\$25,800	
Windows								
Glass Block	5%			LIFE	* *	5	\$3,900	
Metal/Detention Type	45%			2041	* *	5	\$202,300	
Steel	5%	Now	\$26,800	2039	* *	5	\$38,600	
			ked, Extent : Mode	rate, Are	a Affected : 2%			
	Location	: North Fa	cade					
Steel	45%			2039	* *	5	\$694,100	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	\$1,100	
Masonry: Limestone	40%			LIFE	* *	5	\$1,400	
Metal: Cage/Fence	20%		\$1,300	2036	* *	5	\$1,800	
			ctent : Moderate, A	lrea Affe	cted : 10%			
	Location	: Througho	out					
Roof					<b>A</b>		<b>*</b> • • • • • •	
Built-Up (BUR)	30%		<b>b</b> -	2031	\$119,700	10	\$10,200	
Cast in Place Concrete	40%	Now	\$15,300	LIFE	**			
	-	-	Extent : Moderate		fected : 10%			
			West Housing Area		. 1 . 50 /			
			tent : Moderate, A	00	cted : 5%			
		: Over 11	West Housing Area					
IRMA/Protected	25%			2031	\$202,200	10	\$8,500	
Membrane								
IRMA/Protected	5%	Now	\$4,000	2031	\$40,400			
Membrane			~					
			tent : Severe, Area	Affected	d : 5%			
	Location	: Over Cor	nnecting Bridge					
Soffits						_		
Granite Panels	10%			LIFE	* *	5		
Stucco Cement	90%			2036	* *	5		

Interior

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

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

#### Asset # : 2033

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$313,400	
Ceramic Tile	5%	4+	\$40,600	2034	\$812,000	5	\$7,200	
	0	0	Extent : Light, Are Bathrooms		ed : 10%			
Quarry Tile	5%			2036	* *	5	\$21,500	
Vinyl Tile	40%	Now	\$63,700	2031	\$3,182,800	3	\$43,000	
			: Moderate, Area A					
	Location	: Basemer	t, Corridors, Conn	ecting B	ridge, 1st Floor Aa	ljacent To	o Sally Port	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Concrete Masonry Unit	58%			LIFE	* *	5	\$113,100	
Glass: Single Pane	10%		\$297,200	LIFE	* *	5	\$36,600	
			Extent : Moderate, 2	4rea Affe	ected : 40%			
		: Control						
		tion : Glazi	ng Clouded					
Metal Security Bars	10%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Ceilings	2.50/	4.	¢10.000	2026		_	<b>\$2</b> < <b>2</b> > >	
AcousTileConcealSpLn	25%	4+	\$18,800	2036	* *	5	\$36,300	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 2%			
		: Corridoi			- 1 - 20/			
			Extent : Light, Are	ea Affecte	ea : 2%			
		: Through	oui				*	
Exposed Struc: Concrete				LIFE	* *	5	\$5,400	
Metal Panel	10%			LIFE	* *	5	\$29,000	
Plaster	50%			LIFE	* *	5	\$72,600	
lite Enclosure								
Retaining Walls Cast in Place Concrete	100%			2051	* *			
	10070			2031				
ite Pavements Public Sidewalk								
Pavers/Stone	100%			2034				
On-Site Walkways	10070			2034				
Masonry: Granite	50%			LIFE	* *			
Pavers/Stone	50%			2034				
Parking/Driveway	5070			2054				
Cast in Place Concrete	50%			2044	* *			
Pavers/Stone	50%	Now	\$9,300	2044	\$462,900			
			ents, Extent : Mod					
		-	ay Between North					
			Extent : Moderate		0			
	-	-	ay Between North					

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

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

Asset # : 2033

Electrical		Current	Repair	Futur	e Replacement	M	aintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Under 600 Volts												
Service Equipment												
Fused Disc Sw	60%			2031	\$58,000	5	\$600					
			Extent : Light, Area	Affected	: 100%							
		1 : Electrico		D:	and Chuitel							
			4,000 Ampere Main			-	¢ 400					
Fused Disc Sw	Location	servation, E 1 : Electrice				5	\$400					
	Explana	tion : One	2,000 Ampere Main	Disconi	nect Switch							
Transformers	1000/			2020	<b>#2</b> < 0.00	-	<b>4000</b>					
Dry Type	100%			2029	\$26,900	5	\$800					
		servation, E 1 : Electrici	Extent : Light, Area	Ајјестеа	: 100%							
			n Koom 75 Kilovolt-ampere									
Switchgear / Switchboard	Ехрійни	lion. One	75 Kuovou-ampere									
Fused Disc Sw	80%			2031	\$366,000	5	\$800					
Molded Case Bkrs	20%			2031	\$91,500	5	\$1,200					
Raceway	-				·- )	-	4 )					
Busway	5%			2029	\$23,000	1						
Conduit	90%			2031	\$413,100	1						
Conduit	5%			2041	* *	1						
Panelboards												
Fused Disc Sw	10%			2030	\$48,100	5	\$500					
Molded Case Bkrs	88%			2030	\$423,700 * *	5	\$5,200					
Molded Case Bkrs	2%			2039	<b>*</b> *	5	\$100					
Wiring	5%			2029	\$24,200	1						
Busway Thermoplastic	90%			2029	\$34,200 \$615,000	1 1						
Thermoplastic	5%			2031	\$015,000	1						
Motor Controllers	570			2041		1						
Locally Mounted	10%			2029	\$62,500	5	\$200					
Motor Control Center	70%			2029	\$614,500	5	\$4,300					
Variable Frequency Drive	20%			2036	* *							
Ground												
Grounding Devices		0.5	<b>b</b> · <b>c</b> - <b>c</b> ·			Ē	<b></b>					
Generic	Location	servation, E	\$10,500 Extent : Moderate, 2 Jain - Basement oded	LIFE Area Affe	* * cted : 100%	5	\$3,300					
Stand-by Power	Å											
Transfer Switches												
Automatic	70%			2029	\$73,500	1	\$48,400					
Automatic	30%			2036	* *	1	\$20,700					

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

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

Asset # : 2033

	Assel # 12	.033				
lectrical	Current Repair	Futur	e Replacement	M		
zstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power						
Generators						
Diesel	100%	2027	\$109,200	1	\$87,000	
	Other Observation, Extent : Light, Area		: 100%			
	Location : Generator Room - Baseme	nt				
	Explanation : Two 500 Kilowatts					
Batteries	1000/	2025	<b>#2 5</b> 00	-	<b>\$0.200</b>	
Lead/Acid	100%	2025	\$2,500	5	\$8,300	
Fuel Storage	500/	2020	¢12 000	-		
Day Tank	50%	2030	\$12,900	5		
	Other Observation, Extent : Light, Area Location : Generator Room - Baseme		: 100%			
		nı				
II. 1	Explanation : One 250 Gallon	TIPP	* *	5		
Underground Storage	50%	LIFE		5		
	Other Observation, Extent : Light, Arec Location : Underground	і Ајјесіеа	: 100%			
	Explanation : 5,000 Gallon					
14	Explanation : 5,000 Gation					
hting Interior Lighting						
Fluorescent	95%	2031	\$2,781,600	10	\$166,800	
1 hubbeseent	Other Observation, Extent : N/A, Area			10	\$100,000	
	Location : Throughout The Building	-55				
	Explanation : T-8 Lamps					
HID	3%	2026	\$68,400	10	\$200	
LED	2%	2036	**	- •	+	
Egress Lighting						
Emergency, Service	60%	2031	\$71,100	1		
Exit, Service	35%	2026	\$29,000	1		
Exit, Service	5%	2036	* *	1		
Exterior Lighting						
HID	10%	2026	\$105,400	10	\$100	
No Component	90%					
arm						
Security System						
Generic	100%	2031	\$424,100	1	\$83,900	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2031	\$58,300	1-3	\$14,300	
echanical	Current Repair	Futur	e Replacement	М	aintenance	
rstem Component	% of Fail Date Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priorit
Туре	Total (Years)	ГТ		(Yrs)		

Heating

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

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

#### Asset # : 2033

			Assel # . 2				aintenance	
Mechanical		Current	Repair	Futu	re Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Utility Steam	100%			2041	* *	1		
			Extent : Severe, Area	a Affecte	d : 100%			
		n : Basemer						
	Expland	ition : Stear	n Is Provided From	100 Cer	itre Street			
Conversion Equipment								
Heat Exchanger, Plate &	95%	)		2034	\$461,700	1	\$89,900	
Frame								
			Extent : N/A, Area A	ffected :	100%			
		n : Basemer						
	Expland	ation : One	Unit					
Pres. Reducing Valve/LP	5%	, )		2034	\$5,800	5	\$600	
Steam								
Distribution								
Hot Wtr Piping/Pump	95%	, )		2030	\$399,800	4	\$13,400	
Central Plant Steam	5%	, )		2041	* *	4	\$700	
Piping/Pmp								
Terminal Devices								
Air Handler	90%	, )		2026	\$3,259,300	1	\$106,600	
Convector/Radiator	10%			2029	\$157,400	1	\$6,200	
ir Conditioning	-				* )		4-)	
Energy Source								
Electricity	100%	, )		2039	* *	1		
Conversion Equipment		-		,				
Centrifugal, Elec Chiller	100%	, )		2027	\$3,923,700	1	\$207,200	
Continugui, Lice Chiner			Extent : Light, Area			•	\$207,200	
		n : Basemer						
			 Extent : Light, Area	Affected	· 100%			
		n : Basemer		ijjeeieu	. 10070			
			ously 2 Units. One	Ramova	d Other Not In Ser	wice Ch	illad Watar	
		d From Nor		Removed	i, Other Not In Ser	vice. Chi	illeu maler	
Distribution								
CW & CHW Wtr	100%	, )		2031	\$311,200	4	\$9,400	
Pipe/Pump	100/0	-			\$211,200	•	ψ,100	
ripe, rump	Other Ob	servation H	Extent : Light, Area	Affected	· 100%			
		n : Basemer		1.199000000	. 100/0			
			 Pump Sets. Functio	nal Rut	Not In Operation			
Terminal Devices	Lapian		p Seis. 1 uneno	Dut 1	in operation.			
Air Handler/Cool/Ht	100%	,		2026	\$3,734,000	1	\$118,400	
	10070	J		2020	ψυ,/υτ,000	1	ψ110, <b>τ</b> 00	
Heat Rejection Water Cooling Tower	100%	,		2025	¢072 000	n	¢102 700	
Water Cooling Tower			t : Moderate, Area		\$972,000	2	\$192,700	
		rvice, Exien n : Roof	i . mouerale, Area	луестей	. 10070			
	Locuilo	n . 100j						
entilation								
Distribution	1000/			LIDD	* *	25	¢106 000	
Ductwork/Diffusers	100%	)		LIFE	·•· ••	2-5	\$106,800	

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.

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

Asset # : 2033

lechanical	Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated ( Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
entilation	-					
Exhaust Fans						
Interior	80%	2031	\$682,800	2	\$4,700	
Roof	20%	2026	\$74,700	2	\$1,200	
lumbing						
H/C Water Piping						
Galvanized Steel	100%	2029	\$2,456,800	1		
HW Heat Exchanger						
Steam Fired	100% Now \$279,2		* *	4	\$18,900	
	Not in Service, Extent : Severe, Are	ea Affected : 1	00%			
	Location : 2 Units In Basement					
	Other Observation, Extent : N/A, A	Irea Affected :	100%			
	Location : Basement					
	Explanation : 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2025	\$7,000	4	\$7,100	
Sewage Ejector(s)						
Electric	100%	2031	\$118,300	4	\$8,900	
Backflow Preventer						
Generic	100%	2031	\$85,900	1	\$11,700	
Fixtures						
Fixtures Generic	100%					
	100% Other Observation, Extent : Severe Location : Throughout	e, Area Affected	d : 100%			
Generic	Other Observation, Extent : Severe			in Fixtur	res For Others -	
Generic ertical Transport	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt			in Fixtur	res For Others -	
Generic ertical Transport Elevators	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20%	tures For Inma	tes - 80%, Porcela	in Fixtur	res For Others -	
Generic ertical Transport	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% 80%	tures For Inma LIFE	tes - 80%, Porcela	in Fixtur	res For Others -	
Generic ertical Transport Elevators	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% 80% Other Observation, Extent : N/A, A	tures For Inma LIFE	tes - 80%, Porcela	in Fixtur	res For Others -	
Generic ertical Transport Elevators	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% 80% Other Observation, Extent : N/A, A Location : 1st Floor To Roof	tures For Inma LIFE	tes - 80%, Porcela	in Fixtur	res For Others -	
Generic ertical Transport Elevators	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% 80% Other Observation, Extent : N/A, A	tures For Inma LIFE	tes - 80%, Porcela	in Fixtu	res For Others -	
Generic ertical Transport Elevators	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% 80% Other Observation, Extent : N/A, A Location : 1st Floor To Roof	tures For Inma LIFE	tes - 80%, Porcela	in Fixtur	res For Others -	
Generic ertical Transport Elevators Geared Traction	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% 80% Other Observation, Extent : N/A, A Location : 1st Floor To Roof Explanation : 4 Units	tures For Inma LIFE Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -	
Generic ertical Transport Elevators Geared Traction	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% 80% Other Observation, Extent : N/A, A Location : 1st Floor To Roof Explanation : 4 Units 20%	tures For Inma LIFE Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -	
Generic ertical Transport Elevators Geared Traction	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% Other Observation, Extent : N/A, A Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/A, A	tures For Inma LIFE Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -	
Generic ertical Transport Elevators Geared Traction	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% Other Observation, Extent : N/A, A Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/A, A Location : 1st To 2nd Floor	tures For Inma LIFE Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -	
Generic ertical Transport Elevators Geared Traction Hydraulic	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% Other Observation, Extent : N/A, A Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/A, A Location : 1st To 2nd Floor	tures For Inma LIFE Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -	
Generic ertical Transport Elevators Geared Traction Hydraulic	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% Other Observation, Extent : N/A, A Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/A, A Location : 1st To 2nd Floor	tures For Inma LIFE Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -	
Generic ertical Transport Elevators Geared Traction Hydraulic ire Suppression Standpipe Generic	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% 80% Other Observation, Extent : N/A, A Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/A, A Location : 1st To 2nd Floor Explanation : 1 Unit	tures For Inma LIFE Area Affected : LIFE Area Affected :	ntes - 80%, Porcela ** 80% ** 20%			
Generic ertical Transport Elevators Geared Traction Hydraulic ire Suppression Standpipe Generic Sprinkler	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% 80% Other Observation, Extent : N/A, A Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/A, A Location : 1st To 2nd Floor Explanation : 1 Unit	tures For Inma LIFE Area Affected : LIFE Area Affected :	ntes - 80%, Porcela ** 80% ** 20%			
Generic ertical Transport Elevators Geared Traction Hydraulic ire Suppression Standpipe Generic	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% 0ther Observation, Extent : N/A, A Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/A, A Location : 1st To 2nd Floor Explanation : 1 Unit 100%	tures For Inma LIFE Area Affected : LIFE Area Affected :	ntes - 80%, Porcela ** 80% ** 20%			
Generic Fertical Transport Elevators Geared Traction Hydraulic ire Suppression Standpipe Generic Sprinkler No Component	Other Observation, Extent : Severe Location : Throughout Explanation : Stainless Steel Fixt 20% Other Observation, Extent : N/A, A Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/A, A Location : 1st To 2nd Floor Explanation : 1 Unit 100% 30%	tures For Inma LIFE Irea Affected : LIFE Irea Affected : 2041	tes - 80%, Porcela ** 80% ** 20%	1-5	\$96,500	

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.

Asset # : 2033

Mechanical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Chemical System	000/						
No Component	99%			<b>**</b>		<b>*-</b> • •	
Generic	1%		2026	\$200	1-3	\$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.

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: QUEENS HOUSE OF DETENTION		
Address	: 126-02 82ND AVENUE		
Borough	: QUEENS	Agency's Number	: N/A
Program / Asset #	: DOC0006.000 / 2034	Yr Built/Renovated	: 1960 / 2006
Area Sq Ft	: 208,887	Project Type	: CORRECTION
Date of Survey	: 19-Nov-2019	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,4,7,8		
Block	: 9653 Lot : 1	BIN	: 4458616

Site Pavements	\$110,300	\$551,400
Total	\$7,459,600	\$22,350,300
Importance Code A	\$313,400	\$2,033,500
Importance Code B	\$6,881,100	\$19,765,500
Importance Code B Importance Code C	\$6,881,100 \$265,100	\$19,765,500 \$551,400

Total	\$354,100	\$263,200	\$118,900	\$100,900
Importance Code C				
Importance Code B	\$292,800	\$247,700	\$112,700	\$100,900
Importance Code A	\$61,300	\$15,500	\$6,200	
Total	\$354,100	\$263,200	\$118,900	\$100,900
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Site Pavements	\$5,000			
Mechanical	\$81,500	\$58,400	\$47,800	\$27,400
Electrical	\$121,900	\$141,700	\$31,700	\$29,400
Interior Architecture	\$44,900	\$9,700		\$4,700
Exterior Architecture	\$61,300	\$13,900		
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

#### Asset # : 2034

chitecture	С	urrent F	Repair	Futur	e Replacement	ment Maintenance			
stem Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
erior									
Exterior Walls		_				_			
Masonry: Brick	95% 1		\$93,900	LIFE	* *	5	\$56,700		
			od, Extent : Moder	ate, Arec	a Affected : 10%				
			r Recreation Yard	1.00	1 150/				
	•	-	Extent : Light, Are	ea Affecte	ed : 15%				
	Location : 1	-			1 100/				
			xtent : Moderate, A		cted : 10%				
		intels A	t Cell Floors, 4th I						
Masonry: Granite	3%			LIFE	* *	5	\$1,300		
Metal Sect. OHD	2%			2036	* *	5	\$3,700		
Windows	•			0000	بالاربول	-	<b>#2 0 0</b>		
Aluminum	20%			2039	* *	5	\$300		
Glass Block	15%	~ •		LIFE	* *	5	\$100		
Metal/Detention Type		0-2	\$22,900	2031	\$228,500	5	\$1,100		
		0	xtent : Moderate, A	lrea Affe	cted : 25%				
	Location : 1	-			6 . 1 500/				
			Extent : Moderate,	Area Aff	ected : 50%				
	Location : 1	0							
	-		ked, Extent : Mode						
			g Area, Kitchen, D	•					
	Location : 1		Extent : Severe, A out	rea Affec	sted : 50%				
Steel	15% 1		\$8,600	2056	* *	5	\$1,200		
	-		t : Severe, Area Af	fected : 5	50%				
	Location : T	Chrough	out						
Parapets	6 i					E	<b>A</b> · • • • •		
Masonry: Brick	90%		** -**	LIFE	* *	5	\$13,500		
Masonry: Limestone	10%	4+	\$3,700	LIFE	* *	5	\$1,900		
	-		d, Extent : Light, A	rea Affe	cted : 10%				
<del></del>	Location : 0	oping S	sione						
Roof	550/			2021	\$775 (AA	10	¢77 100		
Built-Up (BUR)	55%			2031	\$775,600 * *	10	\$66,100 \$12,000		
Copper/Terne IRMA/Protected	4% 0%	0.2	¢5 100	2046		10	\$12,000		
Membrane	9%	0-2	\$5,100	2031	\$257,300				
wiemorane	Vegetation G	rowth F	xtent : Moderate, A	Area Affa	cted · 20%				
	0		h Water Tank	пси лује	cica : 2070				
D		-		2024	¢ 400 500				
Paver: Asphalt	25% 1 Broken/Missi		\$21,000 ents, Extent : Mode	2034	\$420,500				
	Location : I	-		erute, Ar	еи Ајјестей : 570				
01-1'-1 ( D1 ('		v		2044	* *	1			
Skylight, Plastic	7% ] Buokon/Missi		\$93,100	2044		1			
			ents, Extent : Mod	erate, Ar	ea Ajjecied : 5%				
Prior	Location : 7								

Interior

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

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

### Asset # : 2034

Architecture	Current Repair Future Replacement					М		
ystem Component Type		il Date Es Tears)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	450/			LIFE	ىكە بىك	-	<b>\$206 700</b>	
Cast in Place Concrete	-		ight, Area Affeo nd Throughout	LIFE eted : 10%	, ,	5	\$306,700	
Cast in Place Concrete	Location : S Cracking/Cru	ng Elements teps At Loa mbling, Ext	\$26,600 ;, Extent : Mod ding Platform ent : Moderate ding Platform		* * a Affected : 20% ected : 20%	5	\$34,100	
Quarry Tile	8% N Cracking/Cru Location : B	mbling, Ext	\$92,200 ent : Moderate uundry	2036 , Area Aff	* * Tected : 10%	5	\$18,700	
Terrazzo	20%			LIFE	* *	5	\$48,700	
Traffic Topping	5%			2031	\$747,300	5	\$19,500	
Vinyl Tile	12%			2031	\$1,038,200		\$18,700	
Wood	Dry Rot/Deca Location : R Split/Cracked	ecreation K Extent : M	\$93,400 Moderate, Area Room On Eight Toderate, Area Room On Eight	h Floor Affected :		5	\$14,600	
Interior Walls								
Concrete Masonry Unit	15% N Diagonal Cra Location : R	cks, Extent	\$89,300 : Moderate, Ar	LIFE ea Affecte	* * ed : 5%	5	\$18,900	
	Location : S	tair Bulkhe						
			Moderate, Area sters 7th Floor	00	: 5%			
Glass: Single Pane	Location : T	hroughout	nt : Light, Area ed Security Gla		* *	5	\$7,100	
Metal Security Bars	5%			LIFE	* *			
Plaster	17% N Cracking/Cru Location : B	mbling, Ext	\$65,500 tent : Moderate	LIFE , Area Aff	* * Tected : 15%	5	\$16,100	
		Extent : Li	irougnout ight, Area Affec	eted : 25%	, )			
	Water Penetra Location : 7		t : Light, Area fices	Affected :	5%			
SGFT/Glazed Masonry	35%			LIFE	* *			
Steel Plate	25%			LIFE	* *	5	\$47,300	

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

### Asset # : 2034

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings									
AcousTileConcealSpLn		Now	\$150,400	2036	* *	5	\$19,400		
		issing Elem : At Entra	ents, Extent : Mod	erate, Ar	ea Affected : 30%				
			nce , Extent : Moderate	Area A	ffeeted . 50%				
	-	: First Flo		, лгеи Ај	<i>Jecleu</i> . <i>5070</i>				
			: Moderate, Area A	ffected :	50%				
		: First Flo							
AcousTileSusp.Lay-In	5%			2044	* *	5	\$15,500		
Exposed Struc: Concrete				LIFE	* *	5	\$19,400		
1		ling, Extent	: Light, Area Affec	ted : 159	%		. ,		
	Location	: Through	out						
Exposed Struc: Steel	2%	Now	\$1,497,200	LIFE	* *				
1	Corrosion	Rusting, E	xtent : Severe, Arec	a Affected	d : 30%				
	Location	: 8th Floo	r Outdoor Recreati	on Yard					
Gypsum Board	5%	Now	\$13,600	LIFE	* *	5	\$19,400		
			ents, Extent : Mode	erate, Ar	ea Affected : 10%				
	Location	: Basemen	t Throughout						
Metal Panel	5%			LIFE	* *	5	\$19,400		
Plaster		Now	\$62,500	LIFE	* *	5	\$63,900		
		etration, E : 7th Floo	xtent : Moderate, A r Offices	rea Affe	cted : 10%				
Site Enclosure									
Fence/Gates									
Chain Link	100%			2051	* *				
Bite Pavements									
Public Sidewalk Cast in Place Concrete	100%	4+	\$5,000	2044	* *				
Cast III I lace Concrete			Extent : Light, Are		$ed \cdot 5\%$				
	-	: Through	-						
On-Site Walkways		0							
Cast in Place Concrete	100%			2044	* *				
Parking/Driveway									
Asphalt	100%	Now	\$110,300	2034	\$551,400				
			Extent : Moderate	, Area Aj	ffected : 10%				
		: Through							
			oderate, Area Affec	ted : 5%					
		: Through		1.00	. 1 . 50 /				
			xtent : Moderate, A	rea Affec	cied : 5%				
	Location	: Through	001						

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

Under 600 Volts

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

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

#### Asset # : 2034

ectrical		Current Repair Future Replacement			e Replacement	Μ		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment Air Circuit Breaker		ervation, E : Electrico	Extent : Light, Are al Room 1	2031 a Affected	\$228,800 : 100%	5	\$500	
	Explanat	ion : No A	vailable Namepla	te Ratings				
Molded Case Bkrs	50% Other Obs Location	ervation, E : Electrico	Extent : Light, Area al Room 2	2041 a Affected	* * : 100% ted At 2,000 Amper	5 res	\$2,800	
Transformers					The second se			
Dry Type			Extent : Light, Are · Control Room	2044 a Affected	* *	5	\$800	
	Explanat	ion : Three	e 51 Kilovolt-amp	ere, 208/1	20 Volts			
Switchgear / Switchboard Air Circuit Breaker	80%			2031	\$366,000	5	\$900	
Molded Case Bkrs	20%			2041	* *	5	\$1,100	
Raceway								
Conduit	80%			2031	\$367,200	1		
Conduit	20%			2041	* *	1		
Panelboards	- 0 (			• • • • •		_	<b>**</b>	
Fused Disc Sw	5%			2039	* *	5	\$200	
Molded Case Bkrs Molded Case Bkrs	15% 80%			2039 2030		5 5	\$800 \$4,400	
Wiring	80%			2030	\$385,200	3	\$4,400	
Braided Cloth		0	\$546,700 ent : Moderate, Ar out The Building	2056 ea Affecte	* * d : 100%	1		
Thermoplastic	20%			2041	* *	1		
Motor Controllers	_0,0			_0.1		*		
Locally Mounted	5%			2036	* *	5	\$100	
Locally Mounted	10%			2029	\$62,500	5	\$100	
Locally Mounted	5%	2-4	\$31,300	2051	* *	5		
		ed Life, Ex : Mechan	tent : Moderate, 2 ical Room	Area Affec	ted : 100%			
Locally Mounted	3%			2044	* *	5		
Locally Mounted	2%	0-2	\$12,500	2051	* *	5		
	Location	: Basemer		a Affected	: 100%			
		ion : Start	ers Are Rusted.					
Motor Control Center	75%			2029	\$658,400	5	\$4,300	

Ground

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

#### Asset # : 2034

	A3561#.2					
Electrical	Current Repair	e Replacement	Replacement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices Generic	100% 2-4 \$10,500 Other Observation, Extent : Moderate, Location : Mechanical Room In The Explanation : Corroded	00	* * cted : 100%	5	\$3,100	
Stand-by Power	*					
Transfer Switches						
Automatic	50%	2029	\$52,500	1	\$32,100	
Automatic	50%	2036	* *	1	\$32,100	
Generators						
Diesel	50% Other Observation, Extent : Light, Area Location : Generator Room 1 Explanation : Emergency Generator .			1	\$40,500	
Diesel	50%	2034	\$54,600	1	\$40,500	
Diesei	Other Observation, Extent : Light, Area Location : Generator Room 2 Explanation : Emergency Generator I Tested.	a Affected	: 100%	-	-	
Batteries	Testeu.					
Lead/Acid	100%	2025	\$2,500	5	\$7,700	
Fuel Storage				-	4 - )	
Day Tank	50% Other Observation, Extent : Light, Area Location : Basement Explanation : 275 Gallon Capacity	2039 a Affected	**	5		
Main Tank	50%	2034	\$38,600	5		
	Other Observation, Extent : Light, Area Location : Underground Explanation : 5,000 Gallon Capacity	a Affected		C		
Lighting						
Interior Lighting			<b>d1</b> 01 1 00 -	10	<b>MAA P</b> A A A	
Fluorescent	60% Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : T-12 Lamps	2031 Affected :	\$1,916,800 100%	10	\$115,000	
Fluorescent	10%	2031	\$319,500	10	\$19,200	
	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Compact Fluorescent L	Affected :			,	
Fluorescent	10% T-8 Lamps And Fixtures, Extent : Light Location : Hallways, Kitchen, Visitor		* * ected : 100%	10	\$19,200	
Incandescent LED	2% 18%	2026 2036	\$70,700 * *	2	\$100	

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

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

Asset # : 2034

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting								
Egress Lighting								
Emergency, Service	35%			2026	\$45,300	1	<b>#2 5</b> 00	
Emergency, Battery	5%			2031	\$17,600	10	\$2,500	
Exit, Service	50% 10%		\$29,700	2026	\$45,300 * *	1		
Exit, Battery			\$29,700 Extent : Light, Area	2041 Affected				
			out Building	Лугескей	. 10070			
		-	res Are Old And Be	evond Th	eir Useful Life.			
Exterior Lighting	1			2				
HID	20%			2031	\$195,900	10	\$100	
No Component	80%							
larm								
Security System	1000/			2026	<b>#204.200</b>			
Generic	100%			2026	\$394,200	1	\$78,000	
			xtent : Light, Area out The Building	Ajjeciea	: 100%			
			V Surveillance Cam	oras				
Fire/Smoke Detection	Елрини		Surveillance Can	ierus				
No Component	40%							
Generic, Digital	60%			2036	* *	1-3	\$77,200	
Mechanical		-	out The Building e Lights, Manual F Repair		ons, Alarm Bells, H e Replacement		aintenance	
System	% of	Fail Date	Estimated Cost	Year	<b>Estimated</b> Cost	Cvcle	<b>Estimated</b> Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		
eating Energy Source Plant Campus Steam / PRV	100%			2041	* *	1		
	Location	ı : Adjacent	xtent : Light, Area D C A S Building 1 Supplied From Ad			all Buildi	ng	
Conversion Equipment Pres. Reducing Valve/LP Steam				2027	\$126,400	5	\$12,400	
2		ervation, E 1 : Basemen	Extent : Light, Area t	Affected	: 5%			
	Explana	tion : Shell	And Tube Heat Exc	changer	With Circulating P	umps Fo	r 2nd Floor Hot	

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

#### Asset # : 2034

Mechanical	Current Repair Future Replacement			М			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating							
Distribution Central Plant Steam Piping/Pmp	100% Now	\$590,400	2031	\$5,904,300	4	\$10,300	
	Corroded, Extent : Se	•••	d : 30%				
	Location : Through		<i>cc</i> 1	250/			
	Malfunctioning, Exte Location : Condens		-				
	On Extended Life, Ex	•	0				
	Location : Vacuum				nt Room		
	Steam Traps Faulty,						
	Location : Through	out					
Terminal Devices							
Air Handler	55% Now	\$1,303,900	2041	* *	1	\$63,900	
	Corroded, Extent : So Location : Various	evere, Area Affected	1:40%				
	On Extended Life, Ex	tent : Severe. Area	Affected	: 100%			
	Location : Various						
Air Handler	15%		2031	\$592,700	1	\$19,400	
Convector/Radiator	18% Now	\$15,500	2029	\$309,100	1	\$10,900	
	Corroded, Extent : Se	evere, Area Affectea	d : 15%				
	Location : Various						
Convector/Radiator	2%		2036	* *	1	\$1,400	
	Other Observation, E Location : 2nd Floo	-	Affected	: 100%			
	Explanation : Hot	-					
Unit Heater - Steam	10%		2026	\$119,300	4	\$2,900	
ir Conditioning				+,- • • •			
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment	50/		2026	¢176 400	2	¢	
Ext Pkg Unit - Heating/Cooling	5%		2026	\$176,400	2	\$600	
Treating/Cooling	R-22 Refrigerant, Ex	tent : Light. Area A	ffected :	5%			
	Location : Roof Of						
Split Unit	5%		2036	* *			
-	Other Observation, I	Extent : Light, Area	Affected	: 5%			
	Location : Various						
	Explanation : R-41	0a	0.000				
Split Unit	5%		2031	\$249,300	1		
Window/Wall Unit No Component	5% 80%		2025	\$39,800	1		
Heat Rejection	0070						
Evaporative Condenser	5%		2036	* *	2	\$7,300	
No Component	95%					. , .	

Ventilation

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

#### Asset # : 2034

Mechanical		Current Repair Future Replacement			М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$322,800	LIFE	* *	2-5	\$81,500	
	-	Extent : Se : Various	evere, Area Affected	a: 70%				
			Extent : Light, Area	Affected	· 20%			
			nt, 1st Floor	Ijjecieu	. 2070			
			lation Does Not Ex	ist In Lol	bbv. Basement And	l Various	Offices	
No Component	30%						- 55	
Exhaust Fans	2070							
Interior	70%	Now	\$651,900	2041	* *	2	\$3,600	
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 70%			
	Location	: Through	out					
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper		Now	\$269,700	2031	\$2,696,700	1		
			oderate, Area Affe		%			
IIW/ Heat Frickerson	Location	: water M	ain And Various Lo	ocations				
HW Heat Exchanger Steam Fired	50%			2031	\$507,700	4	\$10,300	
Steam Fired	50%	Now	\$152,300	2051	\$307,700	4	\$10,300	
Steam Thea			Extent : Light, Area		: 100%	Т	\$10,500	
			t Mechanical Equi					
	Explana	tion : Unit	Not In Service. Poi	nt Of Us	e Electric Heaters	Being U	sed Throughout.	
Sanitary Piping								
Cast Iron	100%	0-2	\$132,200	LIFE	* *	1		
			Extent : Severe, Are	a Affecte	d : 10%			
		: 2nd Floc	-	G				
Starra Dusin Dising	Explana	tion : Pipin	g Decaying Due To	o Corrosi	lon			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			LIL		1		
Submersible	100%	Now	\$6,500	2026	\$6,500	4	\$4,400	
Submersione			tent : Severe, Area				\$1,100	
			nt Next To Vacuum					
Backflow Preventer								
Generic	100%			2031	\$93,800	1	\$12,800	
Fixtures								
Generic	100%							
			tent : Severe, Area	Affected	: 100%			
/ertical Transport	Location	: Through	out					

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.

#### Asset # : 2034

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ertical Transport						
Elevators						
Geared Traction	70%	LIFE	* *			
	Other Observation, Extent :	Light, Area Affected :	70%			
	Location : Basement To 8th	Floor				
	Explanation : 3 Units					
Hydraulic	30%	LIFE	* *			
Try drudno	Other Observation, Extent :		30%			
	Location : 1 Unit From Bas			To 2nd F	loor	
	Explanation : 2 Units		1 0 1 . 0 1			
ire Suppression						
Standpipe						
Generic	100%	2031	\$966,800	1-5	\$109,200	
Sprinkler						
No Component	40%					
Generic	60%	2031	\$1,742,200	1-2	\$35,100	
Fire Pump						
Generic	100%	2027	\$200,500	1	\$39,000	
Chemical System						
No Component	99%					
Generic	1%	2026	\$200	1-3	\$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.

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS ISLAND FACILITIES 200 B	ED FACILITY (GRV	VC)
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	: 11-Apr-2023	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 3,4,Ph		
Block	: 2605 Lot : 40	BIN	:

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$417,200	\$1,641,300
Interior Architecture	\$1,303,000	\$133,300
Electrical		\$1,962,800
Mechanical	\$4,901,300	\$4,254,500
Site Pavements	\$79,200	
Total	\$6,700,700	\$7,991,800
Importance Code A	\$417,200	\$1,641,300
Importance Code B	\$6,204,300	\$6,350,600
Importance Code C	\$79,200	
Total	\$6,700,700	\$7,991,800

Fotal	\$415,100	\$43,400	\$59,400	\$47,000
Importance Code C	\$101,700		\$5,800	
Importance Code B	\$289,300	\$43,400	\$53,300	\$47,000
Importance Code A	\$24,100		\$400	
Total	\$415,100	\$43,400	\$59,400	\$47,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Site Pavements	\$12,000			
Mechanical	\$154,900	\$9,400	\$17,000	\$12,000
Electrical	\$38,200	\$10,300	\$13,000	\$11,300
Interior Architecture	\$162,200		\$5,800	
Exterior Architecture	\$24,100			
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Page: 36

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

#### Asset # : 4246

Architecture	Current Repair			e Replacement	Maintenance			
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls	10/		••••	ate ate	-	¢ 4 1 0 0		
Metal Coiling Doors	1%		2039	* *	5	\$4,100		
		on, Extent : N/A, Area	Affected :	100%				
	Location : Load	-						
	Explanation : L	ocation Notea	LIPE	ale ale		<b>*•••••••••••••</b>		
Pre-Cast Concrete	99%		LIFE	* *	5	\$834,400		
	-	ling, Extent : Light, A		ed : 10%				
	Location : Craz	ting Effect Throughou	l					
Windows	1000/		2044	* *	5	¢72 100		
Metal/Detention Type	100%		2044	~ ~	5	\$72,100		
Parapets Matal Bail	750/		2020	* *	5 10	¢207.000		
Metal Rail	75%		2039	* *	5-10	\$207,900 \$48,200		
Pre-Cast Concrete	25%		LIFE		5	\$48,300		
Roof Modified Bitumen	1000/		2024	¢1.01/ 200	10	¢ 49 <b>2</b> 00		
Modified Bitumen	100%	The second of the last of the second se	2034	\$1,016,200	10	\$48,200		
	Location : Thro	Extent : Light, Area Af	jeciea : 57	0				
		ç		. 1000/				
	Location : Pain	on, Extent : Light, Area	a Affectea	: 100%				
terior	Explanation . C	Component Informatio	n					
Floors								
Cast in Place Concrete	25% 4+	\$101,400	LIFE	* *	5	\$67,600		
	-	ling, Extent : Moderat		fected · 20%	5	\$67,000		
	Location : Load	-	-,,					
		ing, Extent : Severe, A	rea Affecte	ed : 1%				
		ling Dock Surface						
Raised Access Floor	5% Nov		2043	* *	5	\$11,600		
Raised Access Floor		face, Extent : Severe,			5	\$11,000		
		oughout Control Room	00	<i></i>				
T				* *	5	¢ (5.700		
Terrazzo	68% 4+	. ,	LIFE		5	\$65,700		
	-	ling, Extent : Light, A						
		oughout Corridors And	-					
Traffic Topping	2% 2-4	. ,	2039	* *	5	\$1,500		
		tent : Moderate, Area	00					
	Location : Thre	ughout Maintenance	And Contr	ol Areas				
Interior Walls		•						
Cast in Place Concrete	10% 4+	\$42,200	LIFE	* *				
		ling, Extent : Light, A	rea Affecte	ed : 5%				
	Location : Thro	ughout Basement						
Ceramic Tile	8%		2037	* *	5	\$11,500		
Concrete Masonry Unit	69%		LIFE	* *	5	\$79,500		
Glass: Single Pane	5%		LIFE	* *	5	\$10,800		
8								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)

#### Asset # : 4246

Architecture	Current Repair Future Replace			re Replacement	cement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	5%			2039	* *	5	\$6,200	
			, Extent : Moderate out Control Areas	e, Area A	ffected : 10%			
Exposed Struc: Concret		Now	\$357,100	LIFE	* *	5	\$9,700	
	-	-	, Extent : Light, Are					
			Locations Through					
			Extent : Light, Area					
			Surface Througho	ut Housi	ng Areas			
			tional Component				<b>**</b>	
Metal Panel	25%		\$197,300	LIFE	* *	5	\$38,600	
	•		xtent : Light, Area					
			Locations Through					
	-	-	, Extent : Light, Are Locations Through					
Plaster	20%		Locations Inrough	LIFE	* *	5-10	\$42,500	
Site Enclosure	2070	)		LIFE		5-10	\$42,300	
Fence/Gates								
Chain Link	100%	h		2054	* *			
			Extent : Light, Area		: 100%			
			Razor Wire At Top					
			tional Component					
Retaining Walls	_							
Cast in Place Concrete	100%	)		2069	* *			
	Other Ob	servation, l	Extent : N/A, Area A	Iffected :	100%			
	Location	n : Adjacen	t To Loading Dock					
	Explana	tion : Loca	tion Noted					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	)		2047	* *			
Parking/Driveway	0.00			0010	* *			
Asphalt	90%		\$79,200	2043				
			, Extent : Light, Are pout Driveways	га Ајјеси	ed : 10%			
Cast in Place Concrete	10%		\$12,000	2047	* *			
			, Extent : Light, Are Dock Area	ea Affecti	ed : 10%			
Activity Yard	1000			20.42	ىلە مان			
Asphalt	100%		7 , , 37/4 4	2043	* *			
			Extent : N/A, Area A		100%			
			st Corner Of Buildi tion Noted	ng				
	Explana	tion : Loca	tion Noted					
Electrical		Current			ro Poplacoment		aintonanco	

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

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

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

Asset # : 4246

		A3501 # . 4	240				
Electrical	Current Repair Future Replacement				Μ		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Transformers							
Dry Type	100%		2032	\$51,500	5	\$300	
Switchgear / Switchboard Molded Case Bkrs	100%		2034	\$313,300	5	\$2,200	
Raceway							
Conduit	100%		2044	* *	1		
Panelboards	1000/			<b>#22</b> 0.000	_	<b>*2 2</b> 0 0	
Molded Case Bkrs	100%		2033	\$230,800	5	\$2,200	
Wiring Thermoplastic	100%		2044	* *	1		
Motor Controllers					_		
Locally Mounted	10%		2032	\$51,400	5	\$100	
Motor Control Center	90%		2032	\$236,700	5	\$2,000	
Ground Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,400	
tand-by Power							
Transfer Switches	1000/		• • • •				
Automatic	100%		2032	\$26,500	1	\$25,400	
ighting							
Interior Lighting	200/		2020	\$77C 800	10	¢22.700	
Fluorescent	30% T 12 Lawna And Eir	utumon Futont . Link	2029	\$726,800	10	\$22,700	
	Location : Throug	xtures, Extent : Light hout The Building	, Area Aj	jeciea : 100%			
LED	70%		2039	* *			
	Location : Throug			: 100%			
	Explanation : Orig	ginal Fixtures Retrof	îtted				
Egress Lighting							
Emergency, Service	30%		2029	\$29,400	1	*	
Emergency, Battery	20%		2029	\$53,500	10	\$4,000	
Exit, Service	50%		2029	\$34,300	1		
Exterior Lighting	200/		2020	* *			
LED	30%		2039	~ <b>~</b>			
No Component	70%						
larm							
Security System Generic	100%		2034	¢200 000	1	\$20.000	
Generic		Extent : Light, Area		\$298,900 • 100%	1	\$30,900	
	Location : Throug	-	mecieu	. 100/0			
	-	noui The Building TV Surveillance Syst	om				
Fire/Smoke Detection	Explanation . CC.	r survenunce syst	CIII				
Generic, Digital	100%		2039	* *	1-3	\$50,900	
Senerie, Digitai	100,0		2007			<i>\$50,700</i>	

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

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

Asset # : 4246

echanical		Current	Repair	Futur	e Replacement	М	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
ating									
Energy Source Plant Campus Steam / PRV	100%			2034	\$22,100	1			
Conversion Equipment Heat Exchanger, Shell & Tube	85%	Now	\$28,900	2030	\$577,300				
	-		loderate, Area Affe 11 Mechanical Root						
Pres. Reducing Valve/LP Steam	15%			2037	* *	5	\$700		
Distribution Hot Wtr Piping/Pump			\$29,600 loderate, Area Affect ical Rooms	2033 cted : 5%	\$296,000	4	\$3,500		
	Location Leak Evid	n : Mechani	: Moderate, Area A						
Steam Piping/Pump	Insul. Det Location Leak Evid Location Steam Tra	n : Basemer ent, Extent n : Basemer ps Faulty, 1	\$38,300 Extent : Moderate, nt Mechanical Roon : Severe, Area Affe nt Mechanical Roon Extent : Moderate, nt Mechanical Roon	n cted : 20 n Area Affe	% ected : 100%				
Terminal Devices				·/ 1·					
Air Handler			tent : Light, Area A ical Rooms	2029 [ffected :	\$149,800 100%	1	\$2,600		
Unit Heater - Hot Water No Component	5% 90%			2029	\$47,200				
	Location	1 : Mechant tion : Air H	Extent : Light, Area ical Rooms landlers With Coold			orted Un	der Air		
Controls					<b></b>				
Digital	50%			2027	\$2,286,600				
Pneumatic	50%			2028	\$1,538,700				
Conditioning									
Energy Source	7%			2042	* *	1			
Electricity	93%			2042	• •	1			
No Component	Other Obs	ervation, E	Extent : Light, Area t Building - 300 Be						
	Explana	tion : Chill	ed Water Provided	From Ad	ljacent Building - 3	00 Bed I	Facility		

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

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

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

Asset # : 4246

				•				
echanical		Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Conditioning								
Conversion Equipment Exterior Pkg Unit - Cooling	2%	4+	\$34,900	2044	* *	2	\$100	
	-	: Penthou	tent : Light, Area A se Mechanical Root	-		ator Mac	hine Room, On	
No Component	Location	ervation, E 1 : Adjacen	Extent : Light, Area t Building - 300 Be ed Water Provided	l Facility	,	200 Red 1	Facility	
No Component	5%		Extent : Light, Area			oo beu i	ucinty	
			se Mechanical Roo To Heat Rejection		minal Devices			
Distribution CW & CHW Wtr Pipe/Pump	93%	Now	\$1,700	2034	\$16,800	4	\$3,800	
		eriorating, 1 : Mechan	Extent : Moderate, cal Rooms	Area Aff	fected : 10%			
No Component	7%							
Terminal Devices Air Handler/Dir Expansion	5%			2029	\$10,700	1		
Tubanoron		-	tent : Light, Area A se Mechanical Roo					
Air Handler/Cool/Ht	Broken, E:		\$10,300 lerate, Area Affecte se Mechanical Roo		\$205,500	1	\$43,700	
	On Extend		tent : Light, Area A			uciwork		
Heat Rejection Air Cooled Condenser Unit	5%	Now	\$1,600	2044	* *	2	\$2,300	
	Location		lerate, Area Affecte se Mechanical Rood prated			ondensin	g Units -	

Ventilation

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

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

#### Asset # : 4246

Mechanical	Current	Current Repair Future Replacement				aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ventilation							
Distribution							
Ductwork/Diffusers	100% Now	\$699,300	LIFE	* *	2-5	\$46,100	
	Broken, Extent : Sev						
		netrations In Floor		neumatic Fire / Sm	oke Dan	pers / Actuators	
	Damaged, Extent : S				4		
		nt Mechanical Roor			o Air Hai	ndlers	
	Faulty Air Intake, Ex						
		Air Dampers / Actu					
	Insul. Deteriorating, Location : Mechan		Area Ajj	eciea : 5%			
	Needs Cleaning, Ext		a Affacta	$d \cdot 100\%$			
	Location : Through		и лујесте	u . 10070			
	Unbalanced System,		Area Aff	ected · 100%			
	Location : Through		11 cu 11 <u>9</u> 5				
Exhaust Fans							
Interior	100%		2029	\$706,200	2	\$2,500	
	On Extended Life, E.	xtent : Light, Area A	Iffected :				
	Location : Mechan	ical Rooms					
lumbing							
H/C Water Piping							
Brass/Copper	100%		2034	\$2,045,000	1		
HW Heat Exchanger	1000/		2011	ate ate		<b>*</b> 2. <b>2</b> 00	
Steam Fired	100%		2044	**	4	\$8,200	
	Abandoned in Place	t Extent : Light, Are nt Mechanical Root			l In Place	2	
Souitory Dining	Location . Baseme	ni Mechanicai Koor	n - 2 OJ 2	Chils Abundoned	In Fluce	2	
Sanitary Piping Cast Iron	100% Now	\$200,600	LIFE	* *	1		
Cast fion	Leak Evident, Exten			<u></u>	1		
		nt Mechanical Roor			Bv Kitch	en - Ceiling	
Storm Drain Piping			.,		,		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2025	\$4,900	4	\$2,600	
	On Extended Life, E.	xtent : Light, Area A	Iffected :	100%			
	Location : Baseme	nt Mechanical Roor	n - 1 Dup	olex Set			
Sewage Ejector(s)							
Electric	100%		2029	\$83,400	4	\$4,900	
	On Extended Life, E						
	Location : Baseme	nt Mechanical Roor	n - 1 Dup	olex Set			
Fixtures							
Generic	100%						

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

Asset # : 4246

Mechanical	Current Re	pair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
/ertical Transport							
Elevators							
Geared Traction	100%	]	LIFE	* *			
	Other Observation, Ex	tent : N/A, Area Affe	ected : 100	%			
	Location : Two Units Penthouse Explanation : 4 Units		Top Floor,	Two Units Fre	om Basen	nent To	
ire Suppression							
Standpipe							
Generic	100%		2044	* *	1-5	\$41,700	
Sprinkler							
No Component	20%						
Generic	80% Now	\$176,200	2044	* *	1-2	\$16,000	
	Heads Blocked, Extent	: Moderate, Area A	ffected : 2	0%			
	Location : Various Pi	ison Cells	-				

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

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

#### **DEPARTMENT OF CORRECTION - FY 2024** Print Date: 03-Oct-2023

Asset Name Address	: RIKERS ISLAND FACILITIES 300 B : 09-09 HAZEN ST., RIKERS ISLAND	ED FACILITY (GRV	7 <b>C</b> )
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	: 11-Apr-2023	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,Ph		
Block	: 2605 Lot : 40	BIN	:

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,058,500	\$808,100
Interior Architecture	\$1,793,800	\$225,000
Electrical		\$3,555,100
Mechanical	\$7,411,300	\$9,493,500
Site Pavements	\$168,500	
Total	\$10,432,100	\$14,081,600
Importance Code A	\$1,058,500	\$1,296,200
Importance Code B	\$9,205,100	\$12,785,500
Importance Code C	\$168,500	
Total	\$10,432,100	\$14,081,600

Total		\$10,432,100		\$14,081,600
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$39,600			
Interior Architecture	\$147,500		\$8,700	
Electrical	\$56,300	\$17,800	\$25,900	\$19,100
Mechanical	\$209,200	\$23,200	\$53,300	\$26,500
Site Enclosure	\$4,400			
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Total	\$484,600	\$68,600	\$115,500	\$73,300
Importance Code A	\$40,200			\$100
Importance Code B	\$340,900	\$68,600	\$106,800	\$73,200
Importance Code C	\$103,600	-	\$8,700	
Total	\$484,600	\$68,600	\$115,500	\$73,300



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

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

#### Asset # : 4245

Architecture	Current Repair Future Replacem			e Replacement	ment Maintenance		
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Pre-Cast Concrete	100% 4+	\$1,058,500	LIFE	* *	5	\$492,200	
	Cracking/Crumbling		ea Affecte	ed : 10%			
	Location : Crazing	g Effect Throughout					
Windows							
Metal/Detention Type	100%		2044	* *	5	\$108,000	
Parapets							
Cast in Place Concrete	25%		LIFE	* *	5	\$79,200	
Metal Rail	75%		2039	* *	5-10	\$207,900	
Roof							
Modified Bitumen	100%		2039	* *	10	\$48,200	
	Debris Present, Ext		ected : 5%	6			
	Location : Throug						
	Recent Repair Evide	-		ted : 50%			
		hroughout Repaired					
	Other Observation,	-	Affected	: 100%			
	Location : Painted						
	Explanation : Con	ponent Information					
terior							
Floors					_	<b>*</b> ~~~ <b>~</b> ~~	
Cast in Place Concrete	25% 4+	\$132,600	LIFE	* *	5	\$88,500	
	Cracking/Crumbling						
		hout Basement And	Penthous	e			
Raised Access Floor	5% Now	\$450,200	2043	* *	5	\$15,200	
	Loose/Delam Surfac			cted : 75%			
	Location : Throug	hout Control Rooms					
Terrazzo	68% 4+	\$396,400	LIFE	* *	5	\$85,900	
	Cracking/Crumbling	g, Extent : Light, Are	ea Affecte	ed : 2%			
	Location : Throug	hout Corridors And	Housing	Areas			
Traffic Topping	2% 0-2	\$89,300	2039	* *	5	\$2,000	
11 8	Worn/Eroded, Exter			30%	-	* )	
	Location : Throug	hout Maintenance A	nd Contr	ol Areas			
Interior Walls	0						
Cast in Place Concrete	10%		LIFE	* *	10	\$43,400	
	Cracking/Crumbling	g, Extent : Light, Are		ed : 5%		, - •	
		Locations In Basen					
Ceramic Tile	10%		2037	* *	5	\$17,300	
Concrete Masonry Unit			LIFE	* *	5	\$93,000	
Concrete Masonry Onit	Cracking/Crumbling	Extent · Lioht Ara			5	$\psi J J,000$	
		Locations In Basen					
Glass: Single Done	5%		LIFE	* *	5	\$13,000	
Glass: Single Pane	5% 8%		LIFE	* *			
Metal Security Bars	070		LIFE		10	\$2,800	

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

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

#### Asset # : 4245

Architecture	Current Repair Future Replacemer				e Replacement	ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings		<b>.</b> .	<b>\$13</b>	••••	ale ale	-	<b># 1</b> 000	
AcousTileSusp.Lay-In	5%		\$13,000	2039	* *	5	\$4,000	
		-	ents, Extent : Mod					
		-	out Maintenance A					
	-	-	Extent : Moderate	-	-			
	Location	n : Through	out Maintenance A	nd Conti				
Exposed Struc: Concrete		Now	\$467,200	LIFE	* *	5	\$12,600	
		-	ents, Extent : Ligh	t, Area A	ffected : 10%			
	Location	n : Through	out Basement					
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 75%			
	Location	n : Textured	Surface Througho	ut Housi	ng Areas			
	Explana	tion : Addii	ional Component					
Metal Panel	25%	2-4	\$258,100	LIFE	* *	5	\$50,600	
	Deformed	l/Dented, E:	xtent : Light, Area 1	Affected	: 5%			
	-		out Corridors					
		-	Extent : Light, Ard	ea Affect	ed : 50%			
	-	-	out Corridors	55				
Plaster	20%			LIFE	* *	5-10	\$55,600	
ite Enclosure	2070			211 2		0 10	<i><i><i>qcc,,,,,,</i></i></i>	
Fence/Gates								
Chain Link	100%			2054	* *			
			Extent : Light, Area		: 100%			
			Razor Wire At Top					
			ional Component					
Free Standing Walls			<i>p</i>					
Concrete Masonry Unit	100%	2-4	\$4,400	2054	* *			
			Extent : Light, Are		ed : 2%			
	-	-	ical Area North Of					
ite Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$113,200	2047	* *			
			ents, Extent : Seve		Affected : 60%			
		0	Perimeter Location		55			
	Sinking/S	uhsiding E	xtent : Severe, Area	 Affected	l · 60%			
			Perimeter Location					
Parking/Driveway								
Asphalt	100%	4+	\$55,300	2043	* *			
Asphalt			Extent : Light, Are		$d \cdot 5\%$			
		n : Through		a njjech				
Activity Yard	Locuio							
Activity faid Asphalt	100%			2043	* *			
Asphan			Extent : N/A, Area A		100%			
			st Corner Of Buildi		100/0			
		tion : Loca		8				
	ылриини	on . Locu	non noicu					

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

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

Asset # : 4245

Electrical	Current	Repair	Futu	e Replacement	cement Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts	-							
Service Equipment								
Fused Disc Sw	100% Other Observation, E Location : Electric	al Room			3	\$500		
Transformers	Explanation : No N	ameplate Ratings A	ivailable					
Dry Type	100%		2032	\$326,600	3	\$600		
Feeders	10070		2032	\$520,000	5	\$000		
Cable	100%		2042	* *	1			
Raceway	10070		2042		1			
Conduit	100%		2044	* *	1			
Jnder 600 Volts	10070		2011		1			
Service Equipment								
Molded Case Bkrs	100%		2034	\$375,900	5	\$2,800		
-	Other Observation, E	Extent : N/A, Area A				· )··		
	Location : Electric							
	Explanation : Main	Service Switch Rai	ted At 2,	000 Amperes				
Transformers	*			î				
Dry Type	100%		2032	\$51,500	5	\$400		
Switchgear / Switchboard								
Molded Case Bkrs	100%		2034	\$375,900	5	\$2,800		
Raceway								
Conduit	100%		2044	* *	1			
Panelboards								
Molded Case Bkrs	100%		2033	\$307,700	5	\$2,800		
Wiring								
Thermoplastic	100%		2044	* *	1			
Motor Controllers								
Locally Mounted	5%		2039	* *	5			
Motor Control Center	90%		2032	\$331,300	5	\$2,700		
Variable Frequency	5%		2047	* *				
Drive								
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$3,200		
stand-by Power								
Transfer Switches								
Automatic	100%		2032	\$52,900	1	\$33,300		
Generators								
Diesel	100%		2030	\$209,400	1	\$41,900		
	Other Observation, E		ffected :	100%				
	Location : Generat		_					
	Explanation : Two		Rated At	650 Kilowatts And	900 Kilo	owatts (Serves G		
Dattarias	R V C 200 Bed Fac	uuty)						
Batteries	1000/		2027	¢1 700	5	¢4 000		
Lead/Acid	100%		2027	\$4,700	5	\$4,000		

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

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

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

Asset # : 4245

	ASSEL #	. 4245	
Electrical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost Priorit (Yrs)
tand-by Power			
Fuel Storage			
Day Tank	50%	2042 **	5
	Other Observation, Extent : N/A, Ar	ea Affected : 100%	
	Location : Generator Room		
	Explanation : 275 Gallon Capacit	y Serving Both Generators	
Main Tank	50%	2049 **	5
	Other Observation, Extent : N/A, Ar	ea Affected : 100%	
	Location : Basement		
	Explanation : Two 7,500 Gallon C	Capacity Tanks	
ighting			
Interior Lighting			
Fluorescent	30%	2029 \$950,800	10 \$29,700
	T-12 Lamps And Fixtures, Extent : L	ight, Area Affected : 100%	
	Location : Throughout The Buildir	ıg	
LED	70%	2039 **	
	Other Observation, Extent : Light, A		
	Location : Throughout The Buildin		
	Explanation : Original Fixtures Re		
Egress Lighting			
Emergency, Service	30%	2029 \$38,500	1
Emergency, Battery	20%	2029 \$69,900	10 \$5,200
Exit, Service	50%	2029 \$44,900	1
Exterior Lighting			
HID	5%	2029 \$48,600	10
LED	25%	2039 **	
No Component	70%		
larm			
Security System			
Generic	100%	2034 \$391,000	1 \$40,400
	Other Observation, Extent : N/A, Ar		
	Location : Throughout The Buildir		
	Explanation : CCTV Surveillance	System	
Fire/Smoke Detection	-		
Generic, Digital	100%	2039 **	1-3 \$66,600
Mechanical	Current Repair	Future Replacement	Maintenance
System	% of Fail Date Estimated C	ost Year Estimated Cost	Cycle Estimated Cost Priorit
Component	Total (Years)	FY	(Yrs)
Туре			I I
leating			
Energy Source	1000/	0004 000 000	1
Plant Campus Steam /	100%	2034 \$28,900	1
PRV			

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

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

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

### Asset # : 4245

							aintenance	
echanical	Current Repair			Futur	e Replacement	M		
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
eating								
Conversion Equipment Heat Exchanger, Shell & Tube	85%	Now	\$37,800	2030	\$755,300			
	Damaged,	Extent : M	oderate, Area Affe	cted : 10	%			
	Location	ı : Basemer	nt Mechanical Room	n - Damo	iged Insulation			
Pres. Reducing Valve/LF Steam	15%			2030	\$18,800	5	\$1,000	
Distribution								
Hot Wtr Piping/Pump	85%		\$38,700	2033	\$387,200	4	\$4,500	
			oderate, Area Affec			Dining		
			nt Mechanical Room			Piping		
		erioraling, 1 : Mechani	Extent : Moderate,	Area Ajj	eciea : 10%			
			: Moderate, Area A	ffected ·	10%			
		i : Mechani		jjeereu :	1070			
Steam Piping/Pump	15%	Now	\$50,000	2034	\$250,200			
			Extent : Moderate,					
	Location	n : Basemer	nt Mechanical Room	n				
			: Severe, Area Affe It Mechanical Room		%			
			Extent : Moderate, .		ected · 100%			
			nt Mechanical Room					
Terminal Devices								
Air Handler	5%			2029	\$196,000	1	\$3,300	
		-	tent : Light, Area A	ffected :	100%			
	Location	i : Mechani	ical Rooms					
Unit Heater - Hot Water	5%			2029	\$61,700			
No Component	90%							
		ervation, E 1 : Mechani	Extent : Light, Area ical Rooms	Affected	: 0%			
	Explana Conditio		landlers With Cooli	ng And I	Heating Coils, Rep	orted Un	der Air	
Controls								
Digital	50%			2027	\$2,991,200			
Pneumatic	50%			2028	\$2,012,900			
ir Conditioning								
Energy Source Electricity	100%			2042	* *	1		
Electricity	100%			2042		1		

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

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

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

Asset # : 4245

echanical		Current	Repair	Futu	re Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille				2037	* *	1	\$108,800	
			Extent : Light, Area nt Mechanical Roor					
Exterior Pkg Unit - Cooling	2%	Now	\$45,700	2044	* *	2	\$100	
-	Unit Inope	erable, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location Deterior		se Roof - Unit Servi	ng Eleve	ator Machine Roon	ı - Inopel	rable /	
No Component	5%							
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 0%			
	Location	a : Penthou	se Mechanical Roo	т				
	Explana	tion : Refer	r To Heat Rejection	And Ter	minal Devices			
Distribution								
CW & CHW Wtr Pipe/Pump	93%	Now	\$14,900	2034	\$297,600	4	\$5,000	
			Extent : Moderate, ical Rooms	Area Afj	fected : 10%			
No Component	7%							
Terminal Devices								
Air Handler/Dir Expansion	5%			2029	\$189,700	1		
Empanoron	On Extend	led Life. Ex	tent : Light, Area A	ffected :	100%			
		-	se Mechanical Roo	-				
Air Handler/Cool/Ht	95%			2029	\$3,647,700	1	\$63,500	
	2010		tent : Light, Area A			1	ψ05,500	
		-	ical Rooms	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Heat Rejection								
Air Cooled Condenser Unit	5%	Now	\$28,600	2044	* *	2	\$3,000	
	Location		lerate, Area Affecte se Mechanical Rooi orated	n Roof -	Two Air Cooled C			
Water Cooling Tower	95%			2028	\$949,600	2	\$103,300	
	Location	ı : Building	Extent : Light, Area Exterior - Ground		': 100%			
	Explana	tion : Loca	tion Noted					

Ventilation

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

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

### Asset # : 4245

Mechanical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution	1000/ 11	¢014.000	LIFE	* *	2.5	<b>\$60.200</b>	
Ductwork/Diffusers	100% Now Broken, Extent : Sev	\$914,800	LIFE	~ ~	2-5	\$60,300	
		enetrations In Floor		neumatic Fire / Sw	oke Dan	ners / Actuators	
	Faulty Air Intake, E				ione Dun	ipers / netitators	
	•	e Dampers / Actuato	00				
	Insul. Deteriorating	-	-	-			
	Location : Mechar		00				
	Needs Cleaning, Ex	tent : Moderate, Are	a Affecte	d : 100%			
	Location : Throug	hout					
	Unbalanced System		Area Affe	ected : 100%			
	Location : Throug	hout					
Exhaust Fans	1000/			<b>#0.2.2</b> 0.0.0	•	<b>*2 2 0 0</b>	
Interior	100%		2029	\$923,800	2	\$3,300	
	On Extended Life, E Location : Mechan	-	jjectea :	100%			
Plumbing	Location . Mechan	iicui Rooms					
H/C Water Piping							
Brass/Copper	100%		2034	\$2,675,200	1		
HW Heat Exchanger							
Steam Fired	100%		2044	* *	4	\$10,700	
Sanitary Piping							
Cast Iron	100% Now	\$262,400	LIFE	* *	1		
	Leak Evident, Exten	it : Severe, Area Affe ent Mechanical Roor					
Storm Drain Piping	Location . Daseme	eni Mechanicai Koor	n Cening				
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)	10070		LIIL		1		
Electric	100%		2029	\$109,100	4	\$6,500	
	On Extended Life, E	Extent : Light, Area A	ffected :	100%			
	Location : Baseme	ent Mechanical Room	n - 1 Dup	olex Set			
Fixtures							
Generic	100%						
Vertical Transport							
Elevators	100%		LIEE	* *			
Geared Traction	100% Other Observation,	Extent · Light Area	LIFE Affected				
		tits From Basement			om Baser	nent To	
	Penthouse	I rom Dusement	.5 10p 11		Duser		
	Explanation : 4 U	nits					
Fire Suppression							
Standpipe	1000/		2044	* *	1.7	<b><i><b>ФЕЛ</b>ЕОО</i></b>	
Generic	100%		2044	* *	1-5	\$54,500	

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

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

#### Asset # : 4245

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler								
No Component	20%							
Generic	80%	Now	\$230,400	2044	* *	1-2	\$21,000	
	Leak Evide	nt, Extent : S	Severe, Area Affe	cted : 5%	ó			
	Location	: Basement	Mechanical Room	n - Corro	oded / Leaking			
	Heads Bloc	eked, Extent	: Moderate, Area	Affected	l : 20%			
	Location	: Various Pr	ison Cells					

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

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

\$83,223,700

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address			ACILITIES A RIKERS ISLAI	NNA M. KROSS CENTI ND	ER (AMKC)	
Borough	: BRONX			Agency's Number	: N/A	
Program / Asset #	: DOC0001.	010 / 2045		Yr Built/Renovated	: 1986 / 2023	
Area Sq Ft	: 492,205			<b>Project Type</b>	: CORRECTION	
Date of Survey	: 02-May-20	23		Landmark Status	: NONE	
Areas Surveyed	: Basement,	Roof, Floo	ors 1,2,Ph			
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architec	ture			\$66,979,300		\$2,085,800
Interior Architect	ure			\$20,740,700		\$21,901,800
Electrical				\$444,800		\$13,258,000
Mechanical				\$4,582,800		\$45,978,100
Site Pavements				\$1,347,000		
Total				\$94,094,600		\$83,223,700
Importance Code	А			\$66,979,300		\$3,073,400
Importance Code	В			\$21,243,200		\$79,978,600
Importance Code	С			\$5,872,100		\$171,800

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$81,100			
Interior Architecture	\$47,400			\$32,200
Electrical	\$117,600	\$80,700	\$101,200	\$85,300
Mechanical	\$109,500	\$31,800	\$107,000	\$63,100
Site Pavements	\$44,200			
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$439,300	\$151,900	\$247,700	\$220,100
Importance Code A	\$84,300	\$1,200	\$200	\$700
Importance Code B	\$263,400	\$150,700	\$247,400	\$219,400
Importance Code C	\$91,600			
Total	\$439,300	\$151,900	\$247,700	\$220,100

\$94,094,600



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

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

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

#### Asset # : 2045

Architecture		Current F	Repair	Futur	e Replaceme	nt	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior									
Exterior Walls	20/	NT	¢(1 100	LIPP		* *	-	¢120.500	
Cast in Place Concrete		Now	\$64,400 xtent : Moderate, A	LIFE	atad · 10/	~ ~	5	\$139,500	
			ration Building M						
Concrete Masonry Unit		Now	\$115,300	LIFE	. 100111	* *	5	\$34,900	
Concrete Wasonry Onit			stent : Moderate, A		rted · 1%		5	\$34,900	
			ration Building M	00					
Glass Block	1%			LIFE		* *	5	\$11,600	
Masonry: Brick	80%		\$23,614,600	LIFE		* *	5	\$744,100	1
			ents, Extent : Seve		Affected : 25%	ó	U	<i>Q</i> ,, 100	-
		1 : Through			55				
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 2%				
	Location	n : South We	all Of Dormitory B	uilding					
	Effloresce	nce, Extent	: Light, Area Affec	eted : 5%					
	Location	1 : Penthous	se/ Bulkheads						
			od, Extent : Moder	ate, Arec	Affected : 25	%			
		1 : Through							
		-	t, Extent : N/A, Ar	ea Affect	ed : 20%				
			he Roof Line						
Metal/Glass Curt Wall	2%			LIFE		* *	5	\$69,800	
			xtent : N/A, Area A						
		-	tairs At Dormitory	Building	T				
	-	tion : Locat							
Metal Panel	• • •	Now	\$118,800	2044		* *	5	\$87,200	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 5	%			
		1 : Through			. 1 200/				
		0	xtent : Moderate, A cade Of Gymnasiu	00		waa			
			tent : Moderate, A			reu			
	-	1 : Through		reu Ajjet	ieu . 2570				
Window Wall	3%	_		2044		* *	5	\$104,600	
window wan			xtent : N/A, Area A		100%		5	\$104,000	
			lls At Housing Que						
		tion : Locai							

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

#### Asset # : 2045

		A						
rchitecture	Current Repair Future Replacemen				re Réplacement		aintenance	
stem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Windows						_		
Metal/Detention Type	Location .	tion, Extent : Througho				5	\$346,100	
		Rusting, Ex : Througho	tent : Moderate, A ut	rea Affe	cted : 50%			
	-	oken/Crack : Througho	ed, Extent : Mode ut	rate, Are	ea Affected : 5%			
	-	able, Exter Througho	nt : Moderate, Are ut	a Affecte	ed : 10%			
Metal Louvers	3%	2-4	\$125,600	2043	* *			
	-	Rusting, Ex	tent : Moderate, A		cted : 100%			
		: Througho						
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	\$664,300	
Masonry: Brick Cavity	40%			LIFE	* *	5-10	\$251,500	
Metal Panel	5%			2044	* *	5	\$17,800	
Metal Rail	20%			2039	* *	5-10	\$332,100	
Roof								
Metal Panel	2%	Now	\$40,400	2047	* *			
		tration, Ext : Gymnasiu	tent : Moderate, A um	rea Affe	cted : 10%			
Modified Bitumen	Worn/Erode		\$2,064,900 Severe, Area Affe	2039 cted : 10	* *			
		: All Mod U	Jnits					
Panel/Paver: Cer/Brk	5%			2044	* *	10	\$48,100	
Single Ply Membrane	25%	0-2	\$711,500	2039	* *			
			erate, Area Affecte					
	Location .	: Various L	ocations On Admi	nistratio	n Building			
	Debris Pres	sent, Extent	t : Moderate, Area	Affected	d : 10%			
	Location :	Administr	ation Building Roo	of				
			nt : Severe, Area A ation Building Roo	-	1%			
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.

#### Asset # : 2045

Architecture	Current Repair			Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Floors								
Cast in Place Concrete		Crumbling	\$531,300 , Extent : Light, Are yout Maintenance A		* * ed : 5%	5	\$354,500	
Ceramic Tile	Broken/M	Now issing Elen 1 : Through	\$80,000 nents, Extent : Mod out	2037 erate, Ar	* * ea Affected : 5%	5	\$18,400	
Quarry Tile			\$417,800 : Moderate, Area A let Rooms	2047 Affected :	* *	5	\$5,500	
Sheet Vinyl/Rubber	Worn/Ero	Now ded, Extent 1 : Gymnas	\$928,900 : Severe, Area Affe ium	2044 cted : 50	* *	5	\$5,500	
Terrazzo	-	Crumbling	\$1,460,100 Extent : Moderate out Corridors And	-		5	\$126,600	
Traffic Topping	Worn/Ero	Now ded, Extent 1 : Through	\$948,500 : Moderate, Area A out	2034 Affected :	\$9,484,800 10%	5	\$64,500	
Vinyl Tile	Broken/M Location Uneven Su Location Worn/Eroo	1 : Through ubstrate, Ex 1 : Main Co	xtent : Severe, Area orridors : Severe, Area Affe	Affected	: 20%	3	\$69,100	
Vinyl Tile 9" X 9"	10% Cracking/	Now Crumbling	\$227,100 , Extent : Moderate de (North) Corridon	+	\$11,354,300 ffected : 50%	3	\$27,600	

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

#### Asset # : 2045

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls	100/					10		
Cast in Place Concrete	10%		<b>*2</b> 000 (00	LIFE	* *	10	\$202,600	
Concrete Masonry Unit	53%		\$3,889,600	LIFE		5	\$171,800	
	-	i : Through	d, Extent : Modera	ie, Area	Ajjeciea : 5%			
		-	nt : Light, Area Aff	ected : 1	0%			
			out Corridors And					
Folding Partition	1%	Now	\$432,500	2042	* *	5	\$10,100	
e	Unit Inop	erable, Exte	ent : Severe, Area A	ffected :	100%			
	Location	ı : Gymnası	ium					
Glass: Single Pane	3%			LIFE	* *	5	\$36,500	
Metal Security Bars	3%			LIFE	* *	10	\$4,900	
Plaster	10%		\$190,000	LIFE	* *	5	\$24,300	
		-	ents, Extent : Seve le (North) Corridor		Affected : 10%			
			e (North) Corridor		* *	10	¢(0,900	
SGFT/Glazed Masonry Steel Plate	15% 5%			LIFE LIFE	* *	10 5	\$60,800 \$48,600	
Ceilings	570			LIL		5	\$48,000	
AcousTileSusp.Lay-In	25%	2-4	\$295,100	2047	* *	5	\$92,100	
1.	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 1%		-	
			ration Areas					
			Extent : Moderate	e, Area Aj	ffected : 2%			
			tration Areas	LIPP	* *		<b>#20.000</b>	
Exposed Strue: Concrete			\$1,063,700 Extent : Moderate	LIFE		5	\$28,800	
	-	-	s And Mechanical		<i>Jecieu</i> . 2070			
Exposed Struc: Steel	5%		\$341,200	LIFE	* *			
Exposed birde. Steel			ents, Extent : Seve		Affected : 1%			
		-	nt Mechanical Room					
Metal Panel	10%	2-4	\$235,100	LIFE	* *	5	\$92,100	
	Corrosion	/Rusting, E	xtent : Moderate, A		cted : 15%			
		-	out Corridors And					
	•		ctent : Light, Area	Affected :	: 10%			
		-	out Corridors					
Plaster		Now	\$4,533,800	LIFE	**	5	\$161,200	
		-	ents, Extent : Seve le (North) Corridor		Affected : 75%			
			Extent : Severe, A		ted · 75%			
	-	-	out Dark Side (Nor			ousing U	nits	
te Enclosure		-				~		
Fence/Gates								
Chain Link	100%			2054	* *			
			Extent : N/A, Area A		100%			
			Razor Ribbon At T ional Component	op				
te Pavements	Блрійни	non . Auull	ionai Component					

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

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

Asset # : 2045

			A3301 # . L	040				
Architecture		Current	Repair	Futu	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Pavements								
On-Site Walkways								
Cast in Place Concrete	100%		\$44,200	2047	* *			
		-	ients, Extent : Mod	erate, Ai	rea Affected : 5%			
			t Main Entrance					
	-	-	, Extent : Moderate 10ut Main Entrance					
Parking/Driveway	Locuitor	n : Iniougn		Inta Eo				
Asphalt	90%	5 2-4	\$1,096,700	2043	* *			
-	Cracking,	/Crumbling	, Extent : Moderate	e, Area A	ffected : 25%			
	Location	n : Through	out					
Cast in Place Concrete	10%	, )		2047	* *			
	Other Ob.	servation, E	Extent : N/A, Area A	Iffected .	: 100%			
	Location	n : Loading	Dock Area					
	Explana	ntion : Loca	tion Noted					
Activity Yard								
Asphalt		b Now	\$97,100	2043	* *			
	Cracking	/Crumbling	, Extent : Severe, A	rea Affeo	cted : 50%			
	Location	n : Through	out					
	-		Extent : Severe, Ar	ea Affect	ted : 50%			
		n : Through						
			Extent : Severe, Are	a Affecte	ed : 20%			
		n : Through						
	Explana	tion : Vege	tation Growth					
Cast in Place Concrete	50%	b Now	\$153,200	2047	* *			
			, Extent : Severe, A	rea Affeo	cted : 50%			
	Location	n : Through	out					
	-		Extent : Severe, Ar	ea Affec	ted : 50%			
	Location	n : Through	out					
Electrical		Current	Repair	Fu <u>tu</u>	re Replacement	Μ	aintenance	
System	0/							Duinut
Component	% 0I	ran Date	<b>Estimated Cost</b>	rear	Estimated Cost	Cycle	<b>Estimated</b> Cost	rriorit

ecifical	Gurrent Repair	гиште кер	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit
er 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2044	* *	3	\$800	
	Other Observation, Extent : N	N/A, Area Affected : 100%				
	Location : Buildings 1 And	2 Electrical Room				
	Explanation : One 600 Amp	ere, 4,160 Volt Main Disc	onnect Swite	ch		
Fused Disc Sw	50%	2044	* *	3	\$800	
	Other Observation, Extent : N	N/A, Area Affected : 100%				
	Location : Buildings 3 And	4 Electrical Room				
	Explanation : One 600 Amp	ere, 4,160 Volt Main Disc	onnect Swite	ch		
Transformers						
Dry Type	100%	2039	* *	3	\$2,700	
Feeders						
Cable	100%	2042	* *	1		

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

Asset # : 2045

% of Fa	urrent F il Date Years)	Repair Estimated Cost		e Replacement Estimated Cost		aintenance	
		<b>Estimated</b> Cost	Voor	Estimated Cast	, ,		
	ical sj		FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%			2044	* *	1		
					5	\$1,300	
			ffected :	100%			
Explanation	i : Main	Service Switch Rat	ted At 4.(	000 Amperes			
				**	5	\$1.100	
Other Observ				100%	5	\$1,100	
Explanation	ı : Main	Service Switch Rai	ted At 2,(	100 Amperes			
1000/			2022	¢51.500	-	¢1.000	
100%			2032	\$51,500	5	\$1,800	
500/			2024	¢( <b>२</b> ( <b>२</b> ००)	-	¢1.100	
10%			2034	\$125,300	5	\$1,300	
50/			2022	¢(( 000	1		
25%			2044		1		
100/			2022	¢120.500	5	¢1 100	
20%			2042	* *	3	\$2,600	
200/			2022	¢202 000	1		
30%0			2044	·	1		
400/			2022		5	¢1 200	
				* *			
3070			2032	\$1,202,200	3	\$0,700	
100%			I IEE	* *	5	\$14 500	
10070			LIFE		5	φ1 <del>4</del> ,500	
100%			2039	* *	1	\$151.400	
_	50% Other Observ Location : N Explanation 50% Other Observ Location : N	50%     Other Observation, E     Location : Main Ele     Explanation : Main     50%     Other Observation, E     Location : Main Ele     Explanation : Main     100%     50%     40%     10%     20%     50%     20%     50%     30%     40%     10%     20%     50%     30%     40%     10%     50%     10%     50%     100%	50%     Other Observation, Extent : N/A, Area A,     Location : Main Electrical Room     Explanation : Main Service Switch Rat     50%     Other Observation, Extent : N/A, Area A,     Location : Main Electrical Room     Explanation : Main Service Switch Rat     100%     50%     100%     50%     100%     50%     100%     50%     100%     50%     10%     20%     20%     20%     10%     10%     10%     10%     10%     10%     10%     10%     10%     10%     10%     10%     10%     10%     100%     100%	50%   2034     Other Observation, Extent : N/A, Area Affected :   Location : Main Electrical Room     Explanation : Main Service Switch Rated At 4,0     50%   2054     Other Observation, Extent : N/A, Area Affected :     Location : Main Electrical Room     Explanation : Main Service Switch Rated At 2,0     100%   2032     50%   2034     40%   2034     10%   2032     5%   2034     10%   2032     70%   2034     10%   2033     20%   2033     20%   2033     5%   2033     10%   2033     10%   2033     20%   2034     40%   2033     20%   2033     50%   2034     10%   2033     20%   2033     50%   2034     20%   2033     20%   2033     50%   2032     10%   2032     10%   2032     10%	50%   2034   \$626,500     Other Observation, Extent : N/A, Area Affected : 100%   Location : Main Electrical Room     Explanation : Main Service Switch Rated At 4,000 Amperes   50%   2054   ***     Other Observation, Extent : N/A, Area Affected : 100%   Location : Main Electrical Room   Explanation : Main Service Switch Rated At 2,000 Amperes     100%   2032   \$51,500     50%   2034   \$626,500     40%   2034   \$626,500     40%   2034   \$125,300     50%   2034   \$626,500     40%   2034   \$125,300     5%   2032   \$66,000     70%   2034   \$924,100     25%   2044   **     10%   2033   \$138,500     70%   2033   \$99,200     20%   2033   \$393,000     50%   2034   \$982,600     30%   2034   \$982,600     30%   2034   \$982,600     30%   2032   \$1,262,200     10%   2039   **     50%   2032   \$1,262,200 </td <td>50%<math>2034</math><math>\$626,500</math><math>5</math>Other Observation, Extent : N/A, Area Affected : <math>100%</math>Explanation : Main Service Switch Rated At 4,000 Amperes<math>50%</math><math>2054</math>**<math>5</math>Other Observation, Extent : N/A, Area Affected : <math>100%</math>Location : Main Electrical RoomExplanation : Main Service Switch Rated At 2,000 Amperes<math>100%</math><math>2032</math><math>\$51,500</math><math>5</math><math>50%</math><math>2034</math><math>\$626,500</math><math>5</math><math>40%</math><math>2034</math><math>\$626,500</math><math>5</math><math>40%</math><math>2034</math><math>\$626,500</math><math>5</math><math>50%</math><math>2034</math><math>\$626,500</math><math>5</math><math>50%</math><math>2034</math><math>\$626,500</math><math>5</math><math>10%</math><math>2034</math><math>\$626,500</math><math>5</math><math>50%</math><math>2034</math><math>\$626,500</math><math>5</math><math>50%</math><math>2032</math><math>\$66,000</math><math>1</math><math>70%</math><math>2034</math><math>\$924,100</math><math>1</math><math>25%</math><math>2044</math><math>**</math><math>1</math><math>10%</math><math>2033</math><math>\$138,500</math><math>5</math><math>70%</math><math>2033</math><math>\$138,500</math><math>5</math><math>20%</math><math>2042</math><math>**</math><math>5</math><math>20%</math><math>2042</math><math>**</math><math>5</math><math>20%</math><math>2034</math><math>\$982,600</math><math>1</math><math>30%</math><math>2044</math><math>**</math><math>1</math><math>40%</math><math>2032</math><math>\$1,262,200</math><math>5</math><math>100%</math><math>LIFE</math><math>**</math><math>5</math><math>50%</math><math>2032</math><math>\$1,262,200</math><math>5</math><math>100%</math><math>LIFE</math><math>**</math><math>5</math></td> <td>50%     2034     \$626,500     5     \$1,300       Other Observation, Extent : N/A, Area Affected : 100%     Location : Main Service Switch Rated At 4,000 Amperes     50%     2054     **     5     \$1,100       Other Observation, Extent : N/A, Area Affected : 100%     Location : Main Service Switch Rated At 2,000 Amperes     \$1,100       Other Observation, Extent : N/A, Area Affected : 100%     Location : Main Service Switch Rated At 2,000 Amperes     \$1,100       100%     2032     \$51,500     \$\$1,800       50%     2034     \$626,500     \$\$\$1,100       40%     2034     \$626,500     \$\$\$\$\$1,100       40%     2034     \$626,500     \$</td>	50% $2034$ $$626,500$ $5$ Other Observation, Extent : N/A, Area Affected : $100%$ Explanation : Main Service Switch Rated At 4,000 Amperes $50%$ $2054$ ** $5$ Other Observation, Extent : N/A, Area Affected : $100%$ Location : Main Electrical RoomExplanation : Main Service Switch Rated At 2,000 Amperes $100%$ $2032$ $$51,500$ $5$ $50%$ $2034$ $$626,500$ $5$ $40%$ $2034$ $$626,500$ $5$ $40%$ $2034$ $$626,500$ $5$ $50%$ $2034$ $$626,500$ $5$ $50%$ $2034$ $$626,500$ $5$ $10%$ $2034$ $$626,500$ $5$ $50%$ $2034$ $$626,500$ $5$ $50%$ $2032$ $$66,000$ $1$ $70%$ $2034$ $$924,100$ $1$ $25%$ $2044$ $**$ $1$ $10%$ $2033$ $$138,500$ $5$ $70%$ $2033$ $$138,500$ $5$ $20%$ $2042$ $**$ $5$ $20%$ $2042$ $**$ $5$ $20%$ $2034$ $$982,600$ $1$ $30%$ $2044$ $**$ $1$ $40%$ $2032$ $$1,262,200$ $5$ $100%$ $LIFE$ $**$ $5$ $50%$ $2032$ $$1,262,200$ $5$ $100%$ $LIFE$ $**$ $5$	50%     2034     \$626,500     5     \$1,300       Other Observation, Extent : N/A, Area Affected : 100%     Location : Main Service Switch Rated At 4,000 Amperes     50%     2054     **     5     \$1,100       Other Observation, Extent : N/A, Area Affected : 100%     Location : Main Service Switch Rated At 2,000 Amperes     \$1,100       Other Observation, Extent : N/A, Area Affected : 100%     Location : Main Service Switch Rated At 2,000 Amperes     \$1,100       100%     2032     \$51,500     \$\$1,800       50%     2034     \$626,500     \$\$\$1,100       40%     2034     \$626,500     \$\$\$\$\$1,100       40%     2034     \$626,500     \$

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

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

#### Asset # : 2045

Electrical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power							
Generators Diesel	100% No Start Syst Needs Location : PB	Repair, Extent : Moder	2037 ate, Area	* * Affected : 10%	1	\$171,500	
	Location : Ou	ion, Extent : N/A, Area A tdoor Enclosures Throug There Are Seven Fixed (	ghout The	Site	le Gener	ators Serving	
Batteries	1000/		2027	¢ 4 700	-	¢10 <b>2</b> 00	
Lead/Acid	100%		2027	\$4,700	5	\$18,200	
Fuel Storage Day Tank	Location : W1	ion, Extent : N/A, Area A 7, 18, 19 275 Gallon Capacity	2050 Affected :	* * 100%	5		
Day Tank	25% Other Observat Location : Ou	ion, Extent : N/A, Area A tside Of Main Kitchen A 250 Gallon Capacity		**	5		
Underground Storage	50% Other Observat Location : Unit	ion, Extent : N/A, Area A		**	5		
ighting							
Interior Lighting Fluorescent	-	l Fixtures, Extent : Light roughout The Building	2029 t, Area Afj	\$2,886,400 Fected : 100%	10	\$90,300	
Fluorescent	5%		2029	\$721,600	10	\$22,600	
	-	Fixtures, Extent : Light, roughout The Building	Area Affe	ected : 100%			
LED	75%		2039	* *			
Egress Lighting							
Emergency, Service	40%		2034	\$233,700	1		
Emergency, Battery	10%		2034	\$159,200 \$204,500	10	\$11,900	
Exit, Service	50%		2029	\$204,500	1		
		<b>\$222</b> 000	2029	\$1,106,500			
Exterior Lighting HID	0	w \$332,000 n During Daytime, Exten ilding Perimeters			: 25%		
6 6	Outdr Lights Or	n During Daytime, Exter			: 25%		

Alarm

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

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

Asset # : 2045

ectrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
arm								
Security System								
Generic	100%			2034	\$1,780,600	1	\$183,800	
			xtent : N/A, Area A	ffected :	100%			
		-	out The Building					
	Expland	tion : CCT	V Surveillance Syst	ет				
Fire/Smoke Detection	1000/			••••	ate ate	1.0	<b>#202 200</b>	
Generic, Digital	100%	)		2039	* *	1-3	\$303,300	
echanical		Current	Repair	Futur	e Replacement	M	aintenance	
stem	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cvcle	<b>Estimated</b> Cost	Priorit
Component	Total	(Years)		FY		(Yrs)		
Туре								
ating								
Energy Source Plant Campus Steam /	95%			2034	\$125,000	1		
PRV	9370	)		2034	\$125,000	1		
Electricity	1%			2054	* *	1		
Natural Gas	4%			2034	* *	1		
Tutului Gus			xtent : N/A, Area A		100%	1		
			ilding - Roof	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	10070			
			Service For Rooftop	o Units				
Conversion Equipment								
Furnace	1%	)		2034	\$29,500	1	\$2,400	
			xtent : N/A, Area A				<i>~_,</i>	
	Location	n : Main Bu	ilding Roof By Pen	thouse N	Iechanical Room S	57		
	Explana	tion : 1 Un	it is a second sec					
Heat Exchanger, Shell &			\$157,800	2030	\$3,156,100			
Tube	Constant	E.t. N	oderate, Area Affec	4.1.10	0 /			
			3 - Basement Mec					
			5 - Basement Mech oderate, Area Affed					
	-		3 - Basement Mec			nsulation	,	
Pres. Reducing Valve/LF				2030	\$114,200	5	\$5,800	
Steam	2070	,		2030	φ11 <del>4</del> ,200	5	\$5,000	
Radiant Heater	1%			2034	\$246,900	2	\$2,300	
			xtent : N/A, Area A			2	ψ2,500	
			ilding - Maintenan					
			ric Unit Heaters					

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

#### Asset # : 2045

			Asset # : 2	040				
lechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Distribution				• • • •			<b>* - - - - - - - - - -</b>	
Hot Wtr Piping/Pump	Corroded, Location Damaged Location Insul. Det	n : Mechann , Extent : So n : Building eriorating,	\$290,400 loderate, Area Affec ical Rooms evere, Area Affectec 3 - Basement Mec Extent : Moderate, ical Rooms	d : 2% chanical	Room - Deteriorate	4 ed Expan	\$17,000 nsion Tank	
	Malfuncti	oning, Exte	ent : Moderate, Area	a Affecte	d : 10%			
	Location	ı : Building	rs 3, 4 - Radiant He	ating Ma	lfunctioning			
	On Extend	led Life, Ex	tent : Light, Area A	Iffected :	100%			
	Location	1 : Through	out					
Steam Piping/Pump	Insul. Det Location On Extend Location Steam Tra	n : Mechani led Life, Ex n : Various ps Faulty, I	\$227,900 Extent : Light, Area ical Rooms ctent : Light, Area A Locations Extent : Moderate, ry Building, Gymn	lffected : Area Affe	100% ected : 100%	Mechanic	cal Rooms	
Terminal Devices	Bootunoi		, <i>Suutuu</i> , <i>S</i>		, Dusenien 1			
Air Handler	15%			2029	\$2,677,500	1	\$45,700	
	On Extend	led Life, Ex	tent : Light, Area A ium Mechanical Ro	Iffected :	100%	ise Mech		
Convector/Radiator	Damaged Location Circulat On Extend	1 : 1st Flooi ion	\$589,500 Ioderate, Area Affe r Corridors - Fin T ctent : Light, Area A out	ube Cove	ers With Heavy Pai	1 nt Block	\$108,700 ing Air	
Unit Heater - Hot Water	2% Unit Inop	Now erable, Exte	\$5,600 ent : Moderate, Are r Passageway Betw			lings - 5	Units	
	Other Obs Location	servation, E	Extent : N/A, Area A ical Rooms, 1st Flo	Iffected :	100%			
Unit Heater - Steam	Broken, E Location Other Obs Location	n : Gymnas servation, E	\$18,900 lerate, Area Affecte ium - 4 Units Extent : N/A, Area A ry Building, Gymn tion Noted	Iffected :	\$377,300 100%	4	\$3,200	
Controls	ылрини							
Electrical	28%			2029	\$1,476,500			
Pneumatic	2870			2029	\$366,600			
No Component	70%			2020	\$200,000			
r Conditioning								

Air Conditioning

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

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

Asset # : 2045

Mechanical	Current Repai	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	45%	2042	* *	1		
No Component	55%					

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

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

#### Asset # : 2045

Mechanical	Current Re	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning							
Conversion Equipment Int Pkg Unit - Heating/Cooling	2%		2028	\$309,100	2	\$600	
	R-22 Refrigerant, Exte Location : Main Build Condenser				t With Re	mote Air Cooled	
Reciprocating Compr/Chiller	2%		2029	\$279,900	1	\$4,600	
	On Extended Life, Exte	-					
	Location : Main Buil Chiller For Clinic R-22 Refrigerant, Exte				7 - Packo	aged Air Cooled	
	Location : Main Buil				7		
Ext Pkg Unit - Heating/Cooling	8%		2042	* *	2	\$2,400	
8	R-410a Refrigerant, Ex Location : Main Buil				Roof		
	Recent Installation, Ex Location : Main Build	tent : N/A, Area A	Affected :	100%			
Ext Pkg Unit - Heating/Cooling	2% Now	\$31,900	2034	\$318,700	2	\$500	
	Broken, Extent : Model Location : Building 2 Unit - Condenser Fau Controller Not Working Location : Building 2	- Ground Level - n Defective g, Extent : Moder	Quad 8 ate, Area	Affected : 25%	ors Defec	ctive, Quad 5	
	R-410a Refrigerant, Ex Location : Building 2		Affected	! : 100%			
Ext Pkg Unit - Heating/Cooling	1% Now	\$159,400	2044	* *	2	\$200	
	Broken, Extent : Moder Location : Main Buil	00		, )			
	R-22 Refrigerant, Exte Location : Main Buil			100%			
	8%			\$1,274,900	2	** ***	
Ext Pkg Unit - Heating/Cooling			2029	¢1,271,900		\$2,400	
Ext Pkg Unit - Heating/Cooling	R-22 Refrigerant, Exte Location : Main Build					\$2,400	
		ding Roof	ffected : 2034	100%		\$2,400	
Heating/Cooling	Location : Main Build	ding Roof ctent : Light, Area	ffected : 2034 a Affected	100% \$2,252,400 !: 100%		\$2,400	
Heating/Cooling Split Unit	Location : Main Build 10% R-410a Refrigerant, Es	ding Roof ctent : Light, Area	ffected : 2034 a Affected	100% \$2,252,400 !: 100%		\$2,400	
Heating/Cooling	Location : Main Build 10% R-410a Refrigerant, Ex Location : Dormitory	ding Roof ctent : Light, Area Building, Buildin \$450,500 t : Moderate, Are	ffected : 2034 a Affectea ngs 1, 2 - 2044 a Affecte	100% \$2,252,400 1: 100% Control Rooms * *		\$2,400	

*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.

Asset # : 2045

Mechanical	Current R	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution							
CW & CHW Wtr	2%		2044	* *	4	\$500	
Pipe/Pump	0.00 (						
No Component	98%						
Terminal Devices	20/		2020	¢1(5(00	1	¢C 100	
Air Handler/Cool/Ht	2% On Extended Life, Ext	tout · Light Away	2029	\$165,600	1	\$6,100	
	Location : Main But	-					
No Common ant		nung - 1 ennouse	meenum				
No Component	98%						
Heat Rejection Dry Cooler	2% 2-4	\$39,200	2044	* *	2	\$5,500	
Dry Cooler	Corroded, Extent : Me			)%	2	\$5,500	
	Location : Main But	•••			6 - Air C	ooled Condenser	
No Component	98%						
Ventilation	<b>70</b> /0						
Distribution							
Ductwork/Diffusers	100% Now	\$833,200	LIFE	* *	2-5	\$274,500	
	Faulty Air Intake, Ext		ea Affect	ed : 20%	-	÷ )	
	Location : Mechania	cal Rooms - Air Ha	undlers C	utside Air Intake I	Dampers		
	Insul. Deteriorating, I	Extent : Moderate,	Area Aff	ected : 2%			
	Location : Main But	ilding - Penthouse	Mechani	cal Rooms S6, S7			
	Needs Cleaning, Exte	nt : Moderate, Are	a Affecte	d : 30%			
	Location : Various I	Prison Cells - Clog	ged Exha	ust Ducts			
Exhaust Fans							
Interior	10%		2029	\$420,700	2	\$1,500	
	On Extended Life, Ext	-					
	Location : Main Bui	Iding - Penthouse					
Roof	45%		2039	* *	2	\$6,800	
Roof	44%		2029	\$809,800	2	\$6,600	
Wall Unit	1%		2029	\$4,100	2	\$200	
	Other Observation, E.						
	Location : Main But	-	Mechanic	al Room			
<u> </u>	Explanation : 1 Unit	t					
Plumbing							
H/C Water Piping Brass/Copper	100% Now	\$243,700	2034	\$12,182,500	1		
Blass/Copper	Corroded, Extent : Me				1		
	Location : Basemen						
	On Extended Life, Ext			100%			
	Location : Through	ст. лет, лей А	jjecieu.	100/0			

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

#### Asset # : 2045

Maahaniaal							
Mechanical	Current Re			e Replacement		aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
HW Heat Exchanger							
Steam Fired	50%		2060	* *	4	\$24,300	
Steam Fired	40%		2044	* *	4	\$19,500	
Steam Fired	10% 2-4	\$458,700	2064	* *	4	\$4,900	
	Abandoned in Place, E	-					
	Location : Main Buil						
	Corroded, Extent : Mo	00					
	Location : Building 3						
	On Extended Life, Exte	-					
	Location : Building 3	3 - Basement Mec	hanical F	coom - 2 Units			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/			***		<b></b>	
Submersible	100%		2027	\$29,200	4	\$15,600	
Sewage Ejector(s)	1000/					<b>**</b>	
Electric	100%		2029	\$496,600	4	\$29,400	
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators	1000/			* *			
Hydraulic	100%	, , <u>, ,</u> , , ,	LIFE				
	Other Observation, Ex Location : 6 Units Fr	-			Floor		
			bor, 1 On	li From Isi 10 Sra	Floor		
7: <u>7</u>	Explanation : 7 Units	<u>S</u>					
Fire Suppression Standpipe							
Generic	100%		2034	\$4,367,600	1-5	\$257,400	
	10070		2034	\$4,307,000	1-3	\$257,400	
Sprinkler No Component	60%						
Generic	40% Now	\$104,900	2034	\$5,246,900	1-2	\$47,800	
Generic	Damaged, Extent : Mo				1-2	\$47,000	
	Location : Main Build Locats				kler Main	n Closed Due To	

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address	: RIKERS ISI : RIKERS ISI		CII	LITIES (	CENTRAL FREEZER WA	AREHOUSE	
Borough	: BRONX				Agency's Number	: N/A	
Program / Asset #	: DOC0001.27	0 / 13661			Yr Built/Renovated	: 2002 /	
Area Sq Ft	: 11,146				<b>Project Type</b>	: CORRECTION	
Date of Survey	: 08-Aug-2019				Landmark Status	: NONE	
Areas Surveyed	: Roof, Floors	1					
Block	: 2605	Lot	:	40	BIN	:	
CAPITAL					FY 2025 - 2028		FY 2029 - 2034

Total	\$109,300	\$50,100
Importance Code B	\$53,600	\$50,100
Importance Code A	\$55,700	
Total	\$109,300	\$50,100
Electrical		\$50,100
Interior Architecture	\$53,600	
Exterior Architecture	\$55,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$57,800	\$7,000	\$200	
Interior Architecture	\$200			
Electrical	\$1,400	\$1,700	\$1,600	\$1,400
Mechanical	\$100	\$200	\$100	\$300
Site Pavements	\$50,000			
Total	\$109,400	\$8,900	\$1,900	\$1,700
Importance Code A	\$57,800	\$7,200	\$200	\$100
Importance Code B	\$1,700	\$1,700	\$1,700	\$1,600
Importance Code C	\$50,000			
Total	\$109,400	\$8,900	\$1,900	\$1,700



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

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

#### Asset # : 13661

rchitecture		Current	Repair	Futur	re Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast in Place Concrete	5%		\$8,000	LIFE	* *	5	\$6,900	
	-	Crumbling, : Loading	Extent : Light, Are	ea Affecte	ed : 10%			
		. Louuing	DOCK	LIPP	* *		¢1.700	
Concrete Masonry Unit	10%	Now	\$55 700	LIFE	* *	5	\$1,700 \$40,000	
Metal Panel		Now	\$55,700 xtent : Light, Area A	2051		3	\$40,900	
			cades At Loading D		. 1070			
Metal Coiling Doors	5%			2044	* *	5	\$4,300	
Window Wall	570 1%			2044	* *		\$1,000	
Windows	170			2001		5	φ1,000	
Aluminum	100%			2047	* *	5	\$500	
Parapets								
Metal Panel	50%			2051	* *	5	\$12,900	
Metal Rail	50%			2044	* *	5-10	\$60,200	
Roof								
Metal Panel		Now	\$49,800	2044	* *			
			iss, Extent : Severe,	00	fected : 15%			
		-	tters Due To Built-w xtent : Moderate, A	-	atad , 20/			
			verhead Doors At I					
Soffits	Locuiton	. 10010 0	verneda Doors mi	Louuing	Dock			
Metal Panel	100%			2051	* *	5-10		
erior								
Floors								
Cast in Place Concrete	98%	Now	\$53,600	LIFE	* *	5	\$35,800	
	0	0	Extent : Moderate		ffected : 5%			
			Freezer Door Thre					
			Extent : Light, Area					
		-	Dock And Electric					
		-	ent : Severe, Area A Drains Cracking Ar					
~		: Trench L	Drains Cracking An		0		<b>**</b>	
Ceramic Tile	2%			2040	* *	5	\$300	
Interior Walls	5%			LIFE	* *	5	\$700	
Glass: Single Pane Metal Panel	5% 60%			LIFE	* *		\$700	
SGFT/Glazed Masonry	20%			LIFE	* *			
Steel Plate	15%			LIFE	* *	5	\$1,700	
Steel I lute		ervation. E	Extent : Moderate, 2		ected : 100%	5	ψ1,700	
		: Freezer		55 -				
		tion : Struc						

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

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

Asset # : 13661

Architecture	Curr	ent Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail E Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Exposed Struc: Steel	20%		LIFE	* *			
Fiber Board	20%		2036	* *			
	Other Observation	on, Extent : N/A, Area A	ffected :	100%			
	Location : Roo	m At West End					
	Explanation : N	Material Actually Firbe	rglass Re	einforced Panels			
Metal Panel	60%		LIFE	* *	5		
Site Enclosure							
Fence/Gates							
Chain Link	100%		2051	* *			
Free Standing Walls							
Cast in Place Concrete	100%		2066	* *			
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100%		2044	* *			
Parking/Driveway							
Asphalt	100% 4+	\$50,000	2040	* *			
*	Cracking/Crumb	ling, Extent : Light, Are	ea Affecte	ed : 10%			
	Location : Thre						

Electrical	Current Repa	air Future Replaceme		nt Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2041	* *	5	\$300	
	Other Observation, Exten	t : N/A, Area Affected : 100%				
	Location : Electrical Ro	om				
	Explanation : Main Serv	vice Switch Rated At 800 Amp	peres			
Transformers						
Dry Type	100%	2036	* *	5		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2041	* *	5	\$300	
Raceway						
Conduit	100%	2051	* *	1		
Panelboards						
Molded Case Bkrs	100%	2039	* *	5	\$300	
Wiring						
Thermoplastic	100%	2051	* *	1		
Motor Controllers						
Locally Mounted	100%	2036	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Stand-by Power	100%	LIFE	- <i>i</i> - 47	3	\$200	_

Stand-by Power

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

Asset # : 13661

lectrical		Current I	Repair	Futur	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prioriț
and-by Power						-		
Transfer Switches	1000/			2026	* *		<b>*2</b> 400	
Automatic Generators	100%			2036	* *	1	\$3,400	
Not Accessible	100%							
Batteries	10070							
Not Accessible	100%							
Fuel Storage								
Underground Storage	Location	: Undergr	xtent : N/A, Area A ound Gallon Capacity	LIFE ffected :	* * 100%	5		
ighting	Елриини		Guilon Cupucity					
Interior Lighting								
Fluorescent	10%			2031	\$15,200	10	\$1,000	
			res, Extent : Light, out The Building	Area Aff	fected : 100%			
Fluorescent	10%			2031	\$15,200	10	\$1,000	
		Fluorescent : Crawl Sp	Light, Extent : Lig pace	ht, Area	Affected : 100%			
LED	80%			2036	* *			
Egress Lighting								
Emergency, Battery	50%			2031	\$18,000	10	\$1,300	
Exit, Battery Exterior Lighting	50%			2031	\$12,400	10	\$400	
HID	50%			2031	\$50,100	10		
LED	50%			2036	**			
larm								
Security System								
Generic	Location	ervation, E : Through	xtent : N/A, Area A out The Building V Surveillance Can		** 100%	1	\$4,200	
Fire/Smoke Detection Generic, Digital	100%			2036	* *	1-3	\$6,900	
-	Location	: Through	xtent : N/A, Area A out The Building e Lights, Manual F			ors And A	llarm Rells	
	Елрини		-					
lechanical		Current			re Replacement		aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating Energy Source								
Electricity	100%			2051	* *	1		

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

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

Asset # : 13661

Mechanical	Currei	Current Repair Future Replacement			M		
System Component Type	% of Fail Da Total (Years	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Conversion Equipment							
Heat Pump Air Sourced	10%		2032		2	\$300	
No Component	90%						
Terminal Devices							
Induction Unit	10%		2040	* *	1	\$400	
No Component	90%						
Air Conditioning							
Energy Source							
Electricity	100%		2047	* *	1		
<b>Conversion Equipment</b>							
Window/Wall Unit	10%		2029	\$8,100	1		
No Component	90%						
lumbing							
H/C Water Piping							
Brass/Copper	100%		2051	* *	1		
Water Heater With Tanks							
Electric	100%		2029	\$45,600	4		
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location : Close	t					
	Explanation : Or	ie 120 Gallon Unit					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2036	* *	4	\$200	
		, Extent : Light, Area		: 100%		* - *	
	Location : Craw						
	Explanation : Di	*					
Backflow Preventer	1	4					
Generic	100%		2036	* *	1	\$700	
Fixtures	10070		2020		-	\$,00	
Generic	100%						

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS ISLAND FACILITIES COG	ENERATION POWI	ER PLANT
Address	: 17-19 HAZEN ST., RIKERS ISLAND		
Borough	: BRONX	Agency's Number	: N/A
Program / Asset #	: DOC0001.095 / 14781	Yr Built/Renovated	: 2015 /
Area Sq Ft	: 13,769	Project Type	: CORRECTION
Date of Survey	: 15-Jan-2020	Landmark Status	: NONE
Areas Surveyed	: Roof, Floors 1,2		
Block	: 2605 Lot : 40	BIN	: 2118476

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$72,900	\$194,300
Mechanical		\$198,600
Total	\$72,900	\$392,900
Importance Code A	\$72,900	\$194,300
Importance Code B		\$198,600
Total	\$72,900	\$392,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$46,400	\$3,500	
Interior Architecture	\$1,900	\$10,900		
Electrical	\$1,700	\$6,900	\$2,100	\$2,100
Mechanical	\$35,200	\$5,400	\$5,000	\$3,600
Total	\$38,800	\$69,700	\$10,600	\$5,800
Importance Code A	\$11,600	\$47,800	\$4,900	\$1,400
Importance Code B	\$26,400	\$21,900	\$5,800	\$4,400
Importance Code C	\$900			
Total	\$38,800	\$69,700	\$10,600	\$5,800



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

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

Asset # : 14781

			A5501#.14					
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,400	
Metal/Glass Curt Wall	5%			LIFE	* *	5	\$4,300	
Metal Panel	85%			2051	* *	5-10	\$267,100	
Metal Coiling Doors	5%			2044	* *	5	\$7,100	
Windows								
Aluminum	90%			2047	* *	5	\$6,900	
Metal Louvers	10%			2040	* *	10	\$4,800	
Parapets								
Metal Panel	100%			2051	* *	5	\$32,000	
Roof								
Single Ply Membrane	100%			2036	* *	10	\$30,400	
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,300	
Ceramic Tile	10%			2040	* *	5	\$2,100	
Traffic Topping	85%			2036	* *	5	\$21,900	
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$1,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,400	
Gypsum Board	5%			LIFE	* *	5	\$1,100	
No Component	80%							
Ceilings								
AcousTileSusp.Lay-In	10%			2044	* *	5	\$2,000	
Exposed Struc: Steel	90%			LIFE	* *			
ite Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	100%			2040	* *			
Electrical	_	Current I	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component	Total	(Years)		FY		(Yrs)		•
Туре								
Over 600 Volts								
Service Equipment	500/			2057	* *	2		
Air Circuit Breaker	50%		stont · N/A Anor A	2057 ffootod :		3		
		servation, E 1 : Electrica	xtent : N/A, Area A	jjeciea :	100/0			
					1 4 2 000 4	- 5 V·1	14-	
			Main Service Switc		-		voits	
Air Circuit Breaker	50%			2057	* *	3		
			xtent : N/A, Area A	ffected :	100%			
			ctrical Room			<u> </u>		
	Explana	tion : Four	Main Service Swite	ches Rate	ed At 1,500 Ampere	es, 27 Kil	lovolts	

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
# **DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES COGENERATION POWER PLANT**

Asset # : 14781

			ASSEL # . 14	-				
Electrical				Futur	Future Replacement Maintenanc			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	Location	servation, E n : Electrico	Extent : N/A, Area A ul Room 3,000 Kilovolt-amp			3	\$100	
Switchgear / Switchboard								
Air Circuit Breaker	100%	)		2057	* *	3	\$100	
Feeders								
Busway	100%	1		2048	* *	1		
Raceway								
Tray	100%	)		2048	* *	1		
Under 600 Volts								
Service Equipment Air Circuit Breaker			Extent : N/A, Area A al Room	2057 Iffected :	**	5	\$100	
	Explana	tion : Two I	Main Power Break	ers Rated	l At 4,000 Amperes	Each.		
Transformers	-				î			
Dry Type	100%	)		2048	* *	5	\$100	
Switchgear / Switchboard Air Circuit Breaker	100%	)		2057	* *	5	\$100	
Raceway Tray	100%	)		2048	* *	1		
Panelboards Molded Case Bkrs	100%	1		2053	* *	5	\$400	
Wiring Thermoplastic	100%	)		2057	* *	1		
Motor Controllers								
Motor Control Center	100%	)		2048	* *	5	\$400	
Ground								
Grounding Devices	1000/			TIPP	يا، بان	_	<b>**</b> **	
Generic	100%	1		LIFE	* *	5	\$200	
Stand-by Power Transfer Switches Automatic	100%			2048	* *	1	\$4,200	
Generators	10070	,		2040		1	ψ1,200	
Diesel		servation, E	Extent : Light, Area	2044 Affected	* * : 100%	1	\$5,300	
		n : Outdoor						
	Explana	tion : Emer	rgency Generator R	lated At S	500 Kilowatts			
Batteries					<b>.</b>	_		
Lead/Acid	100%	)		2026	\$4,700	5	\$500	
Fuel Storage Main Tank	Location	servation, E n : At Gener			* * : 100%	5		
	Explana	tion : 1,000	) Gallons Rated Ca	pacity				

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

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

#### Asset # : 14781

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Battery	50%			2039	* *	10	\$500	
Exterior Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2066	* *	5	\$300	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	\$8,500	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	<b>T</b>	<b>T</b> I 1						

Location : Throughout The Building

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

Detectors

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

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

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

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

Asset # : 14781

Current Repair Future Replacement Maintenance								
Replacement Maintenance								
nated Cost	Cycle (Yrs)	Estimated Cost	Priority					
· · · · · · · · · · · · · · · · · · ·	2	\$400						
\$10,100	1							
Inits								
* *	1	\$8,500						
* *	2-5	\$7,700						
* *	2	\$400						
* *	1							
\$45,600	4							
* *	1							
* *	1							
* *	1	\$800						
* *	1-5	\$6,900						
* *	1-2	\$3,900						
1	hated Cost \$198,600 \$10,100 /nits ** ** ** \$45,600 ** ** ** ** **	nated Cost Cycle (Yrs)   \$198,600 2   \$10,100 1   //nits 1   ** 1   ** 2   ** 2   ** 1   ** 1   \$45,600 4   ** 1   ** 1   ** 1   ** 1   ** 1   ** 1   ** 1   ** 1   ** 1	nated Cost (Yrs)   Estimated Cost (Yrs)     \$198,600   2   \$400     \$10,100   1   \$400     'nits    \$8,500     **   1   \$8,500     **   2   \$7,700     **   2   \$400     **   1   \$8,500     **   1   \$8,500     **   1   \$8,500     **   1   \$8,500     **   1   \$8,500     **   1   \$800     **   1   \$800     **   1   \$800     **   1-5   \$6,900					

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address	: RIKERS I : 10-10 HAZ			ERIC M. TAYLOR CENT AND	TER (EMTC)	
Borough	: BRONX			Agency's Number	: N/A	
Program / Asset #	: DOC0001.	.040 / 2026		Yr Built/Renovated	: 1963 / 1996	
Area Sq Ft	: 362,978			<b>Project Type</b>	: CORRECTION	
Date of Survey	: 25-Apr-20	23		Landmark Status	: NONE	
Areas Surveyed	: Roof, Floo	rs 1,2,3				
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ure			\$57,596,100		\$10,158,200
Interior Architect	ure			\$8,335,900		\$23,516,500
Electrical				\$199,700		\$19,371,500
Mechanical				\$1,200,800		\$29,483,900
Site Pavements				\$2,515,800		
Total				\$69,848,300		\$82,530,100
Importance Code	А			\$57,596,100		\$10,764,600
Importance Code	В			\$9,405,600		\$71,638,800
Importance Code	С			\$2,846,600		\$126,700
Total				\$69,848,300		\$82,530,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$13,800		\$19,500	
Interior Architecture	\$77,200		\$13,600	\$17,000
Electrical	\$82,900	\$59,100	\$61,500	\$70,100
Mechanical	\$112,500	\$28,600	\$51,200	\$46,100
Site Pavements	\$42,700			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$340,900	\$99,500	\$157,600	\$145,000
Importance Code A	\$24,500		\$19,500	
Importance Code B	\$230,400	\$99,500	\$138,100	\$145,000
Importance Code C	\$85,900			
Total	\$340,900	\$99,500	\$157,600	\$145,000



*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.

Page: 77

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

### Asset # : 2026

chitecture	Current	Repair	Future	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior								
Exterior Walls Cast in Place Concrete	3% Now Broken/Missing Eler	-	LIFE t, Area Afj	* * Fected : 10%	5	\$46,700		
	Location : Main L	oading Dock.						
Masonry: Brick Cavity	90% 0-2 Expansion Joint Fai Location : Through		LIFE rate, Area	* * Affected : 15%	5	\$279,900		
Metal Panel	6% 2-4 Deformed/Dented, E Location : Adminis	\$238,400 Extent : Moderate, A strative Building An		* * ted : 15%	5	\$35,000		
Slate Panels	1% Now Broken/Missing Eler Location : Window Spalling, Extent : Se Location : Window	) Sills Throughout vere, Area Affected		* *	5	\$2,300		
Windows								
Aluminum Metal/Detention Type	5% 95% Now	\$55,060,100	2042 2054	* *	5 5	\$6,900 \$240,500		
	Corrosion/Rusting, I Location : Throug Glazing Broken/Cra Location : Throug Thermally Inefficien Location : Throug Recent Replace Evic Location : Housing	hout cked, Extent : Mode hout t, Extent : Moderate hout	erate, Arec e, Area Aff rea Affect	n Affected : 50% Fected : 100%				
Parapets	20/ 11	<b>\$0.600</b>	LIPP		-	<b>#2</b> 000		
Cast Stone/Terra Cotta	3% Now Caulking Deteriorat Location : Throug	\$8,600 ed, Extent : Severe, hout Coping Stones	LIFE Area Affe	* * cted : 25%	5	\$3,800		
Masonry: Brick Cavity	64%		LIFE	* *	5-10	\$71,500		
Metal Panel	4%		2044	* *	5	\$2,500		
Metal Rail	25%		2039	* *	5-10	\$73,800		
Metal: Cage/Fence	4%		2039	* *	5-10	\$5,100		
Roof Built-Up (BUR)	98% 2-4 Blisters, Extent : Sev Location : Through	00	2034 - <i>50%</i>	\$9,637,800				
Metal Panel	2%		2047	* *	10	\$16,000		
Soffits		¢5 000	2044	* *	5			
Metal Panel	100% 0-2 Broken/Missing Eler Location : Main E		2044 erate, Are		5	\$3,800		

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.

Page: 78

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

### Asset # : 2026

Architecture	- Curren	t Repair	Futur	e Replacement	М	Maintenance		
System Component Type		e Estimated Cost		Estimated Cost		Estimated Cost	Priority	
nterior								
Floors								
Cast in Place Concrete	-	\$445,300 g, Extent : Light, Are shout Mechanical Ro		* * ed : 5%	5	\$118,800		
Ceramic Tile	5% Now Cracking/Crumblin Location : Throug	\$59,000 g, Extent : Moderate hout	2037 , Area A <u>j</u>	* * fected : 10%	5	\$13,600		
Poured Epoxy/Resin	2% 0-2 Cracking/Crumblin Location : Gymna	\$234,600 g, Extent : Moderate Isium	2029 , Area A <u>j</u>	\$1,173,100 ffected : 10%				
Quarry Tile	5% 0-2 Cracking/Crumblin Location : Kitcher	\$192,600 g, Extent : Moderate n Area	2039 , Area A <u>j</u>	* * fected : 10%	5	\$20,400		
Terrazzo	35%		LIFE	* *	5	\$297,100		
Traffic Topping	18% 0-2 Worn/Eroded, Exter Location : Kitcher	\$1,798,600 nt : Moderate, Area A n Area	2034 Affected :	\$8,993,100 25%	5	\$61,100		
Vinyl Tile	Location : Throug	nt : Moderate, Area A			3	\$30,600		
Vinyl Tile 9" X 9"	Location : Throug Worn/Eroded, Exter	\$1,674,600 ments, Extent : Sever hout t : Severe, Area Affe hout Housing Areas			3	\$20,400		
Interior Walls								
Concrete Masonry Unit	55% 4+ Cracking/Crumblin Location : Throug	\$1,147,900 g, Extent : Moderate shout	LIFE , Area A <u>j</u>	* * fected : 5%	5	\$126,700		
Glass: Special Gauge	-	dent, Extent : N/A, A h Lexan Panes At Re			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		

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

Asset # : 2026

Architecture		Current Repair			re Replacement	Ν	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered		Now	\$1,010,900	2039	* :	* 5	\$81,500	
		-	eents, Extent : Seve nd Throughout	re, Area	Affected : 50%			
AcousTileSusp.Lay-In	5%			2047	* :	* 5	\$27,200	
	Location		Extent : N/A, Area A try And Control Ar tion Noted		100%			
Exposed Struc: Concret	e 30%	4+	\$941,300	LIFE	* :	* 5	\$25,500	
	-	-	Extent : Moderate at Mechanical Room	-	ffected : 10%			
Metal Panel	5%			LIFE	* :	* 5	\$67,900	
Plaster	30%	0-2	\$191,100	LIFE	* :	* 5	\$101,900	
		Crumbling 1 : Corrido	Extent : Light, Are rs	ea Affecto	ed : 5%			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* :	k		
			Extent : N/A, Area A		100%			
			Razor Ribbon At T	ор				
Site Pavements	Explana	non : Aaan	tional Component					
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$42,700	2047	* :	k		
			ents, Extent : Seve		Affected : 5%			
		-	t Parking Area		55			
Parking/Driveway								
Asphalt	100%	2-4	\$1,641,000	2037	* :	k		
-	Cracking/	Crumbling	Extent : Moderate	, Area A	ffected : 20%			
	Location	1 : Through	out					
Activity Yard								
Asphalt	Broken/M	Now issing Elen 1 : Through	\$874,700 eents, Extent : Seve out	2049 re, Area	* : Affected : 40%	k		
		6	Extent : Moderate, 2	Area Affe	ected : 20%			
			out Small Activity					
			tation Growth					
Electrical		Current	Renair	Futu	re Replacement	M	laintenance	

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

Under 600 Volts

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

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

Asset # : 2026

lectrical	Curre	Current Repair Future Replacement Maintenance							
vstem		ite Estimated Cost		Estimated Cost		Estimated Cost	Priority		
Component Type	Total (Year		FY	Estimated Cost	(Yrs)	Estimated Cost	THUT		
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	-	2034	\$185,300	5	\$1,600			
		n, Extent : N/A, Area A	ffected :	100%					
	Location : Elect		· / / D	1 1 4 5 000 4					
T	Explanation : O	ne Main Disconnect S	witch Ra	ted At 5,000 Amper	e				
Transformers Dry Type	100%		2032	\$51,500	5	\$1,300			
Dry Type		ı, Extent : N/A, Area A			5	\$1,500			
		nent (Electrical Room							
		ry Type Transformers			s				
Switchgear / Switchboard		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Supervice.					
Molded Case Bkrs	100%		2034	\$877,100	5	\$9,600			
Raceway						+- )			
Conduit	100%		2034	\$880,100	1				
Panelboards									
Fused Toggle Switch	10%		2033	\$92,300	5	\$800			
Molded Case Bkrs	80%		2033	\$738,500	5	\$7,600			
Molded Case Bkrs	10%		2042	* *	5	\$1,000			
Wiring									
Braided Cloth	75%		2033	\$982,600	1				
Thermoplastic	25%		2034	\$327,500	1				
Motor Controllers	1000/		• • • •	<b>*</b> • • • • • • • •	_	<b>** * *</b>			
Locally Mounted	100%		2032	\$1,199,100	5	\$2,400			
round									
Grounding Devices Generic	100%		LIDE	* *	5	¢10.700			
and-by Power	10070		LIFE		5	\$10,700			
Transfer Switches									
Automatic	100%		2032	\$201,300	1	\$111,700			
Generators	10070		2052	\$201,500	1	φ111,700			
Diesel	50%		2030	\$200,800	1	\$70,300			
		n, Extent : N/A, Area A			1	\$70,500			
	Location : Outd								
	Explanation : O	ne Diesel Generator R	ated At 2	250 Kilowatts					
Diesel	49%		2037	* *	1	\$68,900			
		n, Extent : N/A, Area A		100%	-	400,000			
	Location : Outde								
	Explanation : Co	apacity Information N	ot Availa	ıble					
Diesel	1%		2030	\$4,000	1	\$1,400			
		ce, Extent : Light, Are				* ) - *			
		nent - Generator Room							
Batteries									
Lead/Acid	100%		2025	\$4,700	5	\$13,400			

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.

Asset # : 2026

Electrical	Current Repair	M				
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power						
Fuel Storage						
Day Tank	50%	2033	\$24,700	5		
	Other Observation, Extent : N/A, A	00	100%			
	Location : Basement - Generator					
	Explanation : Two Tanks Rated A		ach **			
Main Tank	50%	2037		5		
	Other Observation, Extent : N/A, A Location : Basement - Oil Storag	**	100%			
	Explanation : One Tank Rated At		<b>,</b>			
lighting	Explanation . One Tank Raled Al	1,070 Outlons	•			
Interior Lighting						
Fluorescent	60%	2029	\$6,385,800	10	\$199,700	
	T-12 Lamps And Fixtures, Extent :				<i>+</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Location : Throughout The Build					
Fluorescent	25%	2034	\$2,660,700	10	\$83,200	
1 1001 00 0000	T-8 Lamps And Fixtures, Extent : L			10	¢00,200	
	Location : Throughout The Build					
LED	15%	2039	* *			
	Other Observation, Extent : N/A, A		100%			
	Location : Main Building (Gymn					
	Explanation : LED Lights					
Egress Lighting	· · · · · · · · · · · · · · · · · · ·					
Emergency, Service	50%	2029	\$215,400	1		
Exit, LED	10%	2069	* *	1		
Exit, Service	30%	2029	\$90,500	1		
Exit, Battery	10%	2034	\$99,100	10	\$2,500	
Exterior Lighting						
HID	20%	2029	\$652,800	10	\$200	
HID	10%	2034	\$326,400	10	\$100	
No Component	70%					
Alarm						
Security System	1009/	2024	¢1 212 100	1	\$125 600	
Generic	100% Other Observation, Extent : N/A, A	2034 Irea Affected ·	\$1,313,100	1	\$135,600	
	Location : Throughout The Build	**				
	Explanation : CCTV Surveillance	0	57 mans			
Fire/Smoke Detection	Explanation . CC17 Surveillance	e system				
Generic, Digital	100%	2034	\$1,804,300	1-3	\$230,500	
, 2 igiuii	Other Observation, Extent : N/A, A				<i><i><i><i>x</i><sup>2</sup><sup>2</sup><sup>3</sup><sup>3</sup><sup>3</sup><sup>3</sup><sup>3</sup><sup>3</sup><sup>3</sup><sup>3</sup></i></i></i>	
	Location : Throughout The Build					
	Explanation : Strobe Lights, Smo Stations	-	Horns, Alarm Bells	s, And Me	anual Pull	
	Sumons					
Mechanical	Current Repair		e Replacement		aintenance	

Mechanical	Current	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Asset # : 2026

			/.0001//.2					
lechanical		Current Re	epair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source Plant Campus Steam / PRV	100%			2034	\$97,100	1		
Conversion Equipment Pres. Reducing Valve/L Steam	.P 100%			2030	\$421,100	5	\$21,600	
Distribution								
Steam Piping/Pump		Now	\$560,200	2034	\$5,601,500			
			rate, Area Affecte			1. 617.1		
	Condens Insul. Det Location Leak Evid Location On Extend	ate Return F eriorating, E 1 : 1st Floor ent, Extent : 1 : 1st Floor	Pump Extent : Moderate, - Mechanical Roo Moderate, Area 2 - Mechanical Roo ent : Light, Area 2	Area Aff oms Affected : oms	10%	elief Valv	e Ana Steam	
		-	xtent : Moderate,	Area Affe	ected · 10%			
			or - Mechanical R					
Terminal Devices								
Air Handler			ent : Light, Area A - Fan Room	2029 Affected :	\$658,200 100%	1	\$11,200	
Convector/Radiator	Damaged,		\$103,000 derate, Area Affe		\$5,148,000 Sovers With Heavy	l Paint Bl	\$95,000	
	Circulat On Extend	ion	ent : Light, Area A			1 um Di	Jung Al	
Unit Heater - Steam	Unit Inope		\$19,900 at : Moderate, Are			4	\$1,700	
	Location	i : Kitchen L	oaaing Dock - Ste	eam Air (	Curtain, Gymnasiu	m - 3 Un	llS	
r Conditioning								
Energy Source Electricity	40%			2042	* *	1		
No Component	60%							

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

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

Asset # : 2026

Mechanical	Cu	rrent Repa	air	Futur	e Replacement	M	aintenance	
System Component Type		Date Es ears)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Exterior Pkg Unit - Cooling	13%			2029	\$997,100	2	\$2,900	
	R-22 Refrigera	ourtyard - nt, Extent	Packaged Unit	For Spri ffected :	ung Not In Use 100%			
Exterior Pkg Unit - Cooling	1% N	ow	\$76,700	2044	* *	2	\$200	
	R-22 Refrigera	oof - Kitche nt, Extent	en Office Unit					
Exterior Pkg Unit - Cooling	10%			2034	\$767,000	2	\$2,200	
6	R-410a Refrigo Location : Re		nt : Light, Area	Affected	l : 100%			
Split Unit	2%			2034	\$332,200			
Window/Wall Unit	14%			2027	\$371,000	1		
No Component	60%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$320,500	
Exhaust Fans	40 /			2024	¢1 <b>24</b> 100	•	¢ 40.0	
Interior	4%		¢22.000	2034	\$124,100	2	\$400	
Roof	50% N On Extended L Location : Re	ife, Extent	\$33,900 : Moderate, Ai	2029 ea Affect	\$678,600 ted : 70%	2	\$4,400	
	Unit Inoperabl Location : Re		Moderate, Are	a Affecte	d : 10%			
Roof	45%			2034	\$610,800	2	\$5,000	
Wall Unit	1%			2029	\$3,000	2	\$100	
	Other Observa Location : 1s Explanation	t Floor Me	chanical Room		100%			
lumbing	Expranation	Locuion						
H/C Water Piping								
Brass/Copper	100% On Extended L Location : Th	-	: Light, Area A	2034 ffected :	\$8,984,000 90%	1		
HW Heat Exchanger								
Steam Fired	100% Abandoned in Location : 1s		-		* * d : 50% chanical Room 1 -	4 3 Of 6	\$35,900	
Sanitary Piping		~	J	, -		<i>J</i> -		
Cast Iron	100%			LIFE	* *	1		

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

Asset # : 2026

Mechanical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	90%	2029	\$126,000	4	\$10,400	
	On Extended Life, Extent : Light,	Area Affected :	100%			
	Location : 1st Floor - Mechanic	al Room 1 - Du	plex Set			
Submersible	10%	2027	\$2,200	4	\$1,100	
	Other Observation, Extent : N/A,				\$1,100	
	Location : 1st Floor - Sewer Eje	00				
	Explanation : Location Noted					
Sewage Ejector(s)						
Electric	100%	2034	\$366,300	4	\$21,700	
	Other Observation, Extent : N/A, Location : 1st Floor - Sewer Eje Explanation : Location Noted	00				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent : Light	, Area Affected	: 100%			
	Location : Two Units From 1st 2	To 2nd Floor, Or	ne Unit From 2nd	To 3rd F	loor	
	Explanation : 3 Units					
ire Suppression						
Standpipe						
Generic	100%	2034	\$3,220,900	1-5	\$189,800	
Sprinkler						
Sprinkler No Component	90%					

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

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS ISLAND FACILITIES FIRE COMMAND CENTER								
Address	17-29 HAZEN STREET RIKERS ISLAND								
Borough	: BRONX	Agency's Number : N/A							
Program / Asset #	: DOC0001.280 / 13662	Yr Built/Renovated : 1940 / 2011							
Area Sq Ft	: 3,600	Project Type : CORRECTION							
Date of Survey	: 08-Aug-2019	Landmark Status : NONE							
Areas Surveyed	: Floors 1								
Block	: 2605 Lot : 40	BIN :							

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Exterior Architecture		\$65,500		
Site Pavements				\$387,400
Total		\$65,500		\$387,400
Importance Code A		\$65,500		
Importance Code C				\$387,400
Total		\$65,500		\$387,400
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$43,600		\$7,800	
Interior Architecture	\$30,500	\$100		\$100
Electrical	\$200	\$3,600	\$300	\$200
Mechanical	\$100	\$45,800	\$100	\$300
Site Pavements	\$19,400			
Total	\$93,700	\$49,600	\$8,200	\$600
Importance Code A	\$43,600	\$200	\$7,800	\$200
Importance Code B	\$23,500	\$49,400	\$400	\$400
Importance Code C	\$26,700			
Total	\$93,700	\$49,600	\$8,200	\$600



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

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.

Page: 86

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

### Asset # : 13662

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	1.00/	NT	¢17 200	LIPP	* *	~	¢2 000	
Cast in Place Concrete	Broken/Mi Location Cracking/	: Above E Crumbling,	\$17,300 eents, Extent : Mod ast Garage Door L Extent : Moderate 'all, South Facade	intel e, Area Aj	ffected : 10%	5	\$3,800	
Masonry: Brick	55%	Now	\$65,500	LIFE	* *	5	\$4,100	
,	Cracking/ Location Joint Mort	Crumbling, : Corners ar Miss/Ei	Extent : Moderate	e, Area Aj	-		.,	
		: Through						
		acks, Exte : South Fo	nt : Light, Area Aff ucade	ected : 2	%			
Metal Panel	20%			2057	* *	5-10	\$10,300	
Metal Sect. OHD		Now	\$26,200	2051	* *	5	\$600	
		rable, Exte : East Fac	ent : Severe, Area A cade	ffected :	100%			
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d : 25%			
	Location	: East Fac	cade					
	Explanat Deteriore		oded Jambs And Li	ntels Abo	we All Overhead E	oors Are	Severely	
Metal Coiling Doors	10%			2044	* *	5	\$2,300	
Windows								
Aluminum	100%			2047	* *	5	\$600	
Roof								
Not Accessible	100%							
Soffits	1000/			• • • • •		_		
Wood	100%			2029	07	5		
			: Light, Area Affec	ted : 100	%			
	Location	: Main En	trance					
Electron Electron								
Floors Cast in Place Concrete	750/	Now	\$9,800	LIFE	* *	5	\$6,500	
Cast in Trace Concrete	Cracking/0		Extent : Moderate		ffected : 20%	5	\$0,500	
			: Light, Area Affec us Floor And Mech					
Quarry Tile	5%			2036	* *	5	\$300	
Vinyl Tile	20%	Now	\$12,700	2041	* *	3	\$300	
·	Adhesion I		tent : Moderate, A		ted : 5%			
	Broken/Mi		ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Cracking/0		Extent : Moderate	, Area Aj	ffected : 15%			

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

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

Page: 87

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

#### Asset # : 13662

rchitecture		Current	Kepair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Interior Walls								
Ceramic Tile		Now	\$100	2040	* *	5		
		-	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
		n : Toilet Ar	d Shower					
Concrete Masonry Unit	58%			LIFE	* *	5	\$500	
Gypsum Board	10%		<b>†2</b> 000	LIFE	* *	5	\$100	
Plaster		Now	\$2,900	LIFE	* *	5		
		Crumbling, 1 : East Wa	Extent : Moderate	, Area Aj	fected : 20%			
				Affected	200/			
		ing, Exient 1 : Through	: Moderate, Area	Ајјестеа .	2070			
		0	oui xtent : Moderate, A	mag Affa	atod . 200/			
		i : East Wal		reu Ajjet	<i>.1eu</i> . 2070			
				LIPP	* *			
SGFT/Glazed Masonry		Now	\$4,300	LIFE				
		-	ents, Extent : Mode Locations Through		ea Affectea : 10%			
<u>C. 11</u>	Locuitor	i. various.	Locations Infolge	<i>5u</i> i				
Ceilings Exposed Struc: Concrete	. 75%			LIFE	* *	5	\$500	
Exposed Strue. Concrete		ling Frien	: Light, Area Affec			5	\$300	
		ing, Extent i : Apparat	• ••	<i>ieu</i> . 207	0			
Community Device				LIEE	* *	5	¢1 200	
Gypsum Board		Now	\$700 Extent : Moderate	LIFE		5	\$1,200	
	-	-	Original Building	, лгеи лј	<i>Jecieu</i> . 1570			
Enclosure								
Fence/Gates								
Chain Link	100%			2041	* *			
Pavements				-				
On-Site Walkways								
Asphalt	75%			2034				
Wood	25%			2026		1-3		
Parking/Driveway								
Asphalt	100%		\$19,400	2034	\$387,400			
	0	0	Extent : Moderate	, Area A <u>j</u>	fected : 15%			
	Location	ı : Through	out					
ectrical		Current	Repair	Futur	e Replacement	M	aintenance	
stem Component	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated</b> Cost	Priori
Туре	Total	(Years)		FY		(Yrs)		
der 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2051	* *	5	\$100	
		ervation, E	Extent : Light, Area		: 100%	-	<i><i><i></i></i></i>	
		1 : Garage	8.9					
		-	50 Ampere Main D	isconnec	t Switch			
	-							
Raceway								

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

Electrical	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Molded Case Bkrs	100%		2047	* *	5	\$100	
Wiring							
Thermoplastic	100%		2051	* *	1		
Motor Controllers							
Locally Mounted	100%		2044	* *	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting	1000/		2025		10	<b>**</b> ***	
Fluorescent	100%	<b>F</b> , <b>T T</b>	2036	* *	10	\$3,300	
	T-8 Lamps And Fixtu		rea Affe	ected : 100%			
	Location : Through	iout The Building					
Egress Lighting	400/		2026	* *			
Emergency, Service	40%		2036	* *	1	¢100	
Emergency, Battery Exit, Service	10% 50%		2036 2036	* *	10	\$100	
	30%		2030	• •	1		
Exterior Lighting HID	100%		2036	* *	10		
	10070		2050		10		
Alarm Fire/Smoke Detection							
Generic, Digital	100%		2039	* *	1-3	\$2,200	
	10070		2037		1-5	\$2,200	
Mechanical	Current	Repair	Futur	e Replacement	Ma	aintenance	
System	% of Fail Date	Estimated Cost		Estimated Cost	Cualo	<b>Estimated</b> Cost	Priority
Component Type	Total (Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	rnorny
Heating							
Energy Source Plant Campus Steam / PRV	40%		2041	* *	1		
	Other Observation, I Location : Through	-	lffected	: 100%			
	U	m From Power Hous	0				
	Explanation . Sieu	n i rom i ower mous	e				

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

Page: 89

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

### Asset # : 13662

Mechanical		Current	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Conversion Equipment								
Heat Pump Air Sourced	30%			2032		2	\$300	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	60%			
	Location	ı : Trailer S	Section					
	Explana	tion : 3 Pac	ckage Units					
Radiant Heater	30%			2036	* *	2	\$500	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 30%			
	Location	ı : Trailer S	Section					
	Explana	tion : 8 Ele	ctrical Radiant He	aters				
No Component	40%							
1	Other Obs	servation, E	Extent : Light, Area	Affected	: 0%			
	Location	ı :						
	Explana	tion : Low	Pressure Steam Pro	wided Fi	om Adjacent Build	ling		
Distribution								
Central Plant Steam	40%			2031	\$46,800	4	\$100	
Piping/Pmp								
No Component	60%							
Terminal Devices								
Fan Coil Unit/Heat	40%			2031	\$41,300	1	\$500	
Induction Unit	30%			2040	* *	1	\$400	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	60%			2047	* *	1		
No Component	40%							
Conversion Equipment						-	*	
Heat Pump Air Sourced	30%			2032	\$31,200	2	\$100	
	-	-	tent : Light, Area A	-	30%			
			ge Units In Trailer					
Window/Wall Unit	30%			2029	\$7,900	1		
No Component	40%							
lumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks	1000/			2026	<b># 1=</b> < 0.0			
Electric	100%			2026	\$45,600	4		
			Extent : Light, Area	Affected	: 100%			
		ı : Closet						
	Explana	tion : One	40 Gallon Unit					
Sanitary Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	ጥ ተ	1		
Storm Drain Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	<u>ት</u> ች	1		
Fixtures	1000/							
Generic	100%							

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

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address			ACILITIES ( IKERS ISLA	GEORGE MOTCHAN DI ND	ETENTION CENTER	
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	: 25-Apr-202	23		Landmark Status	: NONE	
Areas Surveyed	: Basement,		ors 1.2			
Block	: 2605	Lot	: 40	BIN	: 2097042	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ture			\$52,319,200		\$114,576,500
Interior Architect	ure			\$27,819,000		\$17,066,500
Electrical				\$181,000		\$20,814,300
Mechanical				\$4,428,400		\$43,624,200
Site Pavements				\$483,800		
Total				\$85,231,400		\$196,081,500
Importance Code	А			\$52,319,200		\$115,248,100
Importance Code	В			\$31,023,100		\$80,719,900
Importance Code	С			\$1,889,100		\$113,400
Total				\$85,231,400		\$196,081,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$36,700	
Interior Architecture	\$137,700	\$7,400	\$20,300	\$38,700
Electrical	\$153,800	\$76,500	\$88,400	\$82,100
Mechanical	\$88,200	\$59,300	\$79,900	\$47,000
Site Pavements	\$84,500			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$476,100	\$155,000	\$237,100	\$179,600
Importance Code A	\$4,000	\$400	\$36,700	\$400
Importance Code B	\$285,700	\$154,600	\$180,100	\$179,100
Importance Code C	\$186,400		\$20,300	
Total	\$476,100	\$155,000	\$237,100	\$179,600



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

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

### Asset # : 2025

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls Cast in Place Concrete	10% 4+ Cracking/Crumblin Location : Throug	\$536,200 g, Extent : Light, Are hout	LIFE ea Affecte	* * ed : 5%	5	\$465,000	
Masonry: Brick	Location : Throug	Erod, Extent : Light,			5	\$604,600	
Metal Panel	5% 0-2 Deformed/Dented, 1 Location : Throug	\$1,188,500 Extent : Moderate, A hout	2044 rea Affec	* * ted : 20%	5	\$87,200	
Pre-Cast Concrete	Location : Walkwo	\$2,600,300 g, Extent : Moderate ty Canopy At Main I ted, Extent : Light, A hout	Entrance		5	\$604,600	
Windows Aluminum	Location : Admini Glazing Broken/Cra Location : Admini Caulking Deteriora Location : Throug	Extent : Moderate, A	ìces Area Af ìces te, Area	fected : 10% Affected : 10%	5	\$16,600	
Metal/Detention Type	Location : Throug Thermally Inefficier Location : Throug	nt, Extent : Severe, A hout tent : Moderate, Are	rea Affec	ted : 100%	5	\$285,400	

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

#### Asset # : 2025

rchitecture		Current	Repair	Futur	e Replacement	Μ	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Parapets									
Metal Panel		Now	\$288,700	2044	* *	5	\$17,800		
		0	xtent : Moderate, A	lrea Affec	cted : 25%				
		: Through							
	-		xtent : Light, Area A	Affected :	5%				
	Location	: Through	out						
Metal Rail	25%	Now	\$1,784,800	2047	* *	5	\$163,100		
	Broken/Mi	issing Elem	ents, Extent : Sever	re, Area A	Affected : 50%				
	Location	: Perimete	er Of Administratio	n Buildin	g				
Metal: Cage/Fence	30%			2039	* *	5-10	\$213,500		
Pre-Cast Concrete	35%			LIFE	* *	5	\$404,800		
Roof							-		
Built-Up (BUR)	75%	Now	\$12,158,800	2044	* *				
	Blisters, E	xtent : Mod	derate, Area Affecte	ed : 60%					
	Location	: Through	out Corridor Roofs						
	Water Pen	etration, E	xtent : Moderate, A	rea Affec	eted : 20%				
	Location	: Various	Locations In Corrid	lors					
Modified Bitumen	20%	0-2	\$607,300	2034	\$3,036,600				
	Blisters, E	xtent : Mod	derate, Area Affecte		*- ) )				
	Location	: Adminis	tration Building						
	Ponding, 1	Extent : Mo	oderate, Area Affeci	ed : 5%					
	0		tration Building						
Single Ply Membrane	5%	Now	\$1,423,000	2044	* *				
Single Liy Memorale			tent : Severe, Area		: 100%				
			dministration Build	00					

Interior

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

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

#### Asset # : 2025

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		<sup>r</sup> ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors	20/			2025	* *	2	¢22.100	
Carpet	2%			2035		3	\$22,100	
	Location :		Extent : Light, Area um	Affectea	: 100%			
Cast in Place Concrete	18%	Now	\$1,086,800	LIFE	* *	5	\$290,100	
	-		Extent : Light, Are		ed : 10%	-	+_, ,, , , , , , , , , , , , , , , , , ,	
	Location :	-	-	55				
	Uneven Surj	face, Exte	nt : Severe, Area A	ffected :	5%			
	Location :	Various S	Stair Treads Throug	shout				
Poured Epoxy/Resin	2%	2-4	\$159,100	2029	\$1,590,700			
Toured Epoxy/Resin			Extent : Moderate					
	Location :			,	<i></i>			
Ouerry Tile	2%	4+	\$104,500	2039	* *	5	\$11,100	
Quarry Tile		•	Extent : Light, Are			5	\$11,100	
	Location :		Extent . Ligni, Are	и Ајјеси	eu . 1070			
-			<b>.</b>		* *		¢1.42.000	
Terrazzo	25%	4+	\$6,636,800	LIFE		5	\$143,900	
			xtent : Moderate, A	00				
		-	out Main Corridor					
Traffic Topping	3%	4+	\$101,600	2034	\$2,032,500	5	\$13,800	
			: Moderate, Area A					
	Location :	Through	out Control Rooms	And Gyr	mnasium			
Vinyl Tile	32%	2-4	\$3,765,200	2034	\$12,550,600	3	\$88,400	
-	Broken/Miss	sing Elem	ents, Extent : Sever	re, Area I	Affected : 10%			
	Location :	Through	out					
	Worn/Erode	d, Extent	: Moderate, Area A	ffected :	50%			
	Location :	Through	out					
Vinyl Tile 9" X 9"	10%	4+	\$5,677,100	2039	* *	3	\$27,600	
· / /		d. Extent	: Moderate, Area A		75%	-	+=.,000	
	Location :							
Wood	6%	0-2	\$2,540,400	2062	* *	5	\$41,400	
mood			: Moderate, Area A			5	ψτ1,400	
			In Housing Units	gjeereu .	2070			

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

### **DEPARTMENT OF CORRECTION - 072**

### **RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER**

#### Asset # : 2025

Architecture		Current I	Repair	Futur	e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete		Now	\$296,800	LIFE	* *			
			nt : Moderate, Area		d : 2%			
			Locations In Corrie					
			xtent : Light, Area					
	-	: Mechani	cal Spaces And Va					
Ceramic Tile	5%			2037	* *	5	\$40,500	
Concrete Masonry Unit	35%	4+	\$1,027,400	LIFE	* *	5	\$113,400	
			Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Through	out Basement					
Glass: Single Pane	4%			LIFE	* *	5	\$48,600	
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	5%			LIFE	* *	5	\$48,600	
Ceilings						_	<b>.</b>	
AcousTileConcealSpLn		2-4	\$171,300	2039	* *	5	\$69,100	
			Extent : Light, Are	ea Affecte	ed : 15%			
		: Through						
Exposed Struc: Concrete		4+	\$4,254,800	LIFE	* *	5	\$46,000	
	-	-	Extent : Light, Are	ea Affecte	ed : 20%			
	Location	: Mechani	ical Rooms					
Exposed Struc: Steel	5%			LIFE	* *	10	\$73,700	
Metal Panel	30%	2-4	\$1,410,600	LIFE	* *	5	\$276,300	
		-	xtent : Moderate, A					
			rs And Various Loc		-			
			Extent : Moderate,	Area Aff	fected : 60%			
	Location	: Through	out					
Plaster		Now	\$431,800	LIFE	* *	5	\$46,000	
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Stair Ha	lls					
			nt, Extent : Light, A		cted : 5%			
	Location	: Roof Rep	oairs At Roof Hatch	nes				
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
			Extent : Light, Area	00	: 100%			
			Razor Ribbon At T	op				
	Explanat	ion : Addit	ional Component					

Site Pavements

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

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

#### Asset # : 2025

Architecture	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	t Cycle Estimated Cost (Yrs)	Priorit
te Pavements				
On-Site Walkways				
Asphalt	23% 0-2 \$4,400	2037 **	<	
	Cracking/Crumbling, Extent : Moderate, Location : Throughout	Area Affected : 10%		
Cast in Place Concrete	75% Now \$67,300	2039 **	*	
	Misaligned/Bulging, Extent : Severe, Are	a Affected : 20%		
	Location : Along The Building And In T	The Parking Area		
	Tripping Hazard, Extent : Severe, Area A	ffected : 5%		
	Location : Various Locations Along The	e Building And Parking A	lrea	
Masonry: Brick	2% 0-2 \$2,100	2044 * *	*	
,	Broken/Missing Elements, Extent : Mode	rate, Area Affected : 10%	Ó	
	Location : Main Entrance			
	Joint Mortar Miss/Erod, Extent : Moderd	tte, Area Affected : 10%		
	Location : Main Entrance			
Parking/Driveway				
Asphalt	90% Now \$416,500	2043 **	*	
	Cracking/Crumbling, Extent : Severe, Ar	ea Affected : 30%		
	Location : Throughout			
	Potholes, Extent : Moderate, Area Affect	ed : 5%		
	Location : Throughout			
Cast in Place Concrete	10% 2-4 \$42,200	2047 **	*	
	Cracking/Crumbling, Extent : Moderate,	Area Affected : 20%		
	Location : Loading Dock Area			
Activity Yard				
Asphalt	100% Now \$35,900	2049 **	k	
	Cracking/Crumbling, Extent : Severe, Ar	ea Affected : 75%		
	Location : Throughout			
	Misaligned/Bulging, Extent : Severe, Are	a Affected : 30%		
	Location : Throughout			
	Potholes, Extent : Severe, Area Affected .	· 5%		
	Location : Throughout			
	Other Observation, Extent : Severe, Area	Affected : 50%		
	Location : Throughout			
	Explanation : Vegetation Growth			
Electrical	Current Repair	Future Replacement	Maintenance	

Under 600 Volts

Component

Туре

System

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

(Years)

Fail Date Estimated Cost

Year

FY

**Estimated Cost** 

Cycle

(Yrs)

Estimated Cost Priority

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

% of

Total

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

Asset # : 2025

Electrical	Current Repa	air Futur	e Replacement		aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Service Equipment				_		
Fused Disc Sw	70%	2034	\$194,500	5	\$1,400	
	Other Observation, Exten	00	100%			
	Location : Basement - E				15000 (	
	Explanation : Two Main				•	
Fused Disc Sw	30%	2034	\$83,400	5	\$600	
	Other Observation, Exten	00	100%			
	Location : Basement - E					
	Explanation : Main Dis	connect Switch For Em	ergency Rated At 1	,200 Am	peres	
Transformers	1000/	2022	0.51 500	F	¢1.700	
Dry Type	100% Other Observation Euter	$\frac{2032}{1000}$	\$51,500	5	\$1,700	
	Other Observation, Exten Location : Basement - E	00		13		
	Explanation : Transform					
Switchgear / Switchboard	Explanation : Transform	ners Raiea Al Various C	apacilies			
Fused Disc Sw	40%	2034	\$501,200	5	\$800	
Molded Case Bkrs	40% 60%	2034	\$751,800	5	\$7,400	
Raceway	0070	2034	\$751,800	5	\$7,400	
Conduit	95%	2034	\$1,254,100	1		
Conduit	5%	2044	\$1,234,100	1		
Panelboards	570	2011		1		
Molded Case Bkrs	90%	2033	\$1,246,200	5	\$11,100	
Molded Case Bkrs	10%	2042	**	5	\$1,200	
Wiring	1070	_0		U	¢1,200	
Braided Cloth	70%	2033	\$1,375,600	1		
Thermoplastic	30%	2034	\$589,500	1		
Motor Controllers						
Locally Mounted	100%	2032		5	\$3,200	
bround						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$13,800	
tand-by Power						
Transfer Switches						
Automatic	80%	2032	\$161,000	1	\$115,600	
Automatic	20%	2039	* *	1	\$28,900	
Generators						
Diesel	100%	2030	\$401,600	1	\$181,900	
	Other Observation, Exten		100%			
	Location : Basement An		- (00 IV) =			
Dest	Explanation : Four Die	sel Generators Rated A	t 600 Kilowatts Ea	ch		
Batteries	1000/	2025	<b># 4 5</b> 00	-	¢17 400	
Lead/Acid	100%	2025	\$4,700	5	\$17,400	

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.

Asset # : 2025

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage	500/			20.42	* *	-		
Day Tank	50%			2042		5		
		: Generat	Extent : N/A, Area A	gjecieu :	100%			
			Tank Rated At 275	Gallons				
Main Traile		ion. One	iank Kalea Al 275		* *	5		
Main Tank	50%	amentian L	Extent : N/A, Area A	2037		5		
	Location		xieni : N/A, Area A	gjecieu :	100%			
			Tank Rated At 5,00	0 Gallon	g			
Lighting	Елриинии	ion . One	iunk Kuleu Al 5,00	0 Guilon	3			
Interior Lighting								
Fluorescent	28%			2034	\$3,857,100	10	\$120,700	
		And Fixtu	res, Extent : Light,			10	¢120,700	
	•		out The Building	55				
Fluorescent	42%			2029	\$5,785,700	10	\$181,000	
1 horeseent		s And Fixt	ures, Extent : Light			10	\$101,000	
	-		out The Building	,	,			
HID	8%			2039	* *	10	\$1,200	
mb		ervation F	Extent : N/A, Area A		100%	10	\$1,200	
		: Gymnasi		gjeereu .	10070			
		ion : HID						
Incandescent	2%			2029	\$304,800	2	\$200	
meandescent		ervation. F	Extent : N/A, Area A			2	φ200	
			um - Stage		10070			
			descent Lights					
LED	20%			2042	* *			
		ervation. F	Extent : N/A, Area A		100%			
			t, Lobby, Hallway			ium		
		ion : LED			0			
Egress Lighting	· 1 · · · ·							
Emergency, Service	20%			2034	\$111,500	1		
Emergency, Battery	40%			2029	\$607,900	10	\$45,400	
Exit, Battery	35%			2029	\$449,000	10	\$11,100	
Exit, Battery	5%			2042	* *	10	\$1,600	
-	Other Obse	ervation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	: Auditori	ит					
	Explanat	ion : Loca	tion Noted					
Exterior Lighting								
HID	30%			2029	\$1,267,400	10	\$400	
No Component	70%							
Alarm								
Security System	1000			0.00 1	<b>d1</b> coo coo			
Generic	100%			2034	\$1,699,600	1	\$175,500	
			Extent : N/A, Area A					
			out The Building A V Surveillance Can					

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

### **DEPARTMENT OF CORRECTION - 072**

### **RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER**

#### Asset # : 2025

ectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
rm Fire/Smoke Detection Generic, Digital	Location	: Through	xtent : N/A, Area A out The Building e Lights, Smoke De		* * 100% Horns, Alarm Bells	1-3 s, And Ma	\$289,500 anual Pull	
echanical		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ating								
Energy Source Plant Campus Steam / PRV	99%			2034	\$124,400	1		
Electricity	1%			2044	* *	1		
Conversion Equipment Heat Exchanger, Shell & Tube	70%			2030	\$2,703,500			
Pres. Reducing Valve/LP Steam	29%			2030	\$158,100	5	\$8,100	
Radiant Heater	Location	: Loading	xtent : N/A, Area A Dock By Kitchen ric Air Curtain Anc			2	\$2,200	
Distribution	Explana	ion : Elect		. 0 110				
Hot Wtr Piping/Pump	Broken, E: Location Corroded, Location Insul. Dete Location Leak Evid Location On Extensa Location Unbalance	: Basemen Extent : Se : Basemen eriorating, : Basemen ent, Extent : Basemen led Life, Ex : Through	Extent : Moderate,	n 1 - Exp l : 5% ns Area Afj ns (ffected : ns ffected :	fected : 5% 5% 100%	4	\$16,200	
Steam Piping/Pump	30% Insul. Deta Location	Now eriorating, : Basemen	\$217,500 Extent : Light, Area					

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

Asset # : 2025

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices Air Handler		led Life, Ex	tent : Light, Area A at Mechanical Room		\$4,259,500 100%	1	\$72,600	
Convector/Radiator Unit Heater - Hot Water	70% 5% Unit Inope	Now erable, Exte	\$26,800 ent : Moderate, Are way Between Audit	2032 2029 a Affecte		1 Units	\$106,200	
Controls		0			2			
Digital Pneumatic		Now xtent : Moa	\$1,749,800 lerate, Area Affecte 11 Mechanical Room		\$520,100 * *			
No Component	88%							
Air Conditioning Energy Source Electricity No Component	35% 65%			2042	* *	1		
Conversion Equipment	0370							
Reciprocating Compr/Chiller	2%			2029	\$267,100	1	\$4,400	
	Location	ı : Basemer	Extent : N/A, Area A nt Mechanical Roon	n 3				
			Serving Auditoriun				¢2 200	
Exterior Pkg Unit - Cooling	8% Abandone		Extent : Light, Are	2034 a Affected	\$794,200 d : 20%	2	\$2,300	
	Location	ı : Roof By efrigerant, 1	Main Entrance - 1 Extent : Light, Arec	Unit				
Split Unit		efrigerant, 1	Extent : Light, Arec r Learning Center,					
Split Unit	U U	igerant, Ex 1 : Various	tent : Light, Area A Locations	2029 ffected :	\$1,075,000 100%			
Window/Wall Unit	10%			2027	\$343,000	1		
No Component	65%							
Distribution CW & CHW Wtr Pipe/Pump	2%			2034	\$10,200	4	\$700	
No Component	98%							

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

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

Asset # : 2025

Mechanical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices	2%		2020	¢122.000	1	¢ = 000	
Air Handler/Cool/Ht		fe, Extent : Light, Area	2029 Affected ·	\$123,000	1	\$5,800	
		sement Mechanical Roo			torium		
No Component	98%						
Heat Rejection							
Dry Cooler	2%		2029	\$29,100	2	\$6,500	
		ion, Extent : N/A, Area	Affected :	100%			
	Location : Roo Explanation :	9J Air Cooled Condenser	For Audit	orium Chillor			
No Component	<u>98%</u>	All Coolea Condenser	TOT Audit	orium Chiller			
Ventilation	2070						
Distribution							
Ductwork/Diffusers	100% No	+···)-··	LIFE	* *	2-5	\$262,000	
		uting, Extent : Moderate sement Mechanical Roo		ected : 2%			
Exhaust Fans	Location . Da	semeni Mechanicai Koo	Jins				
Roof	98% No	w \$172,200	2029	\$1,721,700	2	\$11,300	
	Broken, Extent Location : Ro	: Light, Area Affected :	10%				
	On Extended Li Location : Ro	fe, Extent : Light, Area ofs	Affected :	80%			
Wall Unit	2%		2029	\$7,800	2	\$300	
		ion, Extent : N/A, Area	Affected :	100%			
	Location : Gy	mnasium Location Noted					
lumbing	Explanation .	Location Noted					
H/C Water Piping							
Brass/Copper	98%		2034	\$11,395,800	1		
	On Extended Li Location : Thi	fe, Extent : Light, Area	Affected :	80%			
Brass/Copper	2% No	~	2034	\$232,600	1		
Druss, copper		Extent : Moderate, Area			1		
		sement Mechanical Roo			e-up Red	uced Pressure	
	Zone Valve		ACC / 1	1000/			
		fe, Extent : Light, Area sement Mechanical Roo		100%			
HW Heat Exchanger	Location . Du	eenten neenumeu Roo					
Steam Fired	100%		2034	\$4,378,100	4	\$69,700	
		Place, Extent : Light, Ar					
		sement Mechanical Roo					
		fe, Extent : Light, Area					
	Location : Ba	sement Mechanical Roo	om 1 - 2 O	<i>J</i> 5			

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

#### Asset # : 2025

Mechanical	Current Re	pair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lumbing							
Sanitary Piping							
Cast Iron	100% Now	\$228,100	LIFE	* *	1		
	Leak Evident, Extent : I	Moderate, Area A	Affected :	2%			
	Location : Basement						
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2029	\$181,300	4	\$14,900	
Sewage Ejector(s)							
Compressed Air	100%		2044	* *	4	\$4,700	
Backflow Preventer							
Generic	100%		2029	\$404,300	1	\$28,800	
Fixtures							
Generic	100%						
ertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, Ext						
	Location : 2 Units Fre		2nd Floo	r, 1 Unit From Bas	ement To	o 1st Floor	
	Explanation : 3 Units	•					
ire Suppression							
Standpipe	1000/		<b>a</b> a a i	<b>.</b>		<b>40.45</b> (00)	
Generic	100%		2034	\$4,168,900	1-5	\$245,600	
Sprinkler							
No Component	50%						
Generic	50% Now	\$125,200	2044	* *	1-2	\$57,000	
	Damaged, Extent : Mod	00			D. D		
	Location : 1st Floor S		ar Learni	ing Center - Burst	Pipe Due	e To Freeze	
	Condition - Line Shute	off					

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

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

#### **DEPARTMENT OF CORRECTION - FY 2024** Print Date: 03-Oct-2023

Asset Name Address	: RIKERS IS : 09-09 HAZ			RGE R. VIERNO CI	ENTER GRVC	
Borough Program / Asset #	: BRONX : DOC0001.1	80 / 1127		Agency's Number Yr Built/Renovated	: N/A : 1986 / 2006	
Area Sq Ft	: 274,813	00/412/		Project Type	: CORRECTION	
Date of Survey Areas Surveyed	<ul><li>11-Apr-202.</li><li>Roof, Floor</li></ul>			Landmark Status	: NONE	
Block	: 2605	Lot	: 40	BIN	:	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034

VALITAE	1 1 2020 - 2020	
Exterior Architecture	\$3,371,600	\$1,317,900
Interior Architecture	\$7,844,800	\$875,100
Electrical	\$180,300	\$8,882,000
Mechanical	\$4,945,100	\$36,603,300
Site Pavements	\$1,914,700	
Total	\$18,256,500	\$47,678,400
Importance Code A	\$3,371,600	\$1,503,200
Importance Code B	\$11,984,100	\$46,012,200
Importance Code C	\$2,900,800	\$163,000
Total	\$18,256,500	\$47,678,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$13,800		\$9,000	
Interior Architecture	\$42,200		\$27,900	\$18,000
Electrical	\$48,400	\$44,800	\$53,400	\$53,500
Mechanical	\$83,100	\$55,300	\$70,700	\$50,500
Total	\$187,500	\$100,100	\$161,100	\$122,000
Importance Code A	\$14,700	\$100	\$9,200	\$100
Importance Code B	\$130,600	\$99,900	\$124,000	\$121,900
Importance Code C	\$42,200		\$27,900	
Total	\$187,500	\$100,100	\$161,100	\$122,000



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

### Asset # : 4127

chitecture	Current	Repair	e Replacement	Μ	aintenance				
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
erior									
Exterior Walls Concrete Masonry Unit	29%		LIFE	* *	5	\$188,700			
Concrete Musonity Child	Diagonal Cracks, Ex Location : Loading			ted : 2%	5	\$100,700			
Metal Panel	70% Now	\$931,400	2044	* *	5	\$683,300	1		
	Deformed/Dented, E:	xtent : Severe, Area	Affected	l : 20%					
	Location : Loading	Dock Area							
Metal Coiling Doors	1%		2047	* *	5	\$16,300			
	Other Observation, E	Extent : N/A, Area A		100%	-	<i>+ - • ,•</i> • • •			
	Location : Loading								
	Explanation : Loca								
Windows	<u>^</u>								
Aluminum	5%		2042	* *	5	\$1,800			
Metal/Detention Type	95%		2044	* *	5	\$125,000			
Parapets									
Metal Panel	75%		2044	* *	5	\$249,100			
Metal: Cage/Fence	25%		2039	* *	5-10	\$166,100			
	Other Observation, E		ffected :	100%					
	Location : West Fac	cades							
	Explanation : Loca	tion Noted							
Roof									
Modified Bitumen	2% 0-2	\$236,900	2044	* *					
	Worn/Eroded, Extent			100%					
	Location : Various	-							
Single Ply Membrane	95% Now	\$2,109,000	2039	* *					
	Gut/DS Non Func/M			fected : 20%					
		Location : Various Locations Throughout							
	Recent Repair Evident, Extent : Light, Area Affected : 10%								
	Location : Patches	-							
	Water Penetration, E								
	Location : Loading	Dock Canopy And	Various	Corridor Location	ıs At Buil	ding Connections			
Skylight, Plastic	3%		2039	* *	1				
Soffits									
Metal Panel	100% Now	\$13,800	2044	* *	5	\$10,100			
	Broken/Missing Elem	-	-	•					
	Location : Loading	Dock And Various	Perimete	er Locations					

Interior

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

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

### Asset # : 4127

rchitecture	Current Repair Future Replacement					Maintenance		
ystem Component Type	% of Fail D Total (Year	ate Estimated Cost <sup>(s)</sup>	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Floors								
Cast in Place Concrete		s, Extent : Moderate, A			5	\$377,900		
	Location : Vario	ous Locations In Penth	ouse Mec	hanical Rooms				
Ceramic Tile	U	x \$223,500 ing, Extent : Light, Ard t Rooms Throughout	2037 ea Affected	* * d : 15%	5	\$20,600		
Quarry Tile	Location : Food				5	\$6,200		
	Location : Food	ent : Moderate, Area A						
Sheet Vinyl/Rubber		n, Extent : N/A, Area A loor Gymnasium pocation Noted	2039  ffected : .	**	5	\$6,200		
Traffic Topping		\$1,891,300 ent : Severe, Area Affe ughout Control Rooms			5	\$25,700		
Vinyl Tile	Location : Throa	lements, Extent : Seve ughout ent : Severe, Area Affe			3	\$54,000		
Interior Walls		-						
Ceramic Tile	10%		2037	* *	5	\$55,800		
Concrete Masonry Unit	73% Now Diagonal Cracks,	\$1,476,500 Extent : Severe, Area ing Rooms At Intake A	LIFE Affected :	**	5	\$163,000		
Folding Partition	· ·	x \$298,000 Extent : Severe, Area A loor Gymnasium	2050  ffected : 1	* *	5	\$7,000		
Glass: Single Pane	3%		LIFE	* *	5	\$25,100		
Gypsum Board	8% Now Cracking/Crumbl	ing, Extent : Severe, A	LIFE	* * ed : 2%	5	\$26,800		
Matal Security Dara	Location : 1st F	loor Gymnasium	LIFE	* *	10	\$5,600		
Metal Security Bars	570		LIFE		10	\$5,000		

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### Asset # : 4127

Architecture		Current	Repair	Futu	re Replacement	ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	10%		\$65,900	2039	* *	5	\$20,600	
		-	ents, Extent : Light	-	-			
			Rooms And Staff Lo					
	-	-	Extent : Moderate	-	-			
			Rooms And Storage		nrougnoui **	5 10	¢100.500	
Exposed Struc: Concrete			<b>\$952.200</b>	LIFE	* *	5-10	\$128,500	
Metal Panel	65% Broken/M		\$853,200 ents, Extent : Mode	LIFE		5	\$334,200	
		1351ng Elen 1 : Through		eruie, Ar	eu Affecieu : 570			
		-	Extent : Moderate	. Area A	ffected : 25%			
		1 : Through		,,				
		-	xtent : Moderate, A	rea Affe	cted : 5%			
			Corridor Locations					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
			Extent : Light, Area		: 100%			
			Razor Ribbon At T	ор				
Site Pavements	Ехріана	lion : Addii	ional Component					
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$186,600	2047	* *			
	Misaligne	d/Bulging,	Extent : Severe, Are	ea Affect	ed : 10%			
	Location	ı : South Oj	<sup>c</sup> Main Entrance An	d At Visi	itor Entrance			
	-	-	xtent : Severe, Area		l : 30%			
		-	out Building Perim					
			Extent : N/A, Area A		5%			
		-	, To Main Entrance					
<b>D</b> 11: /D 1	Explana	tion : Rece	nt Installation					
Parking/Driveway	1000/	N	¢020.000	2042	* *			
Asphalt		Now Crumbling	\$939,800 Extent : Moderate					
			out Parking Areas	, лгеи Ај	<i>yeelea</i> . 2070			
		0	Extent : Moderate,	Area Afi	fected : 5%			
	-		uck Entrance	••• •••				
			xtent : Severe, Area	Affected	l : 10%			
	-	-	Locations At Buildi					

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

### Asset # : 4127

Architecture	Current Repair Future Replacement						aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements Activity Yard								
Asphalt	-	Crumbling	\$107,900 Extent : Light, Are out Peripheral Act					
Cast in Place Concrete	80% Cracking Location Other Ob Location	Now /Crumbling n : Through servation, E n : Through	\$680,500 Extent : Light, Are out Central Activity Extent : Severe, Are out Central Activity	2047 ea Affecte v Yard a Affected v Yard	* * ed : 25% d : 100%			
	Explana	tion : Detei	riorated And Missir	ng Traffic	: Topping			
lectrical	1	Current	Repair	Futur	e Replacement	Μ	aintenance	,
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment Fused Disc Sw		servation, E	Extent : N/A, Area A	2034 Iffected :	\$185,300 100%	5	\$1,200	
		n : Electrico ution : Three	al Room 2 Main Service Swit	tches Rai	ted At 2.000 Ampei	res Each		
Transformers	1				The second se			
Dry Type	Location	servation, E n : Through	Extent : N/A, Area A out The Building ous Capacities	2032 Iffected :	\$51,500 100%	5	\$1,000	
Switchgear / Switchboard Fused Disc Sw	100%		<b>_</b>	2034	\$877,100	5	\$1,200	
Raceway Conduit	100%			2044	**	1	÷-,**	
Panelboards Molded Case Bkrs	100%	1		2033	\$923,100	5	\$7,200	
Wiring Thermoplastic	100%	)		2044	* *	1		
Motor Controllers	100/				<b>\$110,000</b>	_	<b>†2</b> 00	
Locally Mounted Motor Control Center	10% 90%			2032 2032	\$119,900 \$1,514,600	5 5	\$200 \$6,700	
round	9070	,		2032	φ1,J14,000	5	\$0,700	
Grounding Devices Generic	100%	1		LIFE	* *	5	\$8,100	
and-by Power Transfer Switches								
Automatic	100%			2032	\$201,300	1	\$84,600	

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

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

### Asset # : 4127

Electrical	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power							
Generators						*	
Diesel	100% Now Start Syst Needs Repo Location : Generate Other Observation, E Location : Second P Explanation : Two P	or Room Extent : N/A, Area A Floor Generator Ro	ffected : oom	100%	1 ach.	\$95,800	
Batteries							
Lead/Acid	100%		2027	\$4,700	5	\$10,200	
Fuel Storage							
Day Tank	50% Other Observation, E Location : Second F Explanation : 275 (	Floor Generator Ro	oom		5		
Main Tank	50%	<u> </u>	2049	* *	5		
	Other Observation, E Location : Outside Explanation : 8,000	Underground	ffected :	100%			
ighting							
Interior Lighting Fluorescent	30% T-12 Lamps And Fixta Location : Through	-	2029 , Area A <u>j</u>	\$2,417,400 fected : 100%	10	\$75,600	
LED	70% Other Observation, E Location : Through Explanation : Origi	out The Building		**			
Egress Lighting	1 0						
Emergency, Service	50%		2034	\$163,100	1		
Exit, Service	30%		2029	\$68,500	1		
Exit, Battery	20%		2039	* *	10	\$3,700	
Exterior Lighting Under Construction	100%						
larm							
Security System Generic	100% Other Observation, E Location : Through Explanation : CCT	out The Building		\$994,200 100%	1	\$102,600	
Fire/Smoke Detection Generic, Digital	100%		2034	\$1,366,100	1-3	\$174,500	
Mechanical	Current F	Repair	Futur	e Replacement	м	aintenance	
System Component Type		Estimated Cost		Estimated Cost		Estimated Cost	Priorit

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

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

Asset # : 4127

			A3301#.4						
echanical		Current Repair Future Replacement Mainter							
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ating									
Energy Source									
Plant Campus Steam / PRV	99%			2034	\$72,700	1			
Natural Gas	1%			2034	\$1,400	1			
Conversion Equipment					-				
Furnace	1%			2029	\$16,500	1	\$1,400		
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%				
	Location	ı : Main Bu	ilding Roof						
	Explana	tion : Two	Units						
Heat Exchanger, Shell & Tube	89%	Now	\$40,200	2030	\$2,010,600				
	Damaged,	Extent : M	oderate, Area Affe	cted : 20	9%				
	Location	i : Mechani	ical Room J - Lowe	r Level -	Damaged Insulati	on			
Pres. Reducing Valve/LP Steam	10%			2030	\$31,900	5	\$1,600		
Distribution									
Hot Wtr Piping/Pump		Now	\$208,500	2033	\$1,042,300	4	\$12,200		
			oderate, Area Affec Mechanical Rooms		%				
	Damaged,	Extent : M	oderate, Area Affe	cted : 20	%				
	Location	1 : Various	Mechanical Rooms	- Defect	ive Plug Valves				
	Insul. Det	eriorating,	Extent : Moderate,	Area Afj	fected : 15%				
	Location : Various Mechanical Rooms								
	Leak Evident, Extent : Moderate, Area Affected : 15%								
	Location : Various Mechanical Rooms								
		n : Main Bu	nt : Moderate, Arec ilding Roof - Mech			r Perime	ter Heating -		
	On Extend		tent : Light, Area A out	ffected :	100%				
	Unbalanc	-	Extent : Moderate,	Area Aff	fected : 100%				
Steam Piping/Pump	10%	-	\$84,800	2034	\$424,100				
	Insul. Det	eriorating,	Extent : Moderate,						
	Location : Mechanical Room J Leak Evident, Extent : Severe, Area Affected : 50%								
	Leak Evident, Extent : Severe, Area Affected : 50% Location : Mechanical Room J, Piping Distribution Tunnels - Piping And Steam Condensate Tank								
			Extent : Moderate, .	Area Aff	ected : 100%				
	Location	i : Mechani	ical Room J, Piping	Distrib	ution Tunnels				

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note : Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
#### Asset # : 4127

			A35et # . 4			_		
lechanical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Terminal Devices	4 = 0 /			• • • •			<b>***</b>	
Air Handler	15%			2029	\$1,494,900	1	\$25,500	
		+	tent : Light, Area A		100%			
			Mechanical Rooms		<u></u>		<b>***</b>	
Convector/Radiator	-	Now	\$389,800	2032	\$1,948,800	1	\$35,900	
	0		loderate, Area Affe			D	1 4 1 117.1	
			Perimeter And Pa ng Air Circulation	ssageway	vs - Fin Tube Cove	rs Dama	gea Ana wiin	
			tent : Light, Area A	Affected :	100%			
		-	Perimeter And Pa					
Unit Heater - Hot Water	2%			2029	\$62,800			
			Extent : Light, Area					
			ical Rooms, Buildin					
			Heaters, Cabinet H	-				
No Component	38%							
1			Extent : Light, Area	Affected	: 0%			
	Location	1 : Various	Locations					
	•	tion : Heat ir Conditio	ing Provided By Ai ning	r Handle	rs With Hot And C	ooling C	oils, Reported	
Controls								
Electrical	75%			2033	\$2,208,200			
			Extent : N/A, Area					
			Mechanical Rooms			Alone El	ectric Controls	
Pneumatic	5%			2028	\$511,800			
			Extent : N/A, Area A	Iffected :	100%			
			ical Room J		~ .			
			matics For Steam	Pressure	Controls			
No Component	20%							
ir Conditioning								
Energy Source	0.50/			2050	* *	1		
Electricity	85%			2050	* *	1		
No Component	15%		Extent : Light, Area	Affantad	· 0%			
			s 1,2 And Other Lo		. 0/0			
			s 1,2 And Other Le s Without Air Cond					
	ълрини	non . Area	s munoui Air Conu	moning				

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

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

Asset # : 4127

Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning Conversion Equipment Reciprocating Compr/Chiller	45%	1		2042	* *	1	\$57,400	
	Location Package Recent In	n : Ground I ed Air Coold stallation, E	Extent : Light, Arec Level - Courtyards ed Chillers Extent : Light, Area Level - Courtyards	Between Affected	Buildings 6-10 An : 100%		-	
Reciprocating Compr/Chiller	9%			2029	\$703,200	1	\$11,500	
			tent : Light, Area A ilding - Southwest I			eroll Pac	kaged Air Cooled	
Exterior Pkg Unit - Cooling	5%		\$290,300	2044	* *	2	\$700	
			oderate, Area Affe of By Main Entran		lenser Coil Damag	ged Fins		
Split Unit	Unit Inop		\$125,800 ent : Moderate, Are ilding Roof - Office					
Window/Wall Unit No Component	5% 15%			2029	\$100,300	1		
	Location	n : Building	Extent : Light, Area s 1, 2 And Other L s Without Air Cond	ocations	: 0%			
No Component	15%	1	Extent : Light, Area	-	: 0%			
	Explana	tion : Areas	ilding - Various Lo s Cooled By Water Under Heat Rejecti	Cooled A		it Direct	Expansion	
Not Accessible			Extent : Light, Area ilding	Affected	: 0%			
			r Cooled Packaged cal Room Roof - N		onnected To Dry C	ooler Lo	cated On	
Distribution CW & CHW Wtr Pipe/Pump	45%	1		2060	* *	4	\$6,100	
r ibo'r amb			Extent : N/A, Area A s 3-5, 4-6, 7-9, 8-1		100%			
CW & CHW Wtr Pipe/Pump	9%	)		2044	* *	4	\$1,200	
			Extent : N/A, Area A					
		n : Main Bu ution : Loca	ilding Roof - South tion Noted	west Mee	chanical Room			

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

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

Asset # : 4127

Mochanical			o Poplocement		aintanan <del>ce</del>	
Mechanical	Current Repair		e Replacement		aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Terminal Devices	1.50/	2020	¢1 004 (00	1		
Air Handler/Dir	15%	2029	\$1,294,600	1		
Expansion	On Extended Life, Extent : Light, Ar	rag Affacted :	100%			
	Location : Main Building Mechan		10070			
Air Handler/Cool/Ht	54%	2029	\$4,716,800	1	\$91,800	
	On Extended Life, Extent : Light, Ar					
	Location : Various Mechanical Ro	ooms - Units	With Chilled And H	lot Water	·Coils	
No Component	31%					
Heat Rejection		2020	¢102.200	•	<b>\$</b> 0, <b>\$</b> 00	
Dry Cooler	5%	2029	\$103,300	2	\$9,600	
	Other Observation, Extent : N/A, Ar Location : Southwest Mechanical					
	Explanation : Location Noted	K00m K00j -	1 Onu			
Water Cooling Tower	15% Now \$341,10	00 2039	* *	2	\$33,200	
water Cooling Tower	Damaged, Extent : Severe, Area Affe			Z	\$55,200	
	Location : Main Building South M		om Roof - One Un	it - Dam	nged /	
	Deteriorated		entreej ene en		"geu ,	
	Other Observation, Extent : Light, A	Area Affected	: 100%			
	Location : Main Building South M					
	Explanation : Unit Connected To S	Split Water C	ooled Direct Expar	nsion Sys	tems Below	
No Component	80%					
Ventilation						
Distribution						
Ductwork/Diffusers	100% Now \$2,326,00		* *	2-5	\$153,200	
	Insul. Deteriorating, Extent : Moder	**	ected : 20%			
	Location : Various Mechanical Ro		1 1000/			
	Needs Cleaning, Extent : Moderate,	Area Ajjecie	a : 100%			
	Location : Throughout Unbalanced System, Extent : Moder	rata Area Aff	acted . 100%			
	Location : Throughout	ule, Area Ajj	ecieu . 10076			
Exhaust Fans						
Interior	60%	2029	\$1,409,300	2	\$5,100	
	On Extended Life, Extent : Light, Ar	ea Affected :	100%			
	Location : Various Mechanical Ro	ooms				
	Location . various mechanical Ko					
Roof	40%	2029	\$411,000	2	\$3,400	
Roof		2029 rea Affected :	\$411,000 100%	2	\$3,400	
Roof	40%			2	\$3,400	
Roof Plumbing	40% On Extended Life, Extent : Light, Ar			2	\$3,400	
	40% On Extended Life, Extent : Light, Ar Location : Roofs	rea Affected :	100%	2	\$3,400	
Plumbing	40% On Extended Life, Extent : Light, Ar Location : Roofs 100%	rea Affected : 2034	100% \$6,801,900	2	\$3,400	
Plumbing H/C Water Piping	40% On Extended Life, Extent : Light, Ar Location : Roofs 100% Abandoned in Place, Extent : Light,	rea Affected : 2034 Area Affecte	100% \$6,801,900 d : 2%	1		
Plumbing H/C Water Piping Brass/Copper	40% On Extended Life, Extent : Light, Ar Location : Roofs 100%	rea Affected : 2034 Area Affecte	100% \$6,801,900 d : 2%	1		
Plumbing H/C Water Piping	40% On Extended Life, Extent : Light, Ar Location : Roofs 100% Abandoned in Place, Extent : Light,	rea Affected : 2034 Area Affecte	100% \$6,801,900 d : 2%	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.

#### Asset # : 4127

Mechanical	Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100% Now	\$667,100	LIFE	* *	1		
	Broken, Extent : Seve	re, Area Affected : 1	10%				
	Location : Kitchen	Area - Collapsed U	ndergroi	und Pipe			
	Leak Evident, Extent	: Moderate, Area A	ffected :	10%			
	Location : Various	Locations	-				
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2034	\$2,438,600	1-5	\$143,700	
Sprinkler							
No Component	15%						
Generic	85%		2034	\$6,225,300	1-2	\$65,400	
Fire Pump							
Generic	100%		2030	\$505,700	1	\$51,300	

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

\$8,600

#### **DEPARTMENT OF CORRECTION - FY 2024** Print Date: 03-Oct-2023

Asset Name Address		ISLAND FACILITIES N ZEN ST., RIKERS ISLAI		EHOUSE	
Borough	: BRONX		Agency's Number	: N/A	
Program / Asset #	: DOC0001	1.110 / 2554	Yr Built/Renovated	d : 2002 /	
Area Sq Ft	: 28,838		<b>Project Type</b>	: CORRECTION	
Date of Survey	: 08-Aug-2	019	Landmark Status	: NONE	
Areas Surveyed	: Roof, Flo	ors 1			
Block	: 2605	Lot : 40	BIN	: 2096863	
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ture		\$214,600		\$380,500
Interior Architect	ure		\$1,206,200		\$80,300
Electrical					\$493,300
Total			\$1,420,800		\$954,100
Importance Code	А		\$214,600		\$380,500
Importance Code	В		\$1,038,900		\$573,600
Importance Code	С		\$167,300		
Total			\$1,420,800		\$954,100
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ture		\$7,900	\$7,800	
Interior Architect	ure	\$2,600			\$500
Electrical		\$10,000	\$6,300	\$5,200	\$4,700
Mechanical		\$30,000	\$7,100	\$5,800	\$3,300
Site Pavements		\$48,600			
Total		\$91,100	\$21,300	\$18,900	\$8,600
Importance Code	А	\$1,400	\$9,400	\$9,200	\$1,400
Importance Code	В	\$39,900	\$11,900	\$9,600	\$7,100
Importance Code	С	\$49,800			



\$21,300

\$18,900

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

\$91,100

Total

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

#### Asset # : 2554

Architecture	Current Rep	pair	Futur	e Replacement	M	aintenance	
system Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Concrete Masonry Unit	15% Now	\$71,900	LIFE	* *	5	\$8,700	
	Water Penetration, Exte		rea Affec	cted : 10%			
	Location : North Side	At 1st Floor					
Metal Panel	82%		2051	* *	5-10	\$523,200	
Metal Coiling Doors	3%		2044	* *	5	\$8,700	
Windows						• · · · · ·	
Aluminum	95%		2047	* *	5	\$15,600	
Metal Louvers	5%		2040	* *	10	\$5,100	
Parapets Not Accessible	1000/						
Not Accessible	100% Other Observation, Exte	nt · N/A Anog A	ffacted .	00/			
	Location : Throughout		jjecieu .	070			
	Explanation : Roof Ac		Key Ava	ilahle			
Roof	Explanation : 1009 He	eess Loeneu. 110	1109 1110	nuore.			
Not Accessible	85%						
	Other Observation, Exte	ent : N/A, Area A	ffected :	0%			
	Location : Throughout		-				
	Explanation : Roof Ac	cess Locked. No	Key Ava	ilable.			
Not Accessible	15%						
	Other Observation, Exte	ent : N/A, Area A	ffected :	0%			
	Location : Throughout						
	Explanation : Roof Act	cess Locked. No	Key Ava	ilable.			
Soffits	1000/				- 10	<b>**</b>	
Metal Panel	100%		2051	* *	5-10	\$29,000	
terior							
Floors Cast in Place Concrete	85% Now	¢120.200	LIFE	* *	5	¢00.200	
Cast in Place Concrete	Horizontal Cracks, Exte	\$120,300 nt · Moderate			5	\$80,300	
	Location : Near Garag						
	Paint Peeling, Extent : 1			6			
	Location : Throughout			0			
Mosaic Tile	5%		2044	* *	5	\$5,400	
Vinyl Tile	10% Now	\$68,900	2044	* *	3	\$1,600	
villyr The	Broken/Missing Elemen			ea Affected : 10%	5	\$1,000	
	Location : 1st Floor O			55			
	Worn/Eroded, Extent : N		ffected :	100%			
	Location : 1st Floor O		55				
Interior Walls							
Ceramic Tile	5%		2040	* *	5	\$2,400	
Concrete Masonry Unit	95% Now	\$167,300	LIFE	* *	5	\$18,500	
	Diagonal Cracks, Exten			ed : 5%			
	Location : Mechanical	Room And Stai	rwell				

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

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

#### Asset # : 2554

rchitecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Ceilings AcousTileSusp.Lay-In	Location Staining/1	issing Elem 1 : Control Discoloring	\$1,400 nents, Extent : Light Room And Offices , Extent : Light, Are Room And Offices	Ū		5	\$1,100	
Exposed Struc: Concrete Exposed Struc: Steel	85% Water Per	Now netration, E	\$849,600 xtent : Moderate, A isle 1 And By HVAC		* * * * cted : 10%	5	\$700	
e Enclosure								
Fence/Gates	1000/			2051	* *			
Chain Link e Pavements	100%			2051				
On-Site Walkways Asphalt Cast in Place Concrete	-	0-2 Crumbling,	\$5,900 Extent : Moderate, ng Door And Main					
Parking/Driveway	Locano	i . By com	ng Door Inte Main	Linnano				
Asphalt			\$42,700 Extent : Light, Are out	2040 ea Affecte	* * ed : 10%			
Cast in Place Concrete	4%	-		2044	* *			
lectrical		Current	Renair	Futur	e Replacement	м	aintenance	
			Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priorit
rstem Component	% of Total	(Years)		ГХ		(Yrs)		
stem		(Years)		ГХ		(Yrs)		
rstem Component Type	Total 100% Other Obs Location	servation, E 1 : Electrico		2041 Affected		5	\$100	
rstem Component Type Ider 600 Volts Service Equipment Fused Disc Sw	Total 100% Other Obs Location	servation, E 1 : Electrico	-	2041 Affected		5	\$100	
rstem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type	Total 100% Other Obs Location	servation, E 1 : Electrica tion : Main	al Room	2041 Affected		5	\$100 \$100	
rstem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers	Total 100% Other Ob: Location Explana	servation, E 1 : Electrica tion : Main	al Room	2041 Affected ted At 40	00 Amperes	5		
rstem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit	Total 100% Other Ob: Location Explana 100%	servation, E 1 : Electrice tion : Main	al Room	2041 Affected ted At 40 2036	00 Amperes * *	5	\$100	
Type         Ider 600 Volts         Service Equipment         Fused Disc Sw         Transformers         Dry Type         Switchgear / Switchboard         Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs	Total           100%           Other Ob:           Location           Explana           100%           100%	servation, E 1 : Electrico tion : Main	al Room	2041 Affected ted At 40 2036 2041	00 Amperes ** **	5	\$100	
rstem Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Panelboards	Total           100%           Other Ob:           Location           Explana           100%           100%           100%           100%	servation, E 1 : Electrica tion : Main	al Room	2041 Affected ted At 40 2036 2041 2041	00 Amperes * * * * * *	5 5 5 1	\$100 \$800	

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

Asset # : 2554

		ASSet # 123					
Electrical	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
fround							
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches							
Automatic	100%		2036	* *	1	\$8,900	
Generators							
Diesel	100%		2034	\$155,300	1	\$11,200	
	Other Observation, Exte		Affected	: 100%			
	Location : Generator H						
<b>D</b>	Explanation : Emergen	cy Generator R	ated At 3	355 Kilowatts			
Batteries	1000/		2025	¢ 4, 700	-	¢1 100	
Lead/Acid	100%		2025	\$4,700	5	\$1,100	
Fuel Storage	50%		2039	* *	5		
Day Tank	50% Other Observation, Exte	nt · Light Auga			3		
	Location : Generator H		Ајјестеи	. 100/0			
	Explanation : 275 Gall						
Main Taula	50%	on Cupucity	2046	* *	5		
Main Tank	50% Other Observation, Exte	nt · Light Auga	2046		5		
	Location : Undergroun	-	Ајјестеи	. 10070			
	Explanation : 25,000 R						
Lighting	Елрипинон : 25,000 К	aica Capacity					
Interior Lighting							
Fluorescent	20%		2031	\$78,700	10	\$5,300	
	T-8 Lamps And Fixtures,	Extent : Light,					
	Location : Offices	C					
LED	80%		2039	* *			
	Recent Installation, Exte	nt : N/A. Area A	-00/	100%			
	Location : Main Wareh		))				
Egress Lighting							
Emergency, Service	50%		2036	* *	1		
Exit, Battery	50%		2036	* *	10	\$1,000	
Exterior Lighting					-		
HID	100%		2031	\$259,300	10	\$100	
Alarm							
Security System							
Generic	100%		2036	* *	1	\$10,800	
	Other Observation, Exte	nt : Light, Area	Affected	: 100%			
	Location : Throughout	The Building					
	Explanation : CCTV St	urveillance Cam	eras				
Fire/Smoke Detection							
Generic, Digital	100%		2036	* *	1-3	\$17,800	
	Other Observation, Exte	-	Affected	: 100%			
	Location : Throughout						
	Explanation : Strobe La	ights, Manual P	ull Statio	ons, Smoke Detecto	ors, Horn	s And Alarm	
	Bells						

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

Asset # : 2554

		ASSEL # . 23	554				
Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating							
Energy Source							
Natural Gas	100%		2051	* *	1		
Conversion Equipment							
Furnace	100%		2036	* *	1	\$14,300	
Air Conditioning							
Energy Source							
Electricity	100%		2047	* *	1		
Conversion Equipment							
Split Unit	10%		2036	* *			
No Component	90%						
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2	\$3,800	
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	25% Now	\$12,200	LIFE	* *	2-5	\$4,000	
	Damaged, Extent : M	loderate, Area Affec	eted : 2%				
	Location : Warehou	ise					
No Component	75%						
Exhaust Fans							
Interior	15%		2036	* *	2	\$100	
Roof	40%		2036	* *	2	\$400	
No Component	45%					• • •	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2051	* *	1		
Water Heater With Tanks							
Electric	100%		2029	\$45,600	4		
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Closet	-					
	Explanation : One	40 Gallon Unit					
Sanitary Piping	-						
Cast Iron	100% Now	\$14,000	LIFE	* *	1		
	Other Observation, E	Extent : Moderate, A	lrea Affe	cted : 2%			
	Location : 1st Floor	r					
	Explanation : Cons	istent Blockage At I	Front Of	Building			
Storm Drain Piping		-		-			
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2036	* *	1	\$1,800	
Fixtures							
Generic	100%						
ire Suppression							
Standpipe							
Generic	100%		2051	* *	1-5	\$14,500	
Sprinkler						,	
Generic	100%						

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

Asset # : 2554

Mechanical	Currer	nt Repair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Da Total (Years		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Fire Pump Generic	100%		2040	* *	1	\$5,400	

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

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

\$32,500

#### **DEPARTMENT OF CORRECTION - FY 2024** Print Date: 03-Oct-2023

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey	: 16-16 HA : BRONX	AZEN ST., RIJ 11.063 / 4248		ORTH FACILITY,OBC ND Agency's Number Yr Built/Renovated Project Type Landmark Status	C 300 CELL ANX : N/A : 1994 / 2023 : CORRECTION : NONE	
Areas Surveyed	: Floors 1,	,2,4,5				
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ure			\$1,199,800		\$232,900
Interior Architect	ıre			\$3,896,800		\$842,300
Electrical						\$2,565,000
Mechanical				\$520,600		\$7,059,300
Site Pavements				\$143,700		
Total				\$5,761,000		\$10,699,500
Importance Code	А			\$1,199,800		\$345,000
Importance Code	В			\$1,873,600		\$10,354,400
Importance Code	С			\$2,687,600		
Total				\$5,761,000		\$10,699,500
EXPENSE			FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ure					
Interior Architectu	ure		\$64,300			\$1,200
Electrical			\$20,300	\$13,000	\$14,800	\$14,000
Mechanical			\$56,200	\$11,400	\$14,400	\$7,500
Elevators/Escalate	ors		\$9,900	\$9,900	\$9,900	\$9,900
Total			\$150,700	\$34,300	\$39,100	\$32,500
Importance Code	A		\$100	\$100		\$200
Importance Code	В		\$128,100	\$34,200	\$39,100	\$32,400
• a 1	~		***			



\$34,300

\$39,100

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

\$22,500

\$150,700

Importance Code C

Total

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

Asset # : 4248

		710001 # 1 4					
Architecture	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls Metal Panel	100% 2-4 Broken/Missing Elem Location : Damaged	-		* * fected : 1%	5	\$232,900	
Windows							
Metal/Detention Type	95% 0-2 Broken/Missing Elem Location : Througho		2044 erate, Are	* * ea Affected : 10%	5	\$35,400	
Metal Louvers	5%		2043	* *	10	\$6,400	
Parapets Not Accessible	100% Other Observation, E. Location : Main Roc Explanation : Metal	of Surface	ffected :	0%			
Roof							
IRMA/Protected Membrane	100% Now	\$206,100	2039	* *			
	Water Penetration, Ex Location : 5th Floor Other Observation, E. Location : Main Roo Explanation : Unabl	· Elevator Lobby xtent : N/A, Area A of Surface	ffected :				
terior							
Floors Cast in Place Concrete	15% 4+ Horizontal Cracks, Ex Location : Mechanic		LIFE Irea Affec	* * cted : 10%	5	\$38,900	
Ceramic Tile	2%		2043	* *	5	\$2,400	
	Other Observation, E. Location : Staff Toil Explanation : Locat	et Rooms	ffected :	100%			
Raised Access Floor	5% Now Loose/Delam Surface Location : Control I Other Observation, E. Location : Various ( Explanation : Curre	Rooms xtent : N/A, Area A Control Rooms	ffected :		5	\$11,100	
Terrazzo	60% 4+ Horizontal Cracks, Ex	\$640,700 xtent : Light, Area	LIFE	* *	5	\$55,600	
	Location : Through	out Housing Areas	2020	* *		<b>ФОС 700</b>	
Traffic Topping	18%		2039	~ ~	5	\$26,700	

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

#### Asset # : 4248

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Interior Walls									
Ceramic Tile		ded, Extent	\$597,100 : Moderate, Area A And Toilet Rooms	2047 Affected :	**	5	\$5,600		
Concrete Masonry Unit	Location Vertical C Location Other Obs Location	nstruction, 1 : Various 1 racks, Exte 1 : Corridou 1 : Corridou 1 : Various	\$918,100 Extent : N/A, Area Housing Units Cur nt : Light, Area Aff r And Stairways Extent : N/A, Area A Housing Units ently Being Demoli	rently Be fected : 5 ffected :	ing Renovated %	5	\$40,500		
Fiberglass Panel	25% Recent Re Location Other Obs Location	0-2 pair Eviden : Some Lo servation, E a : Housing	\$1,172,400 nt, Extent : N/A, Ard cations Are Current Extent : Moderate, A	LIFE ea Affecto tly Being Area Affe	Renovated				
Glass: Special Gauge	5%			LIFE	* *	1			
Metal Security Bars	5%			LIFE	* *	10	\$2,300		
Steel Plate	15%			LIFE	* *	5	\$40,500		
Ceilings									
Exposed Struc: Concrete	e 20%			LIFE	* *	5-10	\$29,600		
Exposed Struc: Steel	5%			LIFE	* *	10	\$11,900		
Fiber Board	20%			2034	\$712,600				
	Location	ervation, E 1 : Housing tion : Loca		ffected :	100%				
Gypsum Board	Location Recent Re	issing Elem 1 : Mainten place Evide	\$4,000 eents, Extent : Ligh ance Area ent, Extent : N/A, A cations Are Curren	rea Affec	ted : 25%	5	\$7,400		
Metal Panel	Broken/M Location Corrosion Location	1 : Through /Rusting, E 1 : Bathroot	\$378,300 eents, Extent : Seven out Corridors fatent : Severe, Area ms And Corridors	a Affected	<i>l : 20%</i>	5	\$74,100		
			ent, Extent : N/A, A cations Are Curren						
e Enclosure	Locuio		canons Are Curren	ny Deing	,				
Fence/Gates									
Chain Link	100%			2054	* *				
	Other Obs Location	ervation, E 1 : Includes	Extent : N/A, Area A Razor Ribbon At I tional Component	ffected :	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.

Page: 122

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

Asset # : 4248

			A5561 # . 4/					
Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Site Pavements Activity Yard Asphalt	-		\$143,700 Extent : Moderate Yard	2037 , Area Aj	* * ffected : 40%			
Electrical		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts Service Equipment Fused Disc Sw	Location	: Outdoor	xtent : N/A, Area A Electrical And Ger 600 Ampere Main I	ierator l	Room	3	\$300	
Transformers Dry Type	100%			2032	\$326,600	3	\$400	
Feeders Cable	100%			2032	\$39,200	1	\$ <del>1</del> 00	
Raceway Conduit	100%			2034	\$94,400	1		
Inder 600 Volts Service Equipment Fused Disc Sw	Location	: Outdoor	xtent : N/A, Area A Electrical And Ger 1,000 Ampere Main	nerator l	Room	5	\$300	
Transformers	^	ion : One	,,000 impere man				<b>#2</b> 00	
Dry Type Switchgear / Switchboard Molded Case Bkrs	100%			2032 2034	\$51,500 \$313,300	5	\$300 \$2,100	
Raceway Conduit	100%			2034	\$223,400	1	\$2,100	
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%			2033 2033	\$17,300 \$155,800	5 5	\$200 \$1,900	
Wiring Thermoplastic	100%			2034	\$335,100	1	·	
Motor Controllers Locally Mounted	100%			2032	\$456,800	5	\$500	
Ground Grounding Devices Generic	100%			LIFE	* *	5	\$2,300	
tand-by Power Transfer Switches Automatic	100%			2032	\$26,500	1	\$24,400	

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.

Asset # : 4248

Electrical	Current I	Repair		re Replacement	M	aintenance	
System Component Type		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power							
Generators							
Diesel	100%		2030	\$209,400	1	\$30,700	
	Other Observation, E Location : Outdoor						
	Explanation : One S			<i>COOM</i>			
Batteries	Explanation . One	900 Kilowalis Cape	icity				
Lead/Acid	100%		2025	\$4,700	5	\$2,900	
Fuel Storage	10070		2023	\$1,700	5	\$2,700	
Day Tank	50%		2042	* *	5		
,	Other Observation, E	Extent : N/A, Area A		100%	-		
	Location : At Gener						
	Explanation : One 2	275 Gallon Capaci	ty				
Main Tank	50%		2049	* *	5		
	Other Observation, E	Extent : N/A, Area A	ffected :	100%			
	Location : Outside						
	Explanation : One	10,000 Gallon Cap	acity				
ighting							
Interior Lighting							
Under Construction	100%						
Egress Lighting							
Emergency, Service	50%		2034	\$47,000	1		
Exit, Service	50%		2034	\$32,900	1		
Exterior Lighting							
LED	30%		2039	* *			
No Component	70%						
ightning Protection							
Arresters/Cabling Not Accessible	100%						
	100%						
larm Security System							
Generic	100%		2034	\$286,500	1	\$29,600	
Generie	Other Observation, E	Extent · N/A. Area A			1	\$27,000	
	Location : Through			10070			
	Explanation : CCT	-	ет				
Fire/Smoke Detection							
Generic, Digital	100%		2039	* *	1-3	\$48,800	
Mechanical	Current I	Repair	Futur	re Replacement	Μ	aintenance	
System	% of Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component	Total (Years)		FY		(Yrs)		
Туре							

Heating

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

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

Asset # : 4248

	Current Repair Future Replacement Maintenance								
lechanical	Current Rep	Current Repair Future Replacement							
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
eating									
Energy Source									
Electricity	1%		2044	* *	1				
Not Accessible	99%								
	Other Observation, Exte		-						
	Location : Building Ex								
<u> </u>	Explanation : No Acce	ss - High Pressu	re Steam	Service					
Conversion Equipment	10/		2024	<b>*2</b> 0 <b>7</b> 00	2	¢ 400			
Radiant Heater	1% Other Observation Fute	nt N/A Anor A	2034	\$39,700	2	\$400			
	Other Observation, Exte Location : Building Ex	-	-	100%					
	Explanation : Electric		и коот						
NT 4 A		Unit Healers							
Not Accessible	99% Other Observation, Exte	nt · N/A Area A	floated	0%					
	Location : Building Ex								
	Explanation : No Acce								
Distribution	Ехриппинон : 110 лесс	ss steam i ress	are Reau	eing ruives					
Steam Piping/Pump	100% Now Insul. Deteriorating, Ext Location : Mechanical		2044 Area Affe	* * ected : 5%					
Terminal Devices									
Air Handler	80%		2029	\$2,297,700	1	\$39,200			
	On Extended Life, Exten Location : Mechanical		ffected :	100%					
Convector/Radiator	20% Now	\$49,900	2032	\$249,600	1	\$4,600			
	Damaged, Extent : Mode Location : Various Loc Circulation	**			eavy Pai	nt Blocking Air			
Controls									
Digital	100%		2032	\$4,383,400					
	Recent Installation, Exte		-		<i>T</i> 1 · D				
	Location : Throughout	- Central Buildi	ng Mana	gement System Fo	or This Bi	ulding And			
	Adjacent Buildings Other Observation, Exte	nt : N/A. Area A	ffected :	80%					
	Location : Mechanical	-	,						
	Explanation : Electric		rols For	Air Handlers Aba	ndoned I	n Place			
r Conditioning	•	•							
Energy Source									
Electricity	10%		2050	* *	1				
No Component	90%								

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

Asset # : 4248

			A3561 # . 4					
Mechanical		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								
Conversion Equipment Int Pkg Unit - Heating/Cooling	5%	Now	\$124,300	2039	* *	2	\$200	
8 8	-	-	tent : Light, Area A or Mechanical Roo		100%			
	-		ent : Moderate, Are or Mechanical Roo			Rooms		
Window/Wall Unit	Location			2032 Affected :	\$28,900 100%	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers		Now ed System,	\$335,200 Extent : Moderate,	LIFE Area Aff	* * fected : 10%	2-5	\$44,200	
		n : Control						
Exhaust Fans								
Interior	19%			2029	\$128,600	2	\$500	
Wall Unit	1%		7	2034	\$700	2		
	Location		Extent : N/A, Area A r Machine Room, B Units			Room		
Not Accessible	80% Other Obs Location	ervation, E	Extent : N/A, Area A	Affected :	0%			
lumbing								
H/C Water Piping Brass/Copper			Extent : Light, Are or Mechanical Roo			1 n		
HW Heat Exchanger								
Steam Fired	100%			2054	* *	4	\$11,700	
			Extent : Light, Are or Mechanical Roo					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Not Accessible	100%							
Fixtures Generic	100%							

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

Asset # : 4248

Mechanical	Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Instantaneous Hot Water							
Electric	1%		2039	* *			
	Other Observation, E	Extent : N/A, Area A	ffected :	100%			
	Location : 1st Floor	r Corridor					
	Explanation : One U	Unit					
No Component	99%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, E		ffected :	100%			
	Location : 1st Throw	ugh 5th Floor					
	Explanation : 2 Uni	its					
Fire Suppression							
Standpipe							
Generic	100%		2054	* *	1-5	\$39,900	
Sprinkler							
No Component	50%						
Generic	50%		2054	* *	1-2	\$11,100	
Fire Pump							
Not Accessible	100%						
	Other Observation, E	Extent : N/A, Area A	ffected :	0%			
	Location : Outer Fi	re Pump Room					
	Explanation : No A	ccess					

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

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

#### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address Borough Program / Asset # Area Sq Ft		ISLAND FACILITIES NG ZEN ST., RIKERS ISLAN .065 / 4249		: N/A	
Date of Survey	: 01-Aug-2(	)19	Landmark Status	: NONE	
Areas Surveyed		, Roof, Floors 1			
Block	: 2605	Lot : 40	BIN	: 2096863	
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ture		\$1,987,800		\$1,330,500
Interior Architect	ure		\$1,314,300		\$1,522,800
Electrical					\$902,800
Mechanical			\$190,900		\$5,363,900
Total			\$3,493,000		\$9,120,100
Importance Code	А		\$1,987,800		\$1,489,000
Importance Code			\$1,111,700		\$7,580,100
Importance Code	С		\$393,600		\$51,000
Total			\$3,493,000		\$9,120,100
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ture	\$24,400			
Interior Architect	ure		\$19,200		
Electrical		\$29,500	\$25,500	\$25,100	\$22,200
Mechanical		\$26,200	\$36,100	\$36,100	\$19,700
Elevators/Escalate	ors	\$49,300	\$49,300	\$49,300	\$49,300
Total		\$129,400	\$130,100	\$110,500	\$91,300
Importance Code	А	\$27,500	\$400		
Importance Code		\$101,800	\$129,700	\$110,500	\$91,300
Importance Code	С		-	·	-
Total		\$129,400	\$130,100	\$110,500	\$91,300



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

Asset # : 4249

Architecture		Current			o Bonlocement		aintenance	
	Current Repair Future Replacement							
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
sterior								
Exterior Walls							• • • • • • •	
Metal Panel	100%			2041	* *	5-10	\$1,756,100	
Windows Metal/Detention Type	Air Infiltro Location	1 : Through	\$407,300 nt : Moderate, Area out eents, Extent : Mod			5	\$53,400	
	Locatior Glazing B	ı : Main Co	rridor And Various ked, Extent : Mode	Location	ns Throughout.			
Parapets						_		
Metal Rail	Deteriora	Now ted Finish, 1 1 : Through	\$24,400 Extent : Light, Area out	2036 a Affected	* * d : 25%	5	\$21,400	
Roof								
Built-Up (BUR)	Drains Cl Location Miss/Dam Location Vegetation Location	1 : 5th Floor aged Flash 1 : Adjacent 1 Growth, E 1 : Adjacent	\$1,101,500 ent : Light, Area Af r Roof ings, Extent : Ligh t To Bulkheads Extent : Severe, Area t To Bulkhead Door xtent : Moderate, A	t, Area Aj a Affecteo	ffected : 5% 1 : 10%			
			r Breezeway And 5					
terior Floors								
Cast in Place Concrete	Horizonta		\$301,600 Extent : Moderate, A out Basement	LIFE Area Affeo	* * cted : 15%	5	\$201,300	
Raised Access Floor	Loose/Del	Now lam Surface 1 : Through	\$227,600 e, Extent : Severe, A out	2034 Irea Affeo	\$1,138,000 cted : 50%	5	\$19,200	
Terrazzo	35%			LIFE	* *	5	\$55,900	
Traffic Topping	15%			2036	* *	5	\$38,300	
Interior Walls								
Cast in Place Concrete	45%		<b>#***</b>	LIFE	* *	-		
~ ·	23%	Now	\$393,600	LIFE	* *	5	\$43,500	
Concrete Masonry Unit			nt : Light, Area Aff ical Rooms	ected : 5	%			
	Location	ı : Mechani				1		
Glass: Special Gauge	Location 5%	ı : Mechani		LIFE	% ** **	1		
	Location	ı : Mechani			* *	1		

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

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

#### Asset # : 4249

Architecture		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Ceilings Exposed Struc: Concrete	47%			LIFE	* *	5	\$15,000	
Exposed Struc: Concrete Exposed Struc: Steel	4770			LIFE	* *	5	\$15,000	
Metal Panel	30%		\$391,500	LIFE	* *	5	\$76,700	
	Broken/M	issing Elem	ents, Extent : Mode		ea Affected : 10%		. ,	
		1 : Through						
		-	xtent : Moderate, A	lrea Affe	cted : 15%			
		n : Through	out		* *		¢10.000	
Plaster	15%			LIFE	* *	5	\$19,200	
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost	Year	Estimated Cost		Estimated Cost	Priorit
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 1 101 10
Туре		. ,				( )		
Over 600 Volts Service Equipment								
Fused Disc Sw	100%			2041	* *	3	\$400	
			xtent : Light, Area		: 100%	5	\$100	
		1 : Electrico	-					
	Explana	tion : One	500 Ampere Main I	Disconne	ect Switch			
Transformers	1000/			2026	at at	2	<b>\$</b> 222	
Dry Type	100%			2036	* *	3	\$800	
Feeders Cable	100%			2039	* *	1		
Raceway	10070			2039		1		
Conduit	100%			2041	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$600	
			Extent : Light, Area	50				
			ıl Room And Gener 2.500 Ampere And			isconnoo	t Switch as	
Transformers	Ехрійни	lion . One .	2,500 Ampere Ana	1w0 1,00	10 Ampere Main Di	sconneci	i Swiiches	
Dry Type	100%			2036	* *	5	\$500	
Switchgear / Switchboard	10070			2000			<i>QUUU</i>	
Molded Case Bkrs	100%			2041	* *	5	\$3,600	
Raceway								
Conduit	100%			2041	* *	1		
Panelboards						_	<b>**</b> • • •	
Fused Disc Sw	10%			2039	* *	5	\$300	
Molded Case Bkrs	90%			2039	<u>ት</u> ች	5	\$3,200	
Wiring Thermoplastic	100%			2041	* *	1		
Motor Controllers	10070			2041		1		
Locally Mounted	100%			2036	* *	5	\$900	
Ground						-	\$2.00	

Ground

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

Asset # : 4249

Electrical	Current Repa	Current Repair Future Replacement				
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY		Cycle (Yrs)	Estimated Cost	Priority
bround						
Grounding Devices						
Generic	100%	LIF	**	5	\$2,000	
Stand-by Power						
Transfer Switches	1000/	202	r su su	1	¢ <b>10</b> 000	
Automatic	100%	203	5 **	1	\$42,000	
Generators	1000/	202	4 <b>\$200 400</b>	1	¢52.000	
Diesel	100% Other Observation Exter	2034 t : Light Area Affect		1	\$52,900	
	Other Observation, Exten Location : Mechanical		24 : 100%			
	Explanation : Two 1,10					
Batteries	влрипиноп . 1100 1,100	, Kilowalis Capacity				
Lead/Acid	100%	202	5 \$4,700	5	\$5,100	
Fuel Storage	10070	202.	ψ1,700	2	ψυ,100	
Day Tank	50%	203	) **	5		
Duy Tulk	Other Observation, Exten			U		
	Location : Generator R					
	Explanation : Two 275					
Main Tank	50%	204	5 **	5		
Within Turk	Other Observation, Exten			5		
	Location : Underground					
	Explanation : Two 25,0					
ighting	*	× *				
Interior Lighting						
Under Construction	100%					
Egress Lighting						
Emergency, Service	50%	203	1 \$81,100	1		
Exit, Service	50%	203	1 \$56,800	1		
Exterior Lighting						
HID	5%	203		10		
LED	95%	203				
	Recent Installation, Exter		l : 100%			
	Location : Building Per	imeter				
ightning Protection						
Arresters/Cabling						
Generic	100%	204	5 **	5	\$500	
Alarm						
Security System	1000/				<b>d</b> = 1 - 0.0 -	
Generic	100%	203		1	\$51,000	
	Other Observation, Exten		ea : 100%			
	Location : Throughout	-				
Eine/Constant	Explanation : CCTV Su	rveillance System				
Fire/Smoke Detection Generic, Digital	100%	203	۲ ۲ ۲	1-3	\$84,200	
Generic, Digitai	10070	2030	, ,,	1-3	\$04,200	

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

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

Asset # : 4249

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating								
Energy Source Plant Campus Steam / PRV	100%			2041	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	0-2	\$3,200	2034	\$158,500	5	\$4,100	
			: Light, Area Affec oor Mechanical Equ					
Distribution				_				
Central Plant Steam Piping/Pmp	100%			2051	* *	4	\$6,700	
Terminal Devices								
Air Handler	100%			2031	\$4,954,100	1	\$84,500	
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment Reciprocating	2%			2036	* *	1	\$1,300	
Compr/Chiller	98%							
No Component Terminal Devices	9870							
Air Handler/Dir	2%			2036	* *	1		
Expansion	270			2050		1		
No Component	98%							
Heat Rejection	2070							
Air Cooled Condenser Unit	2%			2036	* *	2	\$1,900	
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$76,200	
Exhaust Fans								
Interior	80%			2036	* *	2	\$3,300	
Roof	20%			2036	* *	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		
HW Heat Exchanger								
Steam Fired	50%		\$190,900	2061	* *	4	\$6,800	
	Location		ent : Moderate, Are or Mechanical Equ gers			tive Insta	antaneous Hot	
Steam Fired	50%		5.15	2041	* *	4	\$10,100	
Sanitary Piping	5070			2071		T	ψ10,100	
Cast Iron	100%			LIFE	* *	1		
Cust non			: Moderate, Area A		10%	1		
			d On Basement Lev			ner Floor	rs	

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

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

Asset # : 4249

Mechanical	Current Repair	Future Re	placement	Μ	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2036	* *	4	\$2,900	
Backflow Preventer						
Generic	100%	2036	* *	1	\$8,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : I	Light, Area Affected : 10	0%			
	Location : Two Units Baser	nent To 5th Floor, Three	e Units 1st To 5	th Floor		
	Explanation : 5 Units					
Fire Suppression						
Standpipe						
Generic	100%	2051	* *	1-5	\$68,900	
Sprinkler						
Generic	100%	2051	* *	1-2	\$38,300	
Fire Pump						
Generic	100%	2034	\$251,400	1	\$25,500	

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.

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

#### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address	: 15-00 HAZ					
Borough	: BRONX			Agency's Number	: N/A	
Program / Asset #	: DOC0001.	.080 / 2029		Yr Built/Renovated	: 1935 / 2021	
Area Sq Ft	: 87,169			Project Type	: CORRECTION	
Date of Survey	: 04-Apr-20	23		Landmark Status	: NONE	
Areas Surveyed	: Basement,	Roof, Floo	ors 1,3,5,P	h		
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ture			\$12,514,200		\$346,200
Interior Architect	ure			\$3,124,500		\$4,988,000
Electrical						\$707,200
Mechanical				\$5,511,400		\$3,581,800
Site Pavements				\$338,500		
Total				\$21,488,600		\$9,623,200
Importance Code				\$12,514,200		\$523,400
Importance Code	В			\$7,782,300		\$9,099,800
Importance Code	C			\$1,192,100		
Total				\$21,488,600		\$9,623,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$28,600			
Interior Architecture	\$230,300			\$7,300
Electrical	\$17,100	\$14,200	\$20,600	\$15,300
Mechanical	\$504,600	\$15,100	\$17,100	\$13,700
Site Pavements	\$6,500			
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$800,900	\$43,100	\$51,500	\$50,200
Importance Code A	\$30,900	\$100		\$100
Importance Code B	\$640,900	\$43,000	\$51,500	\$50,100
Importance Code C	\$129,200			
Total	\$800,900	\$43,100	\$51,500	\$50,200



*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.

Page: 134

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

#### Asset # : 2029

Estimated Cost ** a Affected : 25% oading Dock Area ** Affected : 50% d : 25% ** 10% Roof And Penthou. **	(Yrs) 5 5 5 5	Estimated Cost \$32,000 \$108,900 \$12,000	Priority
a Affected : 25% oading Dock Area ** Affected : 50% d : 25% ** 10% Roof And Penthou. * *	15 5 5 5 5 5 5	\$108,900	
a Affected : 25% oading Dock Area ** Affected : 50% d : 25% ** 10% Roof And Penthou. * *	15 5 5 5 5 5 5	\$108,900	
a Affected : 25% oading Dock Area ** Affected : 50% d : 25% ** 10% Roof And Penthou. * *	15 5 5 5 5 5 5	\$108,900	
Affected : 50% d : 25% * * 10% Roof And Penthou. * *	5 5 se	\$12,000	
* * Affected : 50% d : 25% * * * 10% Roof And Penthou. * *	5 5 se	\$12,000	
Affected : 50% d : 25% * * · 10% Roof And Penthou. * *	5 se	\$12,000	
d : 25% ** · 10% Roof And Penthou. * *	se		
* * • 10% Roof And Penthou. * *	se		
* * • 10% Roof And Penthou. * *	se		
· 10% Roof And Penthou. * *	se		
· 10% Roof And Penthou. * *	se		
Roof And Penthou. * *			
* *			
	5	*	
ted : 25%	-	\$14,000	
* *	5	\$68,400	
5%			
a Affected : 25%			
1 1000/			
ed : 100%			
* *	5 10	¢169.000	
	3-10	\$108,900	
* *			
ecieu : 570			
ed · 25%			
04.2070			
* *			
eu . 2070			
* *			1
			1
ecieu. 570			
. 25%			
. 2370			
* *	5		
	** % a Affected : 25% ed : 100% ** ected : 5% ed : 25% ** ected : 5% ** ected : 5%	** 5 % a Affected : 25% ed : 100% ** 5-10 ** ected : 5% ed : 25% ** ed : 20% ** ected : 5% 25%	** 5 \$68,400 % a Affected : 25% ed : 100% ** 5-10 \$168,900 ** eeted : 5% ed : 25% ** eeted : 5% ** eeted : 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.

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

#### Asset # : 2029

Architecture	(	Current R	epair	Futur	e Replacement	Μ	aintenance	
ystem Component Type		ail Date (Years)	Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	/					_		
Cast in Place Concrete	10% Horizontal C Location :		\$42,800 tent : Light, Area .	LIFE Affected	**	5	\$28,500	
Ceramic Tile	•	umbling, 1	\$35,400 Extent : Moderate And Toilet Rooms		* * fected : 100%	5	\$3,300	
Poured Epoxy/Resin	3% Cracking/Cr Location :		\$8,500 Extent : Light, Are rea	2029 va Affecte	\$422,600 ed : 2%			
Terrazzo	25% Cracking/Cr Location :	0	\$587,700 Extent : Moderate ut	LIFE , Area Af	* * fected : 40%	5	\$25,500	
Traffic Topping		Kitchen A	tent : N/A, Area A rea And Guard Ro on Noted		\$1,439,800 100%	5	\$19,600	
Vinyl Tile	Location : Cracking/Cr Location :	Througho umbling, I Througho d, Extent :	Extent : Moderate ut Moderate, Area A	, Area Af	fected : 20%	3	\$22,000	
Interior Walls								
Ceramic Tile		ing Eleme	\$50,000 ents, Extent : Light oms Throughout	2037 ;, Area A <u>j</u>	* * ffected : 10%	5	\$11,800	
Concrete Masonry Unit	Location : Vertical Cra	Througho cks, Exten	\$853,600 ents, Extent : Light ut Corridors t : Light, Area Affa / Mechanical Roo.	ected : 59	-	5	\$37,700	
Glass: Single Pane	4%			LIFE	* *	5	\$14,100	
Metal Security Bars	10% 18%	Now	\$39,800	LIFE LIFE	** **	10 5	\$4,700 \$12,700	
Plaster	a 1: /~				tootod + 150/			
Plaster	Location : Water Penet	Stairways ration, Ex	Extent : Moderate And Corridors tent : Light, Area S Dormitories					

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

Page: 136

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

Asset # : 2029

Architecture		Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings AcousTileSusp.Lay-In	10%	4+	\$20,900	2039	* *	5	\$6,500	
noous mes uspillay m	Staining/I	Discoloring	, Extent : Light, Are out Various Offices	ea Affect	ed : 5%	5	\$6,200	
Exposed Struc: Concret	e 25%	2-4	\$471,000	LIFE	* *	5	\$5,100	
	-	-	Extent : Moderate out Corridors And		•			
Metal Panel	-	Discoloring	\$166,500 , Extent : Moderate out Kitchen Areas	LIFE 2, Area A	* * ffected : 100%	5	\$16,300	
Plaster		Now	\$420,600	LIFE	* *	5	\$44,800	
		/Crumbling n : Through	Extent : Moderate	e, Area Aj	ffected : 25%			
Site Enclosure								
Fence/Gates Chain Link	100%			2054	* *			
	Other Ob. Location	servation, E n : Includes	Extent : N/A, Area A Razor Ribbon At T tional Component	ffected :	100%			
ite Pavements								
On-Site Walkways Cast in Place Concrete	-	Crumbling	\$6,500 Extent : Moderate Dock And Rear Ar		* * ffected : 5%			
Parking/Driveway	2000000	r i Douanig	200001110011000111	cus				
Asphalt		Crumbling	\$275,700 Extent : Moderate out Front And Rear					
Cast in Place Concrete	40%		\$62,800	2047	**			
	Cracking/	Crumbling	Extent : Light, Are out Front And Rear	ea Affecte				
Electrical		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment	1000/			2024	007 200	F	¢400	
Fused Disc Sw			Extent : N/A, Area A al Room	2034 Iffected :	\$87,300 100%	5	\$400	
	Explana	tion : Main	Service Switch Ra	ted At 1,.	200 Amperes. Fed	From Po	wer House.	
Transformers Dry Type	100%	I		2039	* *	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.

Asset # : 2029

	561#.2025				
Current Repai	r Future	e Replacement	M	aintenance	
% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
					-
50%	2034	\$156,600	5	\$200	
50%	2044	* *	5	\$1,100	
100%	2044	* *	1		
		<b>*</b> · · · <b>-</b> · ·	_		
5%	2050	* *	5	\$100	
1000/	2044	* *	1		
100%	2044		1		
1000/	2020	* *	5	\$600	
10070	2039		5	\$000	
100%	LIFE	* *	5	\$2 600	
10070			5	\$2,000	
100%	2039	* *	1	\$26,800	
				. ,	
100%	2037	* *	1	\$33,800	
Other Observation, Extent	: N/A, Area Affected :	100%			
Explanation : 530 Kilowa	att Capacity. Feeds Ann	nex Building MOL	94. For 1	This Building	
Generator Is Located In	The Power House.				
1000/	2027	¢ 4 700	~	¢2.200	
100%	2027	\$4,700	3	\$3,200	
500/	2042	* *	5		
			5		
	. IV/A, Area Affectea .	10070			
	Capacity				
Explanation : 70 Gallon		* *	5		
50%	2040				
50% Other Observation Extent	2049 · N/A Area Affected ·	100%	0		
Other Observation, Extent		100%	5		
Other Observation, Extent Location : Outdoors	: N/A, Area Affected :	100%	5		
Other Observation, Extent	: N/A, Area Affected :	100%			
Other Observation, Extent Location : Outdoors	: N/A, Area Affected :	100%			
Other Observation, Extent Location : Outdoors Explanation : 2,000 Gall	: N/A, Area Affected :			\$8.000	
Other Observation, Extent Location : Outdoors Explanation : 2,000 Gall 10%	: N/A, Area Affected : on Capacity 2034	\$255,600	10	\$8,000	
Other Observation, Extent Location : Outdoors Explanation : 2,000 Gall	: N/A, Area Affected : on Capacity 2034 xtent : Light, Area Affe	\$255,600		\$8,000	
	Current Repai         % of Total       Fail Date (Years)       Esti (Years)         50%       50%         100%       5%         100%       100%         100%       100%         100%       100%         100%       100%         100%       100%         100%       100%         100%       100%         100%       100%         100%       100%         100%       100%         100%       50%         00%       50%         00%       50%         00%       50%         00%       50%         00%       50%         00%       50%	Current RepairFuture% of TotalFail Date (Years)Estimated Cost FYYear FY50%203450%2034100%20445%203390%20335%2050100%2044100%2039100%2039100%20370ther Observation, Extent : N/A, Area Affected : Location : 530 Kilowatt Capacity. Feeds And Generator Is Located In The Power House.100%202750%20420ther Observation, Extent : N/A, Area Affected :	Current Repair         Future Replacement           % of Total         Fail Date (Years)         Estimated Cost FY         Estimated Cost FY           50%         2034         \$156,600           50%         2044         **           100%         2044         **           100%         2044         **           5%         2033         \$11,500           90%         2033         \$207,700           5%         2033         \$207,700           5%         2039         **           100%         2044         **           100%         2039         **           100%         2039         **           100%         2037         **           100%         2037         **           100%         2037         **           100%         2037         **           100%         2037         **           100%         2027         \$4,700           50%         2042         **           0ther Observation, Extent : N/A, Area Affected : 100%         **           100%         2027         \$4,700           50%         2042         **	Current Repair         Future Replacement         M           % of Total         Fail Date         Estimated Cost (Year)         Year         Estimated Cost (Year)         Cycle (Yrs)           50%         2034         \$156,600         5           50%         2044         **         5           100%         2044         **         1           5%         2033         \$11,500         5           90%         2033         \$207,700         5           90%         2033         \$207,700         5           90%         2039         **         5           100%         2044         **         1           100%         2039         **         5           100%         2037         **         1           100%         2037         **         1           100%         2037         **         1           00%         2037         **         1           100%         2037         **         1           00%         2037         **         1           00%         2037         **         5           100%         2027         \$4,700         5	Current Repair         Future Replacement         Maintenance $\frac{9}{00}$ of Fail Date Estimated Cost Total         Year         Estimated Cost FY         Cycle         Estimated Cost (Yrs) $50\%$ 2034         \$156,600         5         \$200 $50\%$ 2034         \$156,600         5         \$200 $50\%$ 2034         \$156,600         5         \$200 $100\%$ 2044         **         1         1 $5\%$ 2033         \$11,500         5         \$100 $90\%$ 2033         \$207,700         5         \$2,100 $5\%$ 2050         **         5         \$100 $90\%$ 2033         \$207,700         5         \$2,600 $100\%$ 2039         **         5         \$600 $100\%$ 2039         **         1         \$26,800 $100\%$ 2037         **         1         \$33,800 $0ther Observation, Extent : N/A, Area Affected : 100%         For This Building Generator Is Located In The Power House.         For This Building Generator Is Located In The Power House.           100\%         2027         $

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

Asset # : 2029

ectrical		Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
hting								
Egress Lighting								
Emergency, Service	49%			2039	* *	1		
Emergency, Battery	1%			2042	* *	10	\$200	
			Extent : N/A, Area A	ffected :	100%			
		n : Locker I	cooms					
Exit, Service	50%	1		2039	* *	1		
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%	I						
arm								
Security System								
Generic	100%			2039	* *	1	\$32,600	
			Extent : N/A, Area A	ffected :	100%			
			out The Building					
	Explana	tion : CCT	V Surveillance Syst	ет				
Fire/Smoke Detection								
Generic, Digital	100%	1		2039	* *	1-3	\$53,700	
echanical		Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
•								
ating								
Energy Source								
Energy Source Plant Campus Steam /	99%	1		2034	\$23,100	1		
Energy Source Plant Campus Steam / PRV					-	1		
Energy Source Plant Campus Steam / PRV Electricity	<b>99%</b> 1%			2034 2044	\$23,100 * *	1		
Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell &	1%				-			
Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment	1% 10%		Txtent : N/A, Area A	2044 2037	**			
Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell &	1% 10% Other Ob	servation, E	xtent : N/A, Area A r - Kitchen Mechan	2044 2037 ffected :	* * * * 100%			
Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell &	1% 10% Other Ob Locatio	servation, E 1 : 1st Floo	r - Kitchen Mechan	2044 2037 ffected : ical Roo	* * * * 100%			
Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell & Tube	1% 10% Other Ob Location Expland	servation, E n : 1st Floo tion : Stean		2044 2037 ffected : ical Roo hanger	** ** 100% m	1	\$4.600	
Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP	1% 10% Other Ob Location Expland	servation, E n : 1st Floo tion : Stean	r - Kitchen Mechan	2044 2037 ffected : ical Roo	* * * * 100%		\$4,600	
Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam	1% 10% Other Ob Location Expland 89%	servation, E n : 1st Floo tion : Stear	r - Kitchen Mechan	2044 2037 ffected : ical Roo hanger 2030	** ** 100% m \$90,000	15		
Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Radiant Heater	1% 10% Other Ob. Locatio. Expland 89%	servation, E n : 1st Floo tion : Stean	r - Kitchen Mechan n / Glycol Heat Exc	2044 2037 ffected : ical Roo hanger 2030 2034	** ** 100% m \$90,000 \$43,700	1	\$4,600	
Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Radiant Heater	1% 10% Other Ob Location Expland 89% 1% Other Ob	servation, E n : 1st Floo tion : Stean	r - Kitchen Mechan	2044 2037 ffected : ical Roo hanger 2030 2034 ffected :	** 100% m \$90,000 \$43,700 100%	15		

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

#### Asset # : 2029

			A3301 // . E	020				
Mechanical		Current	Repair	Futu	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution	100/	Ът	¢2 700	2022	<b>#26 700</b>	4	¢ 400	
Hot Wtr Piping/Pump	10% Lank Evid		\$3,700	2033	\$36,700	4	\$400	
			: Moderate, Area A r - Kitchen Mechan					
			r - Klichen Mechan Extent : N/A, Area A					
		: Kitchen		jjecieu .	10070			
			ol Hydronic Heatin	σ				
Steam Piping/Pump	-	Now	\$242,100	2034	\$1,210,700			
Steam r iping/r ump			: Moderate, Area A					
			Air Handling Units			om		
		U U	tent : Light, Area A					
		i : Through	-					
Terminal Devices								
Air Handler	10%			2029	\$316,100	1	\$5,400	
		led Life, Ex 1 : Kitchen I	tent : Light, Area A Roof	ffected :	100%			
Convector/Radiator	80%	Now	\$109,900	2032	\$1,098,900	1	\$20,300	
	Broken, Ex	xtent : Moa	lerate, Area Affecte	d : 10%				
	Location	i : Various	Locations					
		led Life, Ex 1 : Through	tent : Light, Area A out	ffected :	90%			
Unit Heater - Steam	10%			2034	\$95,500	4	\$1,200	
Controls								
Digital		Now	\$386,000	2027	\$3,859,700			
		0	nt : Moderate, Area	00	d : 100%			
	Location	i : Through	out - Not Operation	ıal				
No Component	20%							
Air Conditioning								
Energy Source	740/			2014	* *	1		
District Chilled Water	74% Other Obs	amation I	Extent : N/A, Area A	2044		1		
			t Mechanical Roor		100/0			
			ed Water Supplied		e Chilled Water Pl	ant		
Electricity	<u>16%</u>		ca maier Supplied	2050	**	1		
No Component	10%			2050		I		
	10/0							

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

#### Asset # : 2029

		ASSEL # . 2					
Mechanical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning Conversion Equipment Int Pkg Unit - Heating/Cooling	10% Now	\$27,400	2028	\$273,700	2	\$400	
Troundy Cooling	Location : 1st Flo Other Observation, Location : 1st Flo	Extent : N/A, Area A	Iffected :	100%			
Split Unit	Location : Pentho Other Observation, Location : Pentho		fected : 1 erational Affected : , Engined	00% ! 100% er Office, Electrica		Plumbing Shop	
Split Unit	1% R-410a Refrigerant Location : 1st Flo	U	2039 a Affected	* * 1 : 100%			
Window/Wall Unit	1% Other Observation, Location : Pentho Explanation : Loc		2029 Affected :	\$6,400 100%	1		
No Component	84%						
Distribution CW & CHW Wtr Pipe/Pump	74%		2044	* *	4	\$3,200	
No Component	26%						
Terminal Devices Air Handler/Cool/Ht	Location : Roofs	Extent : N/A, Area A			1	\$39,900	
No Component	26%	ooftop Air Handlers	mun Chi	neu Anu sieum Co	us		
Ventilation	_0/0						
Distribution							
Ductwork/Diffusers	95%	¢10 400	LIFE	* *	2-5	\$73,100 \$2,400	
Ductwork/Diffusers	5% Now Insul. Deteriorating Location : Main R	\$18,400 5, Extent : Moderate, 200f At Air Handler	LIFE Area Afj		2-5	\$2,400	
Exhaust Fans	50/		2020	* *	2	<b>0100</b>	
Interior	5% Other Observation, Location : Basem	Extent : N/A, Area A ent Locker Room	2039 Affected :		2	\$100	
	Explanation : Loc	ation Noted					
Roof	95%		2034	\$309,700	2	\$2,500	

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

Asset # : 2029

Mechanical	С	urrent l	Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lumbing								
H/C Water Piping								
Brass/Copper	95%	_		2044	* *	1		
Brass/Copper		Now	\$107,900	2064	* *	1		
			: Moderate, Area A					
	Location : E Lines	sasemen	t Mechanical Room	n, Kiiche	en Mechanicai Roo	m - Dom	estic Hot water	
HW Heat Exchanger	Lines							
Steam Fired	100% 1	Now	\$812,300	2064	* *	4	\$8,600	
	Corroded, Ex	tent : M	oderate, Area Affec	eted : 100	0%			
			nt Mechanical Room			m - 3 Ins	tantaneous Steam	
~ !	Heat Excha	ngers -	Malfunctioning / D	eteriorat	ed			
Sanitary Piping	0.50/			TIPE	* *			
Cast Iron	95%	<b>.</b>	¢105.000	LIFE	* *	1		
Cast Iron		Now	\$105,800	LIFE		I		
			: Severe, Area Affe					
	Location : 1	<i>Litchen</i>	Mechanical Room	- Baseme	ent Crawispace			
Storm Drain Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2034	\$33,600	4	\$2,800	
Sewage Ejector(s)	1000/							
Not Accessible	100%			<i></i>	<u></u>			
			Extent : N/A, Area A					
			Mechanical Room		-			
	Explanation	i : NO A	ccess Due To Sewa	ge Leaks	In Crawispace			
Backflow Preventer	100%			2029	\$75,000	1	\$5,300	
Generic Fixtures	10070			2029	\$75,000	1	\$3,300	
Generic	100%							
ertical Transport	10070							
Elevators								
Geared Traction	100%			LIFE	* *			
		ation, E	Extent : N/A, Area A		100%			
			t From Basement T			n 1st To 6	th Floor	
	Explanation							
ire Suppression	1							
Standpipe								
Generic	100%			2044	* *	1-5	\$44,000	
Sprinkler								
No Component	20%							
Generic	80%			2044	* *	1-2	\$19,500	

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

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

#### **DEPARTMENT OF CORRECTION - FY 2024** Print Date: 03-Oct-2023

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed		T., RIKERS I 500 / 14636 23		PRTH INFIRMARY CE Agency's Number Yr Built/Renovated Project Type Landmark Status	ENTER ANNEX : N/A : 1935 / 1985 : CORRECTION : NONE	
Block	:	Lot :		BIN	:	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ture			\$3,487,900		\$874,600
Interior Architect	ure			\$2,883,900		\$3,907,600
Electrical						\$563,300
Mechanical						\$7,769,500
Site Enclosure				\$51,500		
Site Pavements				\$1,915,500		
Total				\$8,338,800		\$13,114,900
Importance Code	А			\$3,487,900		\$874,600
Importance Code	В			\$1,517,000		\$12,240,300
Importance Code	С			\$3,333,900		
Total				\$8,338,800		\$13,114,900
EXPENSE			FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ture		\$32,200			

Total	\$197,800	\$16,200	\$21,900	\$22,000
Importance Code C	\$61,900			
Importance Code B	\$103,800	\$16,200	\$21,900	\$22,000
Importance Code A	\$32,200			
Total	\$197,800	\$16,200	\$21,900	\$22,000
Site Pavements	\$42,400			
Mechanical	\$60,900	\$8,900	\$13,100	\$7,300
Electrical	\$7,300	\$7,300	\$8,800	\$8,300
Interior Architecture	\$55,100			\$6,400
Exterior Architecture	\$32,200			



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

#### Asset # : 14636

rchitecture	Current Repair Future Replacement					Maintonanco		
vstem								
Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior								
Exterior Walls Cast in Place Concrete	15% Now	\$192,300	LIFE	* *	5	\$83,400		
	Cracking/Crumblin Location : Throu	ng, Extent : Moderate ghout ment, Extent : Light,	e, Area A <u>f</u>		5	\$63,400		
Exposed Struc: Steel	5%		LIFE	* *	5	\$34,700		
Masonry: Brick	Location : Throu Cracking/Crumblin Location : North Joint Mortar Miss/	ng, Extent : Severe, A And West Walls 'Erod, Extent : Moder	rea Affec	ted : 10%	5	\$72,300		
	Location : Throug							
Metal Panel	Location : Dorm	Extent : Moderate, A			5	\$31,300		
Windows					_			
Metal/Detention Type	Metal/Detention Type       95% Now       \$576,500       2044       ** 5       \$5,000         Air Infiltration, Extent : Severe, Area Affected : 75%       Location : Throughout       Broken/Missing Elements, Extent : Moderate, Area Affected : 25%       Location : Various Locations Throughout         Thermally Inefficient, Extent : Moderate, Area Affected : 100%       Location : Throughout         Unit Inoperable, Extent : Moderate, Area Affected : 40%							
	Location : Through		u nyjecie	u . 4070				
Steel	5% Now Broken/Missing El Location : Gymn	\$400 ements, Extent : Ligh asium	2042 t, Area Aj	* * fected : 5%	5	\$900		
Parapets	1000/		2020	* *	5 10	¢500 000		
Metal Rail Roof	100%		2039	~ ~	5-10	\$582,200		
Modified Bitumen		, Extent : N/A, Area A ofs Except Dormitory	00	* *	10	\$136,800		
Skylight, Metal/Glass		, Extent : N/A, Area A vlights Recently Repl		**	10	\$30,400		
Under Construction	20% Other Observation Location : Dorm	, Extent : N/A, Area A	Iffected :	0%				

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

Asset # : 14636

Architecture	Current Repair			Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Soffits									
Cast in Place Concrete	100%			LIFE	* *	5	\$28,700		
terior									
Floors									
Cast in Place Concrete	25%			LIFE	* *	5	\$139,400		
Ceramic Tile	8%		\$55,400	2037	* *	5	\$5,100		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location	ı : Through	out Shower Rooms	And Toil	et Rooms				
Sheet Vinyl/Rubber	7%	Now	\$112,500	2034	\$1,124,600	5	\$6,700		
	Worn/Ero	ded, Extent	: Moderate, Area A				. ,		
	Location	i : Through	out Corridors						
Vinyl Tile		Now	\$814,000	2034	\$2,713,400	3	\$19,100		
villyr The	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Uneven Surface, Extent : Moderate, Area Affected : 2%								
	Location : Throughout Corridors								
	Worn/Eroded, Extent : Severe, Area Affected : 75%								
		ieu, Exieni 1 : Through		<i>cieu</i> . 75	/0				
			500						
Under Construction	20%								
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Dormitory 4								
	Explana	tion : No A	ccess/ Under Const	truction					
Interior Walls									
Concrete Masonry Unit			\$1,366,900	LIFE	* *	5	\$30,200		
	-	-	Extent : Light, Are						
	Location	ı : Dormito	ry 3 And Througho	ut Corric	dors				
	4%			LIFE	* *	5	\$8,200		
Glass: Single Pane				LIFE	* *	5-10	\$18,700		
Glass: Single Pane Gypsum Board	8%						¢1 000		
	8% 3%			LIFE	* *	10	\$1,200		
Gypsum Board				LIFE LIFE	* *	10 10	\$1,200 \$1,400		
Gypsum Board Masonry: Brick Metal Security Bars	3% 5%			LIFE					
Gypsum Board Masonry: Brick	3%				* *	10	\$1,400		
Gypsum Board Masonry: Brick Metal Security Bars Plywood/Hardboard	3% 5% 5% 20%		xtent : N/A, Area A	LIFE LIFE	* * * *	10	\$1,400		
Gypsum Board Masonry: Brick Metal Security Bars Plywood/Hardboard	3% 5% 5% 20% Other Obs		Txtent : N/A, Area A ry 4	LIFE LIFE	* * * *	10	\$1,400		

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.
#### Asset # : 14636

			A5501#.14					
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•							
Ceilings								
AcousTileSusp.Lay-In	Location	Discoloring, 1 : Through	\$204,100 Extent : Moderate out : Moderate, Area A	5	-	5	\$15,900	
	Location	ı : Guard A	reas And Offices Th	nroughoi	ıt			
Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$8,000	
	Cracking/		Extent : Light, Are out Dormitories An					
Exposed Struc: Steel	5%			LIFE	* *	10	\$12,700	
Metal Panel	10%			LIFE	* *	5	\$31,900	
Plaster	Broken/M	-	\$261,400 eents, Extent : Mode out Corridors	LIFE erate, Ar	* * ea Affected : 5%	5	\$27,900	
Under Construction	Location	servation, E 1 : Dormito	Extent : N/A, Area A ry 4 ccess/ Under Const	-	0%			
ite Enclosure								
Fence/Gates								
Chain Link		/Rusting, E	\$51,500 xtent : Moderate, A acy Generator On N					
lite Pavements			-					
On-Site Walkways								
Cast in Place Concrete	0	Crumbling,	\$42,400 Extent : Moderate t Various Exits And		*			
Parking/Driveway								
Asphalt	-	Crumbling,	\$1,315,700 Extent : Severe, An veway And Parking					
Cast in Place Concrete	-	Crumbling,	\$599,700 Extent : Severe, An y At Rear Courtyar		* * ted : 60%			
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priority
Under 600 Volts	•							
Raceway Conduit	100%			2034	\$223,400	1		
Panelboards Molded Case Bkrs	100%			2033	\$173,100	5	\$2,100	

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

Asset # : 14636

ectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priori
der 600 Volts								
Wiring								
Thermoplastic	100%			2044	* *	1		
ind-by Power								
Transfer Switches								
Not Accessible	100%							
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
ghting								
Interior Lighting								
LED	100%			2039	* *			
Egress Lighting								
Emergency, Service	50%			2034	\$50,500	1		
Exit, Battery	50%			2034	\$116,200	10	\$2,900	
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
arm								
Security System								
Generic	100%			2039	* *	1	\$29,200	
			xtent : N/A, Area A	ffected :	100%			
		-	out The Building					
	Explana	tion : CCT	V Surveillance Syst	ет				
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	\$48,100	
echanical		0	<b></b> !	<b>-</b>		B.4		
		Current I	Repair	Futur	re Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ating								
Energy Source								
Plant Campus Steam /	100%			2044	* *	1		
PRV								
<b>Conversion Equipment</b>								
Not Accessible	100%							
			xtent : N/A, Area A	ffected :	0%			
		i : Mechani						
	Explana	tion : Press	ure Reducing Valve	e / Low-p	pressure Steam Not	Accessil	ole - No Keys	
Distribution								
Steam Piping/Pump		Now	\$26,300	2034	\$1,313,700			
	Insul. Det	eriorating,	Extent : Moderate,	Area Afj	tected : 5%			
			o. 3 Building Extern					

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

Asset # : 14636

		ASSEL # . 14						
Mechanical	Current I	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Terminal Devices								
Convector/Radiator	90%		2032	\$1,207,400	1	\$24,700		
	On Extended Life, Ex Location : Through	-	ffected :	100%				
Unit Heater - Steam	10%		2029	\$93,200	4	\$1,200		
Air Conditioning								
Energy Source								
Electricity	80%		2042	* *	1			
No Component	20%							
Conversion Equipment								
Ext Pkg Unit -	15%		2034	\$413,400	2	\$800		
Heating/Cooling								
0 0	R-410a Refrigerant, I	Extent : Light, Area	Affected	l : 100%				
	Location : Roof - M	fultiple Units						
Split Unit	33%		2029	\$1,285,600				
Spin Olin	R-22 Refrigerant, Ex	tent · Light, Area A						
	Location : Various			10070				
C1:4 I.L.:4	20%		2034	\$770.100				
Split Unit		Entont Light Anos		\$779,100				
	R-410a Refrigerant, Location : Various	-	Ajjeciei	1 : 100%				
		Locations						
Window/Wall Unit	2%		2029	\$12,400	1			
No Component	20%							
No Component	10%							
	Other Observation, E		ffected :	0%				
	Location : Dorm No	o. 3 Building						
	Explanation : Refer	• To Heat Rejection	And Ter	minal Devices				
Terminal Devices								
Air Handler/Dir	10%		2029	\$251,600	1			
Expansion								
	Other Observation, E	Extent : N/A, Area A	ffected :	100%				
	Location : Dorm No	o. 3 Roof						
	Explanation : Rooft	top Air Handler Wi	th Steam	And Direct Expans	sion Coil	s		
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%		2029	\$38,000	2	\$5,900		
	Other Observation, E	Extent : N/A, Area A	ffected :	100%				
	Location : Dorm No		'					
	Explanation : One	U	sing Uni	t				
No Component	90%		3					
Ventilation	2070							
Distribution								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$75,200		
Exhaust Fans	10070		LILL		2-3	ψ15,200		
Roof	100%		2034	\$318,300	2	\$2,600		
Plumbing	100/0		2034	¢510,500	2	\$2,000		

Plumbing

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

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

#### Asset # : 14636

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%		2,107,000	1		
	On Extended Life, Extent : L Location : Throughout	ight, Area Affected : 100%.				
HW Heat Exchanger						
Not Accessible	100%					
	Other Observation, Extent :	N/A, Area Affected : 0%				
	Location : Mechanical Ro	om				
	Explanation : Steam Heat	Exchanger Not Accessible -	No Keys			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Not Accessible	100%					
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$42,900	
Sprinkler						
No Component	20%					
Generic	80%	2044	* *	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.

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS	SISLAND FA	ACILITIES O	TIS BANTUM CORRE	CT CENTER -OBCC	
Address	:16-16 HA	AZEN ST., R	IKERS ISLAN	D		
Borough	: BRONX			Agency's Number	: N/A	
Program / Asset #	: DOC000	1.060 / 2028		Yr Built/Renovated	: 1985 / 2023	
Area Sq Ft	: 265,049			Project Type	: CORRECTION	
Date of Survey	: 02-May-2	2023		Landmark Status	: NONE	
Areas Surveyed	: Roof, Flo					
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architec	ture			\$7,246,600		\$542,900
Interior Architect	ture			\$8,249,500		\$13,226,300
Electrical						\$6,396,700
Mechanical				\$441,000		\$31,279,800
Site Pavements				\$2,076,800		
Total				\$18,013,900		\$51,445,700
Importance Code	А			\$7,246,600		\$840,300
Importance Code	В			\$8,125,200		\$50,515,300
Importance Code	С			\$2,642,100		\$90,100
Total				\$18,013,900		\$51,445,700
EXPENSE			FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architec	ture		\$12,000			
Interior Architect	ture		\$99,900		\$4,400	\$14,900
Electrical			\$52,300	\$43,700	\$56,400	\$46,900

Electrical	\$52,300	\$43,700	\$56,400	\$46,900
Mechanical	\$164,200	\$30,900	\$34,800	\$25,700
Site Enclosure	\$5,700			
Total	\$334,000	\$74,600	\$95,600	\$87,500
Importance Code A	\$12,300			\$300
Importance Code B	\$298,800	\$74,600	\$91,200	\$87,200
Importance Code C	\$22,900		\$4,400	
Total	\$334,000	\$74,600	\$95,600	\$87,500



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

Asset # : 2028

		Current F	Repair	Futur	e Replaceme	nt	M	aintenance	
stem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated (	Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior									
Exterior Walls									
Cast in Place Concrete	10%	4+	\$132,300	LIFE		* *	5	\$114,800	
	-	-	Extent : Light, Are						
		: Front Of	Building And Cent		vity Yard				
Concrete Masonry Unit				LIFE		* *	5	\$8,600	
Metal Panel	87%	2-4	\$1,275,700	2044		* *	5	\$374,400	
		-	xtent : Moderate, A	lrea Affe	cted : 10%				
		: Through							
	-		ctent : Moderate, A	rea Affec	eted : 5%				
	Location	: Through	out						
Windows									
Aluminum		Now	\$5,700	2042		* *	5	\$300	
			xtent : Moderate, A	rea Affec	cted : 100%				
	Location	: Gymnasi	ium						
Metal/Detention Type	95%	Now	\$4,101,300	2044		* *	5	\$53,700	
	Air Infiltra	tion, Exter	nt : Moderate, Area	Affected	: 100%				
	Location	: Through	out						
	Broken/Mis	ssing Elem	ents, Extent : Mode	erate, Are	ea Affected : .	10%			
	Location	: Through	out						
	Water Pene	etration, E	xtent : Moderate, A	rea Affec	cted : 5%				
	Location	: Corridor	rs						
Metal Louvers	3%	4+	\$2,000	2037		* *			
			ts, Extent : Light, A		cted : 1%				
	-		-						
	Location	: North M	echanical Penthous	se					
Parapets	Location	: North M	echanical Penthous	se					
Parapets Metal Panel	Location 93%	: North M	echanical Penthous	2044		* *	5	\$10,000	
Metal Panel		: North M	echanical Penthou:	-		* *	5 5-10	\$10,000 \$1,500	
	93%	: North M	echanical Penthous	2044				\$10,000 \$1,500	
Metal Panel Metal: Cage/Fence	93%		\$1,737,300	2044				-	
Metal Panel Metal: Cage/Fence Roof	93% 7% 100%	Now		2044 2039 2039	cted : 10%	* *		-	
Metal Panel Metal: Cage/Fence Roof	93% 7% 100% Corrosion/A	Now	\$1,737,300 \$xtent : Moderate, A	2044 2039 2039	cted : 10%	* *		-	
Metal Panel Metal: Cage/Fence Roof	93% 7% 100% Corrosion/ Location	Now Rusting, E. : Through	\$1,737,300 \$xtent : Moderate, A	2044 2039 2039 Irea Affec		* *		-	
Metal Panel Metal: Cage/Fence Roof	93% 7% 100% Corrosion/ Location Deformed/I	Now Rusting, E. : Through	\$1,737,300 xtent : Moderate, A out ctent : Moderate, A	2044 2039 2039 Irea Affec		* *		-	
Metal Panel Metal: Cage/Fence Roof	93% 7% 100% Corrosion/ Location Deformed/ Location	Now Rusting, E. : Through Dented, Ex : Through	\$1,737,300 xtent : Moderate, A out ctent : Moderate, A	2044 2039 2039 Irea Affec rea Affec	eted : 5%	* *		-	
Metal Panel Metal: Cage/Fence Roof	93% 7% 100% Corrosion/ Location Deformed/ Location Gut/DS No.	Now Rusting, E : Through Dented, Ex : Through n Func/Mi	\$1,737,300 ixtent : Moderate, A out ctent : Moderate, A out	2044 2039 2039 Irea Affec rea Affec Area Aff	rted : 5% fected : 25%	* *		-	
Metal Panel Metal: Cage/Fence Roof	93% 7% 100% Corrosion/ Location Deformed/ Location Gut/DS No. Location	Now Rusting, E. : Through Dented, Ex : Through n Func/Mi : Perimete	\$1,737,300 Extent : Moderate, A out ctent : Moderate, A out Ess, Extent : Severe,	2044 2039 2039 Irea Affec rea Affec Area Aff ders Thro	rted : 5% Fected : 25% oughout	* *		-	
Metal Panel Metal: Cage/Fence Roof	93% 7% 100% Corrosion/ Location Deformed/ Location Gut/DS No Location Patching E	Now Rusting, E. : Through Dented, Ex : Through n Func/Mi : Perimete	\$1,737,300 xtent : Moderate, A out ctent : Moderate, A out iss, Extent : Severe, er Gutters And Lead tent : Light, Area A	2044 2039 2039 Irea Affec rea Affec Area Aff ders Thro	rted : 5% Fected : 25% oughout	* *		-	
Metal Panel Metal: Cage/Fence Roof	93% 7% 100% Corrosion/ Location Deformed/ Location Gut/DS No. Location Patching E Location	Now Rusting, E. : Through Dented, Ex : Through n Func/Mi : Perimete vident, Ex : Through	\$1,737,300 xtent : Moderate, A out ctent : Moderate, A out iss, Extent : Severe, er Gutters And Lead tent : Light, Area A out	2044 2039 2039 Irea Affec rea Affec Area Aff ders Thro ffected :	rted : 5% fected : 25% pughout 5%	* *		-	
Metal Panel Metal: Cage/Fence Roof	93% 7% 100% Corrosion/ Location Deformed/ Location Gut/DS No. Location Patching E Location Water Pene	Now Rusting, E. : Through Dented, Ex : Through n Func/Mi : Perimete vident, Ex : Through	\$1,737,300 xtent : Moderate, A out ctent : Moderate, A out iss, Extent : Severe, er Gutters And Lead tent : Light, Area A out xtent : Severe, Area	2044 2039 2039 Irea Affec rea Affec Area Aff ders Thro ffected :	rted : 5% fected : 25% pughout 5%	* *		-	
Metal Panel Metal: Cage/Fence Roof	93% 7% 100% Corrosion/ Location Deformed/ Location Gut/DS No. Location Patching E Location Water Pene	Now Rusting, E. : Through Dented, Ex : Through n Func/Mi : Perimete vident, Ex : Through etration, E:	\$1,737,300 xtent : Moderate, A out ctent : Moderate, A out iss, Extent : Severe, er Gutters And Lead tent : Light, Area A out xtent : Severe, Area	2044 2039 2039 Irea Affec rea Affec Area Aff ders Thro ffected :	rted : 5% fected : 25% pughout 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.

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

#### Asset # : 2028

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Cast in Place Concrete	15%		\$487,700	LIFE	* *	5	\$130,200	
			xtent : Moderate, A					
			out Maintenance A					
Ceramic Tile	5%	0-2	\$107,800	2037	* *	5	\$9,900	
		0	ents, Extent : Seve		Affected : 5%			
		: Through	out Staff Toilet Roo	oms				
Poured Epoxy/Resin	5%	0-2	\$2,141,500	2034	\$2,141,500			
			: Moderate, Area A	Iffected :	75%			
	Location	: Kitchen						
Quarry Tile	5%			2039	* *	5	\$29,800	
Raised Access Floor	5%	0-2	\$883,200	2047	* *	5	\$37,200	
	Loose/Del	am Surface	e, Extent : Moderat	e, Area A	ffected : 50%			
	Location	: Control I	Rooms And Telecor	n Room				
Sheet Vinyl/Rubber	3%	2-4	\$75,000	2034	\$1,500,600	5	\$8,900	
-	Worn/Erod	led, Extent	: Light, Area Affec	ted : 20%	6			
	Location	: Minor C	racks In Gymnasiu	т				
Terrazzo	25%	4+	\$893,500	LIFE	* *	5	\$77,500	
	Horizonta	l Cracks, E	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	: Through	out					
Traffic Topping	7%	Now	\$51,100	2034	\$2,553,800	5	\$17,400	
11 8	Cracking/	Crumbling,	Extent : Moderate	, Area Aj		-	· · · · · ·	
	-	-	out Control Areas					
	Worn/Erod	led, Extent	: Moderate, Area A	Iffected :	25%			
	Location	: Through	out Control Areas A	and Cori	ridor Stairs			
Vinyl Tile	30%	Now	\$1,900,800	2034	\$6,336,000	3	\$44,600	
			ents, Extent : Seve			U	¢,000	
		: Through						
		0	Extent : Moderate	, Area Aj	fected : 20%			
	-	: Through		5	-			
		-	: Moderate, Area A	Iffected :	50%			
	Location	: Through	out					

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

#### Asset # : 2028

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls Concrete Masonry Unit	64%		\$816,100	LIFE	* *	5	\$90,100	
	Location Caulking	ı : Through Deteriorate	ure, Extent : Model out Corridors d, Extent : Modera out Corridors					
Folding Partition	1%		Extent : N/A, Area A	2042 ffected :	**	5	\$8,800	
	Location	1 : Gymnas tion : Local	ium					
Glass: Single Pane	3%			LIFE	* *	5	\$15,800	
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board		issing Elem	\$132,900 ents, Extent : Mod out Corridors	LIFE erate, Ar	* * ea Affected : 5%	5	\$29,600	
Metal Security Bars	5%			LIFE	* *	10	\$3,500	
Plaster	3%			LIFE	* *	5-10	\$9,000	
SGFT/Glazed Masonry	8%		\$97,600	LIFE	* *	• - •	<i>42,000</i>	
5	Broken/M	issing Elem	ents, Extent : Mod ry Bathrooms	erate, Ar	ea Affected : 10%			
Ceilings								
AcousTileConcealSpLn	Location Worn/Erod	issing Elem 1 : Staff Toi	\$49,200 eents, Extent : Mod let Rooms In Admit : Moderate, Area 2 out	nistrative	Area	5	\$19,800	
Exposed Struc: Steel	Other Obs Location	ı : Stair To	\$257,200 Extent : Severe, Are North Mechanical Ing Spray-on Firep	Penthous				
Gypsum Board	Broken/M		\$33,400 eents, Extent : Seve out Corridor Outsi			5	\$24,800	
Metal Panel			\$405,100 Extent : Moderate, A out	LIFE Irea Affe	* * cted : 10%	5	\$396,700	
te Enclosure								
Fence/Gates	1000/			2054	* *			
Chain Link	Location	servation, E 1 : Includes	Extent : N/A, Area A Razor Ribbon At T ional Component					
Free Standing Walls	1		<b>T</b>					
Cast in Place Concrete	-	Crumbling,	\$5,700 Extent : Moderate	2069 , Area A <u>j</u>	* * ffected : 5%			
	Location	1 : Central 4	Activity Yard					

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

#### Asset # : 2028

		A000( # . Z					
rchitecture	Curr	ent Repair	Future	Replacement	M	aintenance	
vstem Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Pavements							
On-Site Walkways							
Cast in Place Concrete	100% Nov	ŧ )	2047	* *			
	-	Elements, Extent : Seve n Entry Area And Centi					
		ling, Extent : Severe, A					
	-	n Entry Area, Central A	**		ock Ram	n	
		g, Extent : Severe, Arec	-	-		r	
	0	tral Activity Yard	55				
	Tripping Hazard	, Extent : Severe, Area	Affected : 5	%			
	Location : Mai	n Entry Area And Centr	ral Activity	Yard			
Parking/Driveway							
Asphalt	90% 2-4	* ) )	2043	* *			
	Location : Three	ling, Extent : Moderate	e, Area Affe	cted : 15%			
		: Moderate, Area Affec	eted · 25%				
	-	oughout Main Parking.					
Cast in Place Concrete	10% 2-4		2047	* *			
	Cracking/Crumb	ling, Extent : Moderate	e, Area Affe	cted : 25%			
	Location : Loa	ding Dock Area					
Activity Yard							
Cast in Place Concrete	100% Nov	+ - )	2047	* *			
		ling, Extent : Moderate tral Activity Yard	e, Area Affe	cted : 20%			
		ing, Extent : Severe, Ar	rea Affected	. 2%			
		tral Activity Yard	earijjeerea	/ 0			
		, Extent : Severe, Area .	Affected : 2	%			
	Location : Cen	tral Activity Yard	• •				
ectrical	Curr	ent Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
er 600 Volts							
Service Equipment	1000		<b>2</b> 02 (		~	<b>*</b> • • • • •	
Fused Disc Sw	100%	Enterit N/A Arren	2034	\$112,100	3	\$1,100	
	Location : Out	on, Extent : N/A, Area A door Cage	чјјестеа : П	0070			
		One 600 Ampere Main I	Disconnect	Switch			
Transformers		1					
Dry Type	100%		2032	\$326,600	3	\$1,500	
Feeders	10051		• • • • •		_		
Cable	100%		2033	\$39,200	1		
Raceway Conduit	100%		2034	\$94,400	1		
	10070		2034	\$ <b>74,40</b> 0	1		
nder 600 Volts	100/0			\$21,100	-		

Under 600 Volts

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

Asset # : 2028

			A55el # . 2						
Electrical		Current	Repair	Futur	re Replacement	ent Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	)		2034	\$185,300	5	\$1,100		
	Location	n : Electrico							
Transformers	Explana	ttion : Two .	2,000 Ampere Mair	i Disconi	nect Switches				
Dry Type	100%			2032	\$51,500	5	\$1,000		
	10070			2032	\$31,300	5	\$1,000		
Switchgear / Switchboard Fused Disc Sw	100%			2034	¢ 977 100	5	\$1,100		
	100%	)		2034	\$877,100	5	\$1,100		
Raceway Conduit	100%			2034	¢000 100	1			
Panelboards	100%	)		2034	\$880,100	1			
Molded Case Bkrs	100%			2033	\$923,100	5	\$7,000		
	100%	)		2055	\$925,100	3	\$7,000		
Wiring Thermoplastic	100%			2034	\$1,310,100	1			
Motor Controllers	100%			2034	\$1,510,100	1			
Locally Mounted	15%			2032	\$170,000	5	\$300		
Motor Control Center	80%			2032	\$179,900 \$1,346,300	5	\$300 \$5,800		
	80% 5%			2032	\$1,540,500	5	\$3,800		
Variable Frequency Drive	3%0			2039					
round Grounding Devices									
Generic	100%			LIFE	* *	5	\$7,800		
tand-by Power	10070			LIFE		5	\$7,800		
Transfer Switches									
Automatic	100%			2039	* *	1	\$81,600		
Generators	10070			2037		1	\$61,000		
Diesel	100%			2037	* *	1	\$102,600		
Dieser			Extent : N/A, Area A		100%	1	\$102,000		
		n : Outdoor			10070				
			900 Kilowatt Capa	citv					
Batteries	p.u.nu								
Lead/Acid	100%	1		2027	\$4,700	5	\$9,800		
Fuel Storage	10070			2021	φ1,700	5	ψ2,000		
Main Tank	100%	1		2049	* *	5			
			Extent : N/A, Area A		100%	U			
			Cage Above Groun						
			5,000 Gallon Capa						
ghting	<i>T</i>			~					
Interior Lighting									
LED	100%	1		2039	* *				
Egress Lighting									
Emergency, Service	50%	)		2039	* *	1			
Exit, Service	50%			2034	\$110,100	1			
Exterior Lighting	/ 9				• , - • •	-			
LED	30%	)		2039	* *				
No Component	70%								
1.0 component	7070	·							

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

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

Asset # : 2028

ectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
urm Security System Generic	Location	servation, E 1 : Through	xtent : N/A, Area A out The Building		* *	1	\$99,000	
Fire/Smoke Detection Generic, Digital	Explana 100%		V Surveillance Syst	em 2039	* *	1-3	\$163,300	
echanical		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priori
ating Energy Source Plant Campus Steam / PRV		servation, E	xtent : N/A, Area A r - Main Mechanic		\$45,200 100%	1		
Conversion Equipment	Explana	tion : Low	Pressure Steam Ser	vice, No	Pressure Reducing	g Valves		
Heat Exchanger, Shell & Tube	100%	Now	\$27,800	2030	\$1,390,800			
	-		oderate, Area Affeo r - Main Mechanico			tion		
Distribution Hot Wtr Piping/Pump	Location Recent Re	uted, Extent 1 : Various I place Evide	\$16,000 : Moderate, Area A Locations - Above ( ent, Extent : N/A, A Locations - Hydron	Ceiling rea Affec	cted : 100%	4	\$3,800	
Hot Wtr Piping/Pump	45% Corroded, Location Insul. Det Location On Extend	Now Extent : M a : Mechani eriorating, a : Mechani	\$32,100 Joderate, Area Affec ical Rooms Extent : Moderate, ical Rooms, Other I tent : Light, Area A	2033 cted : 5% Area Aff Location.	\$320,800 6 fected : 20% s - Damaged / Miss	4 sing	\$3,800	
Steam Piping/Pump	Insul. Det	-	\$13,100 Extent : Moderate, echanical Room, M					

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

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

Asset # : 2028

Mechanical	Curre	ent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	40%		2029	\$2,454,200	1	\$41,900	
	r r	, Extent : Light, Area	Affected :	100%			
	Location : Mech						
Convector/Radiator	58% Now	. ,	2032	\$1,546,300	1	\$28,500	
	-	: Moderate, Area Affe			_		
		ughout Except Dormin		ings - Fin Tube Co	vers Dai	naged With	
		ocking Air Circulation , Extent : Light, Area		100%			
	Location : Thro		ijjeeieu .	10070			
		ident, Extent : N/A, Ai	rea Affecte	ed · 30%			
	•	nitory Buildings - Rad	00		placed		
Unit Heater - Hot Water	2%	, 6	2029	\$38,700			
Chief Heater Hot Water		n, Extent : N/A, Area		-			
		hanical Rooms, Other					
	Explanation : L	ocation Noted					
Controls	*						
Digital	100%		2033	\$14,670,000			
		n, Extent : N/A, Area					
		ughout - Central Build	ling Mand	agement System Fo	or This B	uilding And	
	Adjacent Buildi		166	550/			
	Location : Mech	n, Extent : N/A, Area . hanical Rooms	Ajjeciea :	55%			
		lectric Honeywell Col	ntrols For	Air Handlors Aba	ndonad I	n Place	
Air Conditioning	Елрианиион . Е	ieen ie moneywell Col	111013 1 01	In Hundler's Abu	nuoneu I	n 1 11110	
Energy Source							
Electricity	15%		2050	* *	1		
Steam/HW System	15%		2044	* *	1		
5		n, Extent : N/A, Area	Affected :	100%			
	Location : 1st F	loor - Main Mechanic	cal Room				
	Explanation : L	ow Pressure Steam Fo	or Absorpt	tion Chiller			
No Component	70%						

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

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

Asset # : 2028

		ASSEL # . 2	020				
Mechanical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Absorption Chiller/Steam/HW	15%		2043	* *	1	\$27,500	
	Other Observation, E Location : 1st Floor Explanation : 1 Uni	r - Main Mechanice	al Room		ea And C	Other Locations	
Ext Pkg Unit - Heating/Cooling	10%		2034	\$547,800	2	\$1,000	
	R-410a Refrigerant, I Location : Roof Abo						
Split Unit	3% R-410a Refrigerant, I Location : Conferen Other Observation, E Location : Carpente	nce Room And One Extent : N/A, Area A Per Shop	Office -	2 Units			
Split Unit	Explanation : 1 Uni 2% R-22 Refrigerant, Exi Location : Telecom	ent : Light, Area A	2029	\$154,800 100%			
No Component	70%						
Distribution CW & CHW Wtr Pipe/Pump	15% Now	\$1,200	2034	\$23,700	4	\$1,300	
	Insul. Deteriorating, Location : Mechani						
No Component	85%						
Terminal Devices Air Handler/Cool/Ht	15% On Extended Life, Ex Location : Mechani	-	2029 Iffected :	\$284,700 100%	1	\$15,700	
No Component	85%						
Heat Rejection No Component Not Accessible	85% 15% Other Observation, E Location : Roof Explanation : Cooli			0%			
Ventilation Distribution Ductwork/Diffusers	10% Now Insul. Deteriorating, Location : Mechani Not Insulated, Extent	\$286,400 Extent : Moderate, cal Rooms	LIFE Area Aff		2-5	\$9,400	
	Location : Mechani	cal Rooms					
Ductwork/Diffusers	90%		LIFE	* *	2-5	\$134,400	

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.

Asset # : 2028

		. 2020				
Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ventilation						
Exhaust Fans	000/	• • • •	<b>*</b> • • • • • • • • • •		<b>.</b>	
Interior	80%	2029	\$1,156,800	2	\$4,100	
	On Extended Life, Extent : Light, A	rea Affected :	100%			
	Location : Mechanical Rooms					
Roof	20%	2034	\$126,500	2	\$1,000	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2034	\$4,187,400	1		
HW Heat Exchanger						
Steam Fired	100%	2054	* *	4	\$25,100	
	Abandoned in Place, Extent : Light	00				
	Location : 1st Floor - Main Mech	anical Room -	1 Of 3			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2029	\$102,300	4	\$8,400	
	Other Observation, Extent : Light, .	00	100%			
	Location : 1st Floor - Main Mech	anical Room				
	Explanation : Duplex Set					
Backflow Preventer						
Generic	100%	2034	\$228,100	1	\$16,200	
Fixtures						
Generic	100%					
ire Suppression						
Standpipe						
Generic	100%	2034	\$1,501,200	1-5	\$88,500	
Sprinkler						
No Component	60%					
Generic	40%	2034	\$1,803,500	1-2	\$19,000	
Fire Pump						
Generic	100%	2030	\$311,300	1	\$31,600	

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS	ISLAND FA	ACILITIES F	POWERHOUSE		
Address	: 16-16 HA	ZEN ST., R	RIKERS ISLA	ND		
Borough	: BRONX	,		Agency's Number	: N/A	
Program / Asset #	: DOC0001	.090 / 2030		Yr Built/Renovated	: 1931 / 1999	
Area Sq Ft	: 40,450			Project Type	: CORRECTION	
Date of Survey	: 08-Aug-20	)19		Landmark Status	: NONE	
Areas Surveyed	: Roof, Floo	ors 1,2				
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ture			\$2,787,100		\$1,964,600
Interior Architect	ure			\$1,082,300		\$675,400
Electrical				\$823,700		\$1,814,500
Mechanical				\$339,500		\$938,800
Site Pavements						\$999,800
Total				\$5,032,700		\$6,393,100
Importance Code	А			\$2,787,100		\$2,644,000
Importance Code	В			\$2,083,000		\$2,749,200
Importance Code	С			\$162,600		\$999,800
Total				\$5,032,700		\$6,393,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$80,300	\$26,500		\$200
Interior Architecture	\$51,800			\$900
Electrical	\$8,300	\$29,600	\$2,900	\$2,800
Mechanical	\$61,100	\$6,100	\$19,600	\$6,100
Site Pavements	\$32,500			
Total	\$234,000	\$62,200	\$22,500	\$10,000
Total Importance Code A	<b>\$234,000</b> \$114,300	<b>\$62,200</b> \$31,100	<b>\$22,500</b> \$4,000	<b>\$10,000</b> \$4,200
	,	,		• • • • • • •
Importance Code A	\$114,300	\$31,100	\$4,000	\$4,200



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

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

### Asset # : 2030

Architecture	Current Repair Future Replacement					t Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior Exterior Walls								
Cast in Place Concrete	10% Now	\$163,100	LIFE	* *	5	\$70,700		
	Broken/Missing Elemen	· · · · ·		ffected : 5%	5	\$70,700		
	Location : West Faca	-		5.5				
	Diagonal Cracks, Exte Location : South Fac		ea Affec	ted : 10%				
	Exposed Reinforcemen		ate. Area	a Affected : 5%				
	Location : South Fac							
	Caulking Deteriorated, Location : West Faca		te, Area	Affected : 2%				
	Water Penetration, Ext		rea Affe	cted · 5%				
	Location : South Fac							
	Worn/Eroded, Extent :	Moderate, Area A	Iffected.	: 10%				
	Location : South Fac	ade						
Concrete Masonry Unit	5%		LIFE	* *	5	\$4,400		
Masonry: Brick	73% Now	\$1,638,400	LIFE	* *	5	\$103,300		
	Cracking/Crumbling, E							
	Location : North Fac	-						
	Joint Mortar Miss/Eroo		ate, Area	a Affected : 25%				
	Location : Throughou							
	Patching Evident, Exte		ea Affec	ted : 40%				
	Location : Throughou		- ACC	1.50/				
	Repointing Failure, Ex Location : East Faca		a Affecte	2a : 5%				
	Spalling, Extent : Sever		· 15%					
	Location : North And			lg				
Metal Panel	10%		2051	**	5-10	\$97,200		
Metal Coiling Doors	2% Now	\$11,600	2044	* *	5	\$4,400		
-	Corrosion/Rusting, Ext	ent : Light, Area	Affected	: 5%				
	Location : East Faca	de						

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

Asset # : 2030

rchitecture	Curre	ent Repair	Futu	re Replacement	Μ	aintenance				
stem Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior										
Windows										
Aluminum	5%		2053	* *	5	\$300				
Metal Louvers	5% Nov	+=-,	2046	* *						
		n, Extent : Severe, Are	ea Affecte	d : 100%						
	Location : All L									
	Explanation : In	noperable								
Steel	90% Nov	v \$530,600	2056	* *	5	\$38,200				
	Air Infiltration, E	Extent : Severe, Area A	ffected : 1	100%						
	Location : Thro	ughout								
	Broken/Missing E	Elements, Extent : Mod	lerate, Ar	ea Affected : 50%						
	Location : Varie	ous Locations Through	out							
	Deteriorated Fin	ish, Extent : Moderate	, Area Af	fected : 35%						
	Location : 1968	Wing								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
	Location : 1968 Wing									
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
	Location : 1968 Wing									
		n, Extent : Moderate, A	Area Affe	cted : 8%						
		Wall - Engine Room A	00							
Parapets		0								
Metal Rail	10%		2029		5-10					
		g, Extent : Moderate, .		cted : 75%	2 - 5					
	Location : Thro	0	55							
No Component	90%									

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

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

### Asset # : 2030

Architecture	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Roof						
Modified Bitumen	85% Now \$454,9	00 2036	* *			
	Blisters, Extent : Moderate, Area A					
	Location : Throughout	-				
	Patching Evident, Extent : Modera	te, Area Affecte	ed : 15%			
	Location : Throughout					
	Seams Open/Split, Extent : Modera	te, Area Affecte	ed : 10%			
	Location : North Edge Of 1968 A	ddition				
	Water Penetration, Extent : Severe,	Area Affected	: 10%			
	Location : At Fresh Air Intake On	Roof				
	Other Observation, Extent : Severe	, Area Affected	: 5%			
	Location : Upper Roof					
	Explanation : Roof Hatch Broken					
Single Ply Membrane	10% Now \$12,5	00 2036	* *			
	Drains Clogged, Extent : Moderate	, Area Affected	l : 40%			
	Location : Throughout					
	Gut/DS Non Func/Miss, Extent : M	oderate, Area A	Affected : 40%			
	Location : Throughout					
	Ponding, Extent : Moderate, Area	Affected : 10%				
	Location : Throughout					
	Other Observation, Extent : Light,	Area Affected :	2%			
	Location : Over Pressure Reducing	ıg Valve Room				
	Explanation : Membrane Partiall	y Melted Due T	To Steam Pipe Lea	ık		
Skylight, Metal/Glass	5% Now \$34,4	00 2031	\$1,719,900			1
	Broken/Missing Elements, Extent :	Severe, Area Aj	ffected : 50%			
	Location : Upper Roof					
	Water Penetration, Extent : Severe,	Area Affected	: 10%			
	Location : Throughout					
iterior						
Floors						
Cast in Place Concrete	95% Now \$443,8		* *	5	\$296,100	
	Cracking/Crumbling, Extent : Mod					
	Location : Second Level Boiler R	oom And Vario	us Locations Thre	oughout		
Vinyl Tile	5% Now \$75,9	00 2031	\$379,300	3	\$2,700	
	Broken/Missing Elements, Extent :	Moderate, Area	a Affected : 15%			
	Location : 2nd Floor Offices					
	Cracking/Crumbling, Extent : Mod	erate, Area Affe	ected : 20%			
	Location : 2nd Floor Offices					
	Worn/Eroded, Extent : Severe, Arec	Affected : 25%	6			
	Location : Throughout					

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

### Asset # : 2030

Arobitaature		0					-:	
Architecture		Current I			e Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Through	\$32,500 Extent : Moderate out	LIFE 2, Area Aj	* * ffected : 40%			
Concrete Masonry Unit	Diagonal	Now Cracks, Ex 1 : 1st Floor	\$16,100 tent : Moderate, An	LIFE rea Affect	* * ted : 5%	5	\$1,800	
Masonry: Brick	Cracking/ Location Vertical C Location Water Per	n : South Sid racks, Exte n : South Ed	\$162,600 Extent : Moderate de Stair Shaft nt : Severe, Area A ust Pier - 2nd Floor xtent : Moderate, A Room	ffected : r. At Upp	10% per Floor Window	Spandrel	\$	
Plaster	10%			LIFE	* *	5	\$1,300	
	Location Water Per Location	a : 2nd Floo eetration, E. a : Through	Extent : Severe, A or Locker Room xtent : Moderate, A out	Irea Affe	cted : 5%			
SGFT/Glazed Masonry	Location Staining/L	Cracks, Ex 1 : Boiler R	Extent : Moderate					
Ceilings								
AcousTileConcealSpLn		d/Bulging,	\$3,300 Extent : Moderate, or Locker Room An		* * fected : 15%	5	\$700	
Exposed Struc: Concrete	Exposed F Location Paint Pee Location Water Per	n : South Fi ling, Extent 1 : Through	\$106,700 ent, Extent : Moder re Floor / At Hopp : Severe, Area Affo out, Boiler Feed P xtent : Light, Area out	ers ected : 7( ump Roo	D% m	5	\$1,200	
Exposed Struc: Steel	Location Paint Pee	/Rusting, E 1 : Through ling, Extent	\$293,300 xtent : Moderate, A out : Light, Area Affec out Boiler Room					
ite Enclosure								
Fence/Gates Chain Link	100%			2051	* *			

Site Pavements

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

### Asset # : 2030

		Asset # : 20	130				
Architecture	Curren	Futur	e Replacement	M			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways	520/ Name	¢20.900	2024	\$415 500			
Asphalt	Location : Throug	Extent : Severe, Area					
Cast in Place Concrete	47%		2036	* *			
Parking/Driveway Asphalt	78% Now Cracking/Crumblin Location : Throug	\$11,700 g, Extent : Moderate thout	2034 , <i>Area A<u>j</u></i>	\$584,300 ffected : 10%			
Cast in Place Concrete	22%		2036	* *			
Electrical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System		e Estimated Cost	Year	Estimated Cost		Estimated Cost	Priority
Component Type	Total (Years)		FY	Estimated Cost	(Yrs)	Estimated Cost	rnorny
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2041	* *	3	\$100	
		Extent : Light, Area	Affected	: 100%			
	Location : Outside			-4 Couristal			
T	Explanation : One	e 600 Ampere Main I	nsconne	ci Switch			
Transformers	1000/		2026	* *	2	\$200	
Dry Type	100% Other Observation	Extant : Light Ang	2036		3	\$200	
	Location : Outside	Extent : Light, Area	Ајјестей	. 100%			
		e 00/4,000 Kilovolt-am	novo 114	() Duimam, 190/2	77 5000	dam	
Feeders	Explanation . 5,00	00/4,000 Kilovoli-am	pere 410	50  F  r  m  ar y - 480/2	// Secon	uury	
Cable	100%		2039	* *	1		
Raceway	10070		2037		1		
Conduit	100%		2041	* *	1		
Under 600 Volts	10070		2011		1		
Service Equipment							
Molded Case Bkrs	100%		2051	* *	5	\$1,100	
Transformers	10070		2001		0	\$1,100	
Dry Type	100%		2036	* *	5	\$100	
Switchgear / Switchboard							
Air Circuit Breaker	60%		2051	* *	5	\$100	
Fused Knife Sw	20%		2031	\$239,800	5		
	Obsolete Equipmen Location : Electri	t, Extent : Moderate, cal Room.	Area Af	fected : 100%			
Molded Case Bkrs	20%		2051	* *	5	\$200	
Raceway							
Raceway Conduit	80%		2031	\$1,211,000	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.

Asset # : 2030

Electrical		Current I	Repair	Futur	e Replacement	cement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Panelboards									
Fused Disc Sw	10%			2039	* *	5	\$100		
Fused Knife Sw	5%			2030	\$9,200	5			
		Equipment, 1 : First Flo	Extent : Moderate, por.	Area Af	fected : 100%				
Molded Case Bkrs	85%			2039	* *	5	\$900		
Wiring									
Thermoplastic	100%			2041	* *	1			
Motor Controllers									
Locally Mounted	5%			2029	\$5,700	5			
Locally Mounted	5%			2036	* *	5			
Motor Control Center	80%			2036	* *	5	\$900		
Variable Frequency	10%			2044	* *				
Drive									
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$600		
Stand-by Power									
Transfer Switches									
Automatic	100%			2044	* *	1	\$12,400		
Generators									
Diesel	100%			2040	* *	1	\$15,700		
			xtent : Light, Area	Affected	: 100%				
		: Outdoor							
	Explana	tion : Two	1,250 Kilowatts						
Batteries									
Lead/Acid	100%			2025	\$4,700	5	\$1,500		
Fuel Storage									
Day Tank	50%			2047	* *	5			
			Extent : Light, Area	Affected	: 100%				
		: At Gener							
	-	tion : Two d	850 Gallons						
Main Tank	50%			2046	* *	5			
			Extent : Light, Area	Affected	: 100%				
	Location	: Undergr	ound						
	Explana	tion : Two 2	20,000 Gallons						

Lighting

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

### Asset # : 2030

			13301 # . Z	000				
lectrical	C	urrent Re	pair	Futur	e Replacement	М	aintenance	
zstem Component Type		uil Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting								
Interior Lighting								
Fluorescent	55%		<b>F</b>	2026	\$738,200	10	\$20,400	
	Location : 1		, Extent : Light, t The Building	Area Affe	ected : 100%			
Fluorescent	5%			2036	* *	10	\$1,900	
	-		, Extent : Light, t The Building	Area Affe	ected : 100%			
Fluorescent	5%			2036	* *	10	\$1,900	
	Compact Flu Location : I			ght, Area	Affected : 100%			
HID	25%			2026		10	\$300	
Incandescent	10%			2026	\$85,600	2	\$100	
Egress Lighting								
Emergency, Service	25%			2031	\$12,000	1		
Emergency, Battery	25%			2031	\$32,700	10	\$2,400	
Exit, Service	25%			2036	* *	1		
Exit, Battery	25%			2036	* *	10	\$700	
Exterior Lighting HID	100%			2031	\$363,700	10	\$100	
ghtning Protection								
Arresters/Cabling Generic	100%			2046	* *	5	\$700	
echanical	C	urrent Re	pair	Futur	e Replacement	М	aintenance	
rstem Component Type		uil Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ating								
Energy Source Interruptible Gas/Dual	100%			2051	* *	1		
Fuel	Other Observ Location : I		ent : Light, Area Of Building	Affected	: 100%			
	Explanation	n : Six 40,0	00 Gallon Burie	ed Tanks	For No.2 Fuel With	h Leak D	etection System	
Conversion Equipment								
Steam Boiler	100%		\$34,000	2029	\$679,500	1	\$36,100	
	Other Observ Location : I		ent : Severe, Area m	a Affecte	d : 15%			
	Explanation Line With E		-	am To Ac	ljacent Facilities -	Unit No.	5 And 6 Is Off	

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

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

### Asset # : 2030

Mechanical		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$219,200	2041	* *	4	\$2,000	
- ikung - mk	Location Location Steam Tra	ı : Vacuum ıs	Extent : Moderate,	tment Sy	stem And Water Fe	eding Va	lves, Various	
Terminal Devices	1000/							
Under Construction ir Conditioning	100%							
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	98%			2039	* *	1	\$18,400	
		stallation, 1 1 : 1st Floo	Extent : N/A, Area A r	Iffected :	100%			
	Location	n : 1st Floo			' : 100%			
Extanian Dira Linit	Explana 2%		es Cogeneration Pla		\$17,100	2	\$100	
Exterior Pkg Unit - Cooling	270			2031	\$17,100	Z	\$100	
	R-134a Re Location		Extent : Light, Arec	a Affected	d : 2%			
Heat Rejection	1000/			2025	* *	2	¢ 40 700	
Water Cooling Tower			Extent : N/A, Area A At Grade	2035 Affected :		2	\$40,700	
entilation								
Distribution	1000/	N	¢ < 0 = 0.0	LIPP	* *	2.5	¢22 (00	
Ductwork/Diffusers	Broken, E.	Now xtent : Seve 1 : All Louv	\$68,500 pre, Area Affected : ers	LIFE 20%	* *	2-5	\$22,600	
Exhaust Fans								
Interior	Not in Ser	Now vice, Exten 1 : Various	\$51,900 t : Severe, Area Aff Locations	2031 Tected : 7	\$259,300 5%	2	\$700	
Roof			\$7,600 t : Severe, Area Aff	2031 ected : 2	\$37,800 5%	2	\$200	
lumbing	Locuion	i . 1.00j						
H/C Water Piping								
Brass/Copper	30%			2051	* *	1		
Galvanized Steel	70%			2036	* *	1		

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

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

### Asset # : 2030

echanical	Current Re	pair	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
mbing							
Water Heater With Tanks							
Electric	100%		2029	\$45,600	4		
	Other Observation, Ext	U U	Affected :	100%			
	Location : 2nd Floor	Locker Room					
	Explanation : 1 Unit						
HW Heat Exchanger							
Steam Fired	100%		2051	* *	4	\$4,000	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100% Now	\$9,400	2041	* *	4	\$900	
	Not in Service, Extent :	Severe, Area Aff	ected : 50	%			
	Location : Various Lo	cations In Basen	nent				
	On Extended Life, Exter	ıt : Severe, Area	Affected :	100%			
	Location : Various Lo	cations In Basen	ient				
Backflow Preventer							
Generic	100%		2036	* *	1	\$2,500	
Fixtures							
Generic	100%						

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

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

\$2,573,200

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Total

Asset Name	: RIKERS ISLAND FACILITIES RMSC	C, 800 BED ADDITION	
Address	: 18-01 HAZEN ST.		
Borough	: BRONX	Agency's Number : N/A	
Program / Asset #	: DOC0001.300 / 14554	Yr Built/Renovated : 2011 /	
Area Sq Ft	: 277,788	Project Type : CORRECTION	
Date of Survey	: 23-Jul-2019	Landmark Status : NONE	
Areas Surveyed	: Roof, Floors 1,5		
Block	: 2605 Lot : 40	BIN : 2830817	

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$487,000	\$1,192,500
Interior Architecture		\$1,311,900
Electrical	\$254,800	
Mechanical		\$68,800
Total	\$741,800	\$2,573,200
Importance Code A	\$487,000	\$1,192,500
Importance Code B	\$254,800	\$1,186,200
Importance Code C		\$194,500

\$741,800

Total	\$125,500	\$220,100	\$248,600	\$158,300
Importance Code C				
Importance Code B	\$114,500	\$173,900	\$241,500	\$104,500
Importance Code A	\$11,000	\$46,200	\$7,200	\$53,900
Total	\$125,500	\$220,100	\$248,600	\$158,300
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Mechanical	\$50,600	\$82,700	\$170,400	\$46,300
Electrical	\$55,100	\$47,900	\$54,300	\$45,200
Interior Architecture		\$31,200	\$4,200	
Exterior Architecture		\$38,700		\$47,000
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

Asset # : 14554

		,	45501#.14	554				
Architecture		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	* *	5	\$839,400	
Masonry: Brick Cavity	3%			LIFE	* *	5	\$7,700	
Pre-Cast Concrete	32%			LIFE	* *	5	\$268,600	
Windows								
Metal/Detention Type	100%			2051	* *	5	\$77,400	
Parapets								
Pre-Cast Concrete	100%			LIFE	* *	5	\$84,400	
Roof								
Metal Panel	5%			2048	* *	10	\$47,000	
Single Ply Membrane	95%			2036	* *	10	\$487,000	
terior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	\$727,600	
Traffic Topping	12%			2036	* *	5	\$62,400	
Vinyl Tile	8%			2036	* *	3	\$12,500	
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	\$194,500	
Glass: Single Pane	4%			LIFE	* *	5	\$20,800	
Metal Security Bars	4%			LIFE	* *	-	4 - )	
Metal: Cage/Fence	4%			LIFE	* *			
SGFT/Glazed Masonry	18%			LIFE	* *			
Ceilings	-							
AcousTileSusp.Lay-In	10%			2044	* *	5	\$41,600	
Exposed Struc: Steel	10%			LIFE	* *	C	\$11,000	
Gypsum Board	5%			LIFE	* *	5	\$26,000	
Metal Panel	75%			LIFE	* *	5	\$389,800	
	7570			LIIL		5	\$505,000	
lectrical		Current Re	epair	Futur	e Replacement	M	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priori
Component	Total	(Years)		FY		(Yrs)		1 1 1 0 1 1
Туре		( )				( )		
ver 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	3	\$900	
			tent : Light, Area	Affected	: 100%			
		ı : Electrical						
	Explana	tion : One 60	00 Ampere Main I	Disconne	ect Switch			
Transformers								
Dry Type	100%			2044	* *	3	\$1,500	
Feeders								
Cable	100%			2047	* *	1		
Raceway								
Conduit	100%			2051	* *	1		
		-				-		-

Under 600 Volts

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

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

#### Asset # : 14554

Electrical	Curr	ent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	50%		2051	* *	5	\$700	
	Location : Elec	on, Extent : Light, Area ctrical And Generator I Two 4,000 Ampere Maii	Room		Emergen	сy	
Fused Disc Sw	50%		2061	* *	5	\$600	
	Location : Elec	on, Extent : Light, Area ctrical Room Two 4,000 Ampere Main					
Transformers	Explanation .	ino 1,000 impere man	n Disconi	ieer Switches			
Dry Type	100%		2044	* *	5	\$1,000	
Switchgear / Switchboard	10070		2011		5	\$1,000	
Fused Disc Sw	100%		2051	* *	5	\$1,200	
Raceway						÷-,-••	
Conduit	100%		2051	* *	1		
Panelboards							
Fused Disc Sw	10%		2047	* *	5	\$600	
Molded Case Bkrs	90%		2047	* *	5	\$6,600	
Wiring							
Thermoplastic	100%		2051	* *	1		
Motor Controllers							
Locally Mounted	80%		2044	* *	5	\$1,500	
Variable Frequency	20%		2044	* *			
Drive							
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$4,100	
and-by Power							
Transfer Switches							
Automatic	100%		2044	* *	1	\$85,500	
Generators						• • •	
Diesel	100%		2040	* *	1	\$107,600	
		on, Extent : Light, Area	Affected	: 100%			
	Location : Ger						
<b>D</b>	Explanation :	Two 2,000 Kilowatts Ca	ipacity G	enerators			
Batteries	1000/		2025	¢ 4 700	~	¢10.200	
Lead/Acid	100%		2025	\$4,700	5	\$10,300	
Fuel Storage	2%		2047	* *	5		
Day Tank		on, Extent : Light, Area	2047		5		
	Location : Ger		<i>injecieu</i>	. 100/0			
		One 275 Gallons For B	oth Gana	rators			
Main Tank	<u>98%</u>	She 275 Guilons For D	2059	* *	5		
Ivianii Tank		on, Extent : Light, Area			3		
	Location : Und	-	Ајјестей	. 100/0			
		-					
	Explanation : (	One 10,000 Gallon					

#### Lighting

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

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

#### Asset # : 14554

ed Cost P1 2,000 2,700 \$900 55,400	Priorit
2,700 \$900 \$5,400	
2,700 \$900 \$5,400	
2,700 \$900 \$5,400	
\$900 \$5,400	
\$900 \$5,400	
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3,800	
3,800	
1,200	
1,200	
e	
ed Cost Pi	Priorit
0.700	
8,700	
8 200	
8,200	
0,300	
3,400	
×	
1,800	
1,800	
e	
	e d Cost 8,700 8,200 0,300

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

Asset # : 14554

	A3	561#.14554				
Mechanical	Current Repa	ir Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	mated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment						
Exterior Pkg Unit - Cooling	98%	2036	* *	2	\$16,700	
Cooling	Other Observation, Extent	: Light. Area Affected : 10	00%			
	Location : Rooftop					
		d Rooftop Air Conditionin	ng Units			
Split Unit	2%	2036	**			
Distribution	270	2030				
Distribution Ductwork/Diffusers	100%	LIFE	* *	2	\$361,400	
Ventilation	10070	LIFL		2	\$301,400	
Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$154,900	
Exhaust Fans	10070			2-5	\$154,900	
Roof	100%	2036	* *	2	\$8,500	
lumbing	10070	2030		2	\$0,500	
H/C Water Piping						
Brass/Copper	100%	2051	* *	1		
HW Heat Exchanger	10070	2001		1		
HTHW/HW	100%	2051	* *			
11111 w/11 w	Other Observation, Extent		00%			
	Location : First Floor M		0070			
		ous Steam To Hot Water H	Heat Exchanger	c		
Sanitary Piping	Explanation : Instantance	ous steam 10 1101 mater 1.	ieur Exchanger	5		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070			1		
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	10070			1		
Generic	100%	2036	* *	1	\$17,000	
Fixtures	10070	2050		1	\$17,000	
Generic	100%					
Vertical Transport	10070					
Elevators						
Gearless Traction	100%	LIFE	* *			
Gearless Hacton	Other Observation, Extent		00%			
		1st To 5th Floor, 2 Units F		To 5th F	loor	
	Explanation : 4 Units	15/10/2011/1001, 2 011151	Tom Busement	10 01111	1001	
ire Suppression	Enpranation . T Ontis					
Standpipe						
Generic	100%	2051	* *	1-5	\$140,100	
Sprinkler	10070	2001		1.5	ψ170,100	
Generic	100%	2051	* *	1-2	\$77,800	
Fire Pump	10070	2031		1-2	ψ <i>11</i> ,000	
-	100%	2040	* *	1	\$51,900	
Generic	10070	2040		1	\$21,900	

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed		ZEN ST., RI .020 / 2046 )23	IKERS ISLAN	OBERT N. DAVOREN ( D Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1971 / 2023 : CORRECTION : NONE	
Block	: 2605	Lot	: 40	BIN	: 2097042	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ure			\$31,030,000		\$3,077,900
Interior Architect	ıre			\$24,972,500		\$9,602,800
Electrical				\$828,800		\$9,240,200
Mechanical				\$13,202,400		\$31,055,600
Site Pavements				\$1,010,300		
Total				\$71,043,900		\$52,976,500
Importance Code	A			\$31,030,000		\$3,355,800
Importance Code	В			\$33,375,300		\$49,371,600
Importance Code	С			\$6,638,700		\$249,100
Total				\$71,043,900		\$52,976,500
EXPENSE			FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ure		\$10,900			
Interior Architect	ıre		\$18,300			\$24,900

Total	\$1,915,800	\$246,500	\$259,700	\$304,700
Importance Code C	\$18,300			
Importance Code B	\$1,886,600	\$246,500	\$259,700	\$301,400
Importance Code A	\$10,900			\$3,300
Total	\$1,915,800	\$246,500	\$259,700	\$304,700
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Mechanical	\$1,740,100	\$118,900	\$111,800	\$149,300
Electrical	\$110,900	\$92,100	\$112,400	\$95,000
Interior Architecture	\$18,300			\$24,900
Exterior Architecture	\$10,900			



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#### Asset # : 2046

		ASSEL # . 20					
Architecture	Current	-	Future Rep			aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls Cast in Place Concrete	2% Now Cracking/Crumbling Location : Loading		LIFE rea Affected : .	* *	5	\$58,000	1
Cement - Fiber Panel	5% 2-4 Broken/Missing Elen Location : West Fa Cracking/Crumbling Location : Loading Staining/Discoloring Location : Main Fu	cade g, Extent : Moderate g Dock	, Area Affected , Area Affected , Area Affected	d : 10%			
Masonry: Brick Cavity	62% Now Diagonal Cracks, Ex Location : Courtya Joint Mortar Miss/E Location : Through Rusting Masonry Su Location : At Wind	\$3,015,600 ctent : Moderate, Ar urds And Bulkheads rod, Extent : Moder nout pt, Extent : Moderat	LIFE ea Affected : 2 ate, Area Affec	cted : 75%	5	\$359,300	
Metal Panel	Deformed/Dented, E	Gymnasium/ Locker	r Room Buildi. Affected : 2%		5	\$326,000	
Metal Coiling Doors	1% Other Observation, 1 Location : Loading Explanation : Loca	Dock	2039 ffected : 100%	* *	5	\$18,100	
Windows Aluminum	20% 2-4 Broken/Missing Elen Location : Through Glazing Clouded, Ex Location : Through Worn/Eroded, Extend Location : Through	iout stent : Moderate, Ard iout t : Moderate, Area A	ea Affected : 1	0%	5	\$21,800	
Metal/Detention Type	75% 0-2 Air Infiltration, Exte Location : Through Thermally Inefficient Location : Through	hout Housing Areas t, Extent : Moderate hout	, Area Affected	d : 100%	5	\$298,400	
	Unit Inoperable, Ext Location : Through	ent : Moderate, Are hout Housing Areas	a Affected : 40	0%			

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

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

Asset # : 2046

chitecture	Current R	epair	Future	Replacement	M	aintenance		
stem Component Type	% of Fail Date Total (Years)		lear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior								
Parapets								
Metal Rail	95%	2	.039	* *	5-10	\$430,800		
Metal: Cage/Fence	5%	2	.039	* *	5-10	\$9,700		
_	Other Observation, Ex	xtent : N/A, Area Affe	cted :	100%				
	Location : Razor Ril	bbon On Chain Link H	Fencin	g				
	Explanation : Additi	onal Component						
Roof	*	*						
Modified Bitumen	65%	2	042	* *	10	\$426,100		
	Recent Installation, E. Location : All Build	xtent : N/A, Area Affe ings Except Mods #1-		100%		. ,		
Modified Bitumen	10% Now	\$1,381,000 2	044	* *				
	Blisters, Extent : Mod		50%					
	Location : Mod #1 And Female Gymnasium/ Locker Room Building							
	Worn/Eroded, Extent :				0			
		Ind Female Gymnasii			ıg			
Single Ply Membrane	25%	2	.042	* *	10	\$163,900		
2 2	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Mods #2,							
Soffits								
Metal Panel	100% Now	\$10,900 2	044	* *	5	\$20,100		
	Broken/Missing Eleme		Area A	ffected : 2%	-	,		
	Location : Loading							

Interior

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

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

#### Asset # : 2046

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	100/	NT.	<b>\$217</b> (00)	TIPP	* *	-	¢1 45 000	
Cast in Place Concrete	Horizonta		\$217,600 xtent : Moderate, A cal Rooms And Oth		cted : 20%	5	\$145,200	
Ceramic Tile	5%	0-2	\$72,100	2037	* *	5	\$16,600	
		issing Elem 1 : Staff Toil	ents, Extent : Mod		ea Affected : 10%	-		
Quarry Tile	3%			2039	* *	5	\$29,900	
	Location	ı : Kitchen	Extent : N/A, Area A	ffected :	100%			
	-	tion : Locat						
Terrazzo		l Cracks, E	\$4,783,800 xtent : Moderate, A r Lobby And Main			5	\$207,400	
Traffic Topping	10%		\$1,526,000	2034	\$7,630,100	5	\$41,500	
nume ropping	Deteriora	ted Finish,	Extent : Moderate, out Guard Areas (1	Area Aff	fected : 40%	5	ψ11,200	
Vinyl Tile	30%	0-2	\$5,300,600	2039	* *	3	\$74,700	
-	Locatior Worn/Eroo	i : Through	: Moderate, Area A					
Wood	2%			2049	* *	5	\$24,900	
wood			: Light, Area Affec		6	5	\$24,700	
			In Mod #1 Dormit		-			
Interior Walls		-						
Concrete Masonry Unit	85%	0-2	\$5,641,200	LIFE	* *	5	\$249,100	
	0		tent : Moderate, Ar out Corridors And	00		oms		
Gypsum Board	10%			LIFE	* *	5-10	\$124,600	
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$18,300	

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#### Asset # : 2046

Architecture	Current Repair Future Replacement					М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	=0 (		<b>**</b> *	• • • • •		_		
AcousTile,Adhered	Misaligne		\$205,800 Extent : Moderate, out Guard Rooms A			5	\$16,600	
AcousTileConcealSpLn	Broken/M	Now issing Elem 1 : Through	\$123,500 pents, Extent : Light out	2039 t, Area A	* * ffected : 20%	5	\$124,500	
Exposed Struc: Concrete	Cracking/ Location Paint Pee	Crumbling, 1 : Mod #1 ling, Extent	\$5,750,300 Extent : Light, Are Dormitory, Corride : Moderate, Area Dormitory, Corride	ors And 1 Affected	Mechanical Rooms : 40%		\$31,100	
Fiber Board	Location			2034 ffected :	\$997,600 100%			
Metal Panel	Location Staining/L	/Dented, E: 1 : Through Discoloring	\$1,271,000 xtent : Moderate, A out 1st Floor And ( . Extent : Moderate out Corridors	Corridor	S	5	\$248,900	
Site Enclosure								
Fence/Gates Chain Link	Location	servation, E 1 : Includes	Extent : N/A, Area A Razor Ribbon At I tional Component		* * 100%			
lite Pavements								
On-Site Walkways Cast in Place Concrete		Crumbling,	\$239,900 Extent : Moderate out Sidewalks And					
Parking/Driveway Asphalt	Cracking/	0	\$677,100 Extent : Moderate out Parking Areas	2037 , Area Aj	* * ffected : 20%			
Activity Yard Asphalt	-		\$93,400 Extent : Moderate out	2043 , Area Aj	* * ffected : 20%			
Electrical		Current	Repair	Futu	e Replacement	М	aintenance	
System Component	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority

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

Under 600 Volts

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

Asset # : 2046

		A3361 # . 2					
lectrical	Current F	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2034	\$277,900	5	\$2,400	
	Other Observation, E Location : Electrica		ffected :	100%			
	Explanation : Two 4		Disconn	act Switches			
Transformers		,000 Ampere Muin	Disconn	eci Swiiches			
Dry Type	90%		2039	* *	5	\$1,900	
Dry Type	10%		2032	\$5,200	5	\$200	
F	Other Observation, E	Extent : N/A, Area A		-	-	+	
	Location : Mechani	ical And Electrical	Rooms				
	Explanation : Vario	ous Capacities					
Switchgear / Switchboard							
Fused Disc Sw	70%		2034	\$877,100	5	\$1,700	
Fused Disc Sw	30%		2044	* *	5	\$700	
Raceway							
Conduit	80%		2034	\$1,056,100 * *	1		
Conduit	20%		2044	* *	1		
Panelboards Fused Disc Sw	10%		2033	\$138,500	5	\$1.200	
Molded Case Bkrs	60%		2033	\$158,500 * *	5 5	\$1,300 \$8,900	
Molded Case Bkrs	30%		2042	\$415,400	5	\$4,500	
Wiring	5070		2033	\$415,400	5	\$1,500	
Thermoplastic	80%		2034	\$1,572,100	1		
Thermoplastic	20%		2044	**	1		
Motor Controllers							
Locally Mounted	10%		2032		5	\$400	
Locally Mounted	10%		2047	* *	5	\$400	
Motor Control Center	70% Now	\$706,800	2039	* *	5	\$5,400	
	Enclosure Corroded,			ected : 20%			
	Location : Basemen						
	Other Observation, E			eted : 20%			
	Location : Basemen						
	Explanation : Comp	partment Units Not	*	<i>nal</i> * *			
Variable Frequency Drive	10%		2047	* *			
round							
Grounding Devices	1000/		LIPP	* *	-	¢17 700	
Generic	100%		LIFE	~ ~	5	\$16,600	
and-by Power Transfer Switches							
TIANSICI DWILLIUS							

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

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

#### Asset # : 2046

			ASSEL # . 2						
Electrical	Current Repair Future Replacement					M			
System Component Type		uil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
tand-by Power									
Generators									
Diesel	25%	_		2037	* *	1	\$54,800		
			tent : N/A, Area A	ffected :	100%				
			Room Outside						
		n : One 80	00 Kilowatts For						
Diesel	25%	_		2037	* *	1	\$54,800		
			tent : N/A, Area A	ffected :	100%				
			Room Outside						
		n : One I,	000 Kilowatts Fo						
Diesel	25%			2037	* *	1	\$54,800		
			tent : N/A, Area A	ffected :	100%				
	Location :								
	_	n : One 70	0 Kilowatts For		lding And Kitchen				
Diesel	24%			2037	* *	1	\$52,600		
			tent : N/A, Area A						
			Enclosure. Outside		6				
	_	n : No Ca	pacity Information	n Availat					
Diesel	1%			2030	\$32,200	1	\$2,200		
	Abandoned I Location : .		Extent : Light, Are Room	a Affecte	d : 100%				
Batteries									
Lead/Acid	100%			2027	\$4,700	5	\$21,000		
Fuel Storage					. ,		. ,		
Main Tank	100%			2049	* *	5			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside And Basement								
	Explanation	n : Two 4,	000 Gallon And O	One 275 (	Gallon				
ighting									
Interior Lighting									
Fluorescent	10%		_	2029	\$1,300,300	10	\$40,700		
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
		Throughou	ut The Building						
Fluorescent	20%			2029	\$2,600,600	10	\$81,300		
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location :	Througho	ut The Building						
LED	70%			2039	* *				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation	n : Origin	al Fixtures Retrof	itted Wit	h LED Lamps				
Egress Lighting									
Emergency, Service	45%			2034	\$236,900	1			
Emergency, Battery	5%			2034	\$71,700	10	\$5,400		
Exit, Service	40%			2029	\$147,400	1			
Exit, Battery	10%			2039	* *	10	\$3,000		

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.
Asset # : 2046

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting	•						
Exterior Lighting							
HID	10%		2034	\$508,800	10	\$200	
LED	20%		2039	* *			
No Component	70%						
larm							
Security System							
Generic	100%		2039	* *	1	\$211,300	
	Other Observation, E		fected :	100%			
	Location : Through	out The Building					
	Explanation : CCT	V Surveillance Syste	т				
Fire/Smoke Detection							
Generic, Digital	100%		2039	* *	1-3	\$348,700	
Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating							
Energy Source							
Plant Campus Steam / PRV	83%		2034	\$81,700	1		
	Other Observation, H	Extent : Light, Area A	lffected	: 100%			
	Location : Basemen	nt Mechanical Room					
	Explanation : High	Pressure Steam Fro	m Main	Plant			
Electricity	15%		2034		1		
Natural Gas	2%		2044	* *	1		
	Other Observation, E	Extent : N/A, Area A <u>f</u>	fected :	100%			
	Location : Main Bu						
	Location . main Da	nung					

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

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

#### Asset # : 2046

lechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Conversion Equipment Heat Exchanger, Shell & Tube	58%	Now	\$105,700	2030	\$2,114,400			
	Damaged, I	Extent : M	oderate, Area Affe	cted : 100	0%			
	-		nt Mechanical Room					
	Other Obse	rvation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Basemen	nt Mechanical Room	n				
	Explanati	on : Stean	n / Hw Heat Excha	ngers Fo	r Perimeter Hydro	nic Heat	ing Throughout	
Pres. Reducing Valve/LP Steam				2043	* *	5	\$6,600	
	Other Obse	rvation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Basemen	nt Mechanical Room	n				
	Explanati Water Ger		Air Handlers And U	Init Heate	ers With Steam Co	ils And F	or Domestic Hot	
No Component	17%							
	Other Obse	rvation, E	Extent : N/A, Area A	ffected :	0%			
	Location	: Mods 1,	2, 3, 4 Buildings					
	Explanati	on : Pack	aged Rooftop Units	And Spl	it Systems With Ele	ectric / H	eat Pump	
	Heating, I	Reported l	Under Air Conditio	ning				
Distribution	2004	<b>N</b> .	¢1 <b>2</b> 100	0.000	¢ < 0, <b>7</b> , 0,00		<b>#0.500</b>	
Hot Wtr Piping/Pump	39%		\$12,100	2033	\$605,000	4	\$8,500	
Hot Wtr Piping/Pump	Insul. Deter	riorating,	Extent : Light, Area	a Affected		4	\$8,500	
Hot Wtr Piping/Pump	Insul. Deter Location	riorating, : Various I	Extent : Light, Area Mechanical Rooms	a Affected	d : 5%	4	\$8,500	
Hot Wtr Piping/Pump	Insul. Deter Location	riorating, : Various I ed Life, Ex	Extent : Light, Area Mechanical Rooms tent : Light, Area A	a Affected	d : 5%	4	\$8,500	
Hot Wtr Piping/Pump	Insul. Deter Location On Extende	riorating, : Various I ed Life, Ex	Extent : Light, Area Mechanical Rooms tent : Light, Area A	a Affected	d : 5%	4	\$8,500	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump	Insul. Deter Location On Extende Location 14%	riorating, : Various I ed Life, Ex : Through	Extent : Light, Area Mechanical Rooms tent : Light, Area A	a Affected Iffected : 2050	d : 5% 100% **			
Hot Wtr Piping/Pump Hot Wtr Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse	riorating, : Various J ed Life, Ex : Through rvation, E	Extent : Light, Area Mechanical Rooms tent : Light, Area A out	a Affected    ffected :    2050  ffected :	d : 5% 100% ** 100%	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location	riorating, : Various J ed Life, Ex : Through : Through rvation, E : From Ba	Extent : Light, Area Mechanical Rooms tent : Light, Area A out Extent : N/A, Area A	a Affected    ffected :    2050  ffected :	d : 5% 100% ** 100%	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location	riorating, : Various J ed Life, Ex : Through rvation, E : From Ba on : Locat	Extent : Light, Area Mechanical Rooms stent : Light, Area A out Extent : N/A, Area A usement Mechanica	a Affected    ffected :    2050  ffected :	d : 5% 100% ** 100%	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump Steam Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location Explanati 30%	riorating, : Various J ed Life, Ex : Through rvation, E : From Ba on : Locat Now	Extent : Light, Area Mechanical Rooms etent : Light, Area A out Extent : N/A, Area A usement Mechanica tion Noted	a Affected (ffected : 2050 (ffected : I Room T 2034	d : 5% 100% * * 100% Fo Penthouse Mech \$1,704,100	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump Steam Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location Explanati 30% Corroded, I	riorating, : Various J ed Life, Ex : Through rvation, E : From Ba on : Locat Now Extent : M	Extent : Light, Area Mechanical Rooms otent : Light, Area A out Extent : N/A, Area A usement Mechanica tion Noted \$340,800	a Affected (ffected : 2050 (ffected : I Room T 2034 cted : 109	d : 5% 100% ** To Penthouse Mech \$1,704,100	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump Steam Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location Explanati 30% Corroded, I Location	riorating, : Various J ed Life, Ex : Through rvation, E : From Ba on : Locat Now Extent : M : Basemen	Extent : Light, Area Mechanical Rooms tent : Light, Area A out Extent : N/A, Area A usement Mechanica tion Noted \$340,800 Voderate, Area Affeo	a Affected (ffected : 2050 (ffected : 1 Room T 2034 cted : 109 ons	d : 5% 100% ** 100% Fo Penthouse Mech \$1,704,100 %	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump Steam Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location Explanati 30% Corroded, I Location Insul. Deter	riorating, : Various J ed Life, Ex : Through rvation, E : From Ba on : Locat Now Extent : M : Basemen riorating,	Extent : Light, Area Mechanical Rooms itent : Light, Area A out Extent : N/A, Area A isement Mechanica tion Noted \$340,800 oderate, Area Affec nt - Various Locatio	a Affected (ffected : 2050 (ffected : 1 Room 1 2034 cted : 109 ons Area Aff	d : 5% 100% ** 100% Fo Penthouse Mech \$1,704,100 %	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump Steam Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location Explanati 30% Corroded, I Location Insul. Deter Location	riorating, : Various J ed Life, Ex : Through rvation, E : From Ba on : Locat Now Extent : M : Basemen riorating, : Basemen	Extent : Light, Area Mechanical Rooms itent : Light, Area A out Extent : N/A, Area A isement Mechanica tion Noted \$340,800 oderate, Area Affea nt - Various Locatio Extent : Moderate,	a Affected Affected : 2050 Affected : I Room T 2034 cted : 109 ons Area Aff ons	d : 5% 100% ** 100% Fo Penthouse Mech \$1,704,100 % fected : 30%	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump Steam Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location Explanati 30% Corroded, I Location Insul. Deter Location Leak Evide	riorating, : Various J ed Life, Ex : Through rvation, E : From Ba fon : Locat Now Extent : M : Basemen riorating, : Basemen nt, Extent	Extent : Light, Area Mechanical Rooms itent : Light, Area A out Extent : N/A, Area A usement Mechanica tion Noted \$340,800 Voderate, Area Affea tt - Various Locatio Extent : Moderate, tt - Various Locatio	a Affected Affected : 2050 Affected : I Room T 2034 cted : 109 ons Area Aff ons Affected :	d : 5% 100% ** 100% Fo Penthouse Mech \$1,704,100 % fected : 30%	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump Steam Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location Explanati 30% Corroded, I Location Insul. Deter Location Leak Evider Location	riorating, : Various J ed Life, Ex : Through rvation, E : From Ba on : Locat Now Extent : M : Basemen riorating, : Basemen nt, Extent : Basemen	Extent : Light, Area Mechanical Rooms itent : Light, Area A out Extent : N/A, Area A usement Mechanica tion Noted \$340,800 Voderate, Area Affec t - Various Locatio Extent : Moderate, it - Various Locatio : Moderate, Area A	a Affected (ffected : 2050 (ffected : 1 Room T 2034 cted : 109 ons Area Aff ons Affected : ons	d : 5% 100% Fo Penthouse Mech \$1,704,100 % fected : 30% 10%	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump Steam Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location Explanati 30% Corroded, I Location Insul. Deter Location Leak Evider Location	riorating, : Various J ed Life, Ex : Through rvation, E : From Ba on : Locat Now Extent : M : Basemen riorating, : Basemen nt, Extent : Basemen ed Life, Ex	Extent : Light, Area Mechanical Rooms etent : Light, Area A out Extent : N/A, Area A usement Mechanica tion Noted \$340,800 Voderate, Area Affec at - Various Locatio Extent : Moderate, at - Various Locatio : Moderate, Area A tot - Various Locatio tent : Light, Area A	a Affected (ffected : 2050 (ffected : 1 Room T 2034 cted : 109 ons Area Aff ons Affected : ons	d : 5% 100% Fo Penthouse Mech \$1,704,100 % fected : 30% 10%	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump Steam Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location Explanati 30% Corroded, I Location Insul. Deter Location Leak Evide Location On Extende Location	riorating, : Various J ed Life, Ex : Through rvation, E : From Ba on : Locat Now Extent : M : Basemen riorating, : Basemen ed Life, Ex : Basemen	Extent : Light, Area Mechanical Rooms etent : Light, Area A out Extent : N/A, Area A usement Mechanica tion Noted \$340,800 Voderate, Area Affec at - Various Locatio Extent : Moderate, at - Various Locatio : Moderate, Area A tot - Various Locatio tent : Light, Area A	a Affected (ffected : 2050 (ffected : il Room T 2034 cted : 109 ons Area Aff ons (ffected : ons (ffected :	d : 5% 100% ** 100% Fo Penthouse Mech \$1,704,100 % fected : 30% 10% 75%	4	\$4,600	
Hot Wtr Piping/Pump Hot Wtr Piping/Pump Steam Piping/Pump	Insul. Deter Location On Extende Location 14% Other Obse Location Explanati 30% Corroded, I Location Insul. Deter Location Leak Evide Location On Extende Location	riorating, : Various J ed Life, Ex : Through rvation, E : From Ba on : Locat Now Extent : M Extent : M : Basemen riorating, : Basemen s Basemen s Faulty, J	Extent : Light, Area Mechanical Rooms itent : Light, Area A out Extent : N/A, Area A usement Mechanica tion Noted \$340,800 Voderate, Area Affea t - Various Locatio : Moderate, Area A nt - Various Locatio : Moderate, Area A nt - Various Locatio tent : Light, Area A nt Extent : Moderate,	a Affected (ffected : 2050 (ffected : il Room T 2034 cted : 109 ons Area Aff ons (ffected : ons (ffected :	d : 5% 100% ** 100% Fo Penthouse Mech \$1,704,100 % fected : 30% 10% 75%	4	\$4,600	

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

#### Asset # : 2046

Mechanical		Current I	Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Heating								
Terminal Devices								
Air Handler	19%			2029	\$2,536,200	1	\$52,100	
			tent : Light, Area A		100%			
	Location	1 : Basemer	nt Mechanical Roor	ns				
Air Handler	5%			2034	\$667,400	1	\$13,700	
Convector/Radiator	51%	Now	\$295,800	2032	\$2,958,200	1	\$65,700	
	Damaged	, Extent : M	loderate, Area Affe	cted : 20	%			
	Location	ı : Various I	Locations - Damag	ed Cover	rs With Heavy Pain	t Coverii	ng Blocking Air	
	Circulat							
			tent : Light, Area A	ffected :	100%			
	Location	1 : Through	out					
Unit Heater - Steam	2%			2029	\$80,600	4	\$1,200	
No Component	17%							
Under Construction	6%							
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	0%			
	Location	ı : Penthou	se Mechanical Roo	ms				
	Explana	tion : Heat	ing And Ventilating	Units				
Controls								
Digital	30%	Now	\$1,559,500	2027	\$7,797,600			
	-	-	nt : Moderate, Area	a Affecte	d : 50%			
	Location	ı : Various .	Locations					
Pneumatic	10%	Now	\$1,749,100	2039	* *			
	Malfuncti	oning, Exte	nt : Moderate, Area	a Affecte	d : 100%			
	Location	ı : Basemen	nt Mechanical Room	ns - Cont	trollers Without Co	mpressed	l Air Supply,	
			cted, Other Deficie					
No Component	20%							
Under Construction	40%							
Air Conditioning								
Energy Source								
Electricity	90%			2042	* *	1		
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.

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

Asset # : 2046

Total(Years5%34a Refrigerantocation : Basem2%	e Estimated Cost ) ; Extent : Light, Area ent - 1 Unit For Mai	FY 2037 a Affected	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
34a Refrigeran ocation : Basem 2%		a Affected	* *			
34a Refrigeran ocation : Basem 2%		a Affected	* *			
34a Refrigeran ocation : Basem 2%		a Affected	* *			
ocation : Basem				1	\$24,000	
		n Buildin				
10 a Dofiir		2034	\$287,200	2	\$500	
	, Extent : Light, Arec Building Roof - 2 Uni					
5%		2029	\$717,900	2	\$1,400	
2 Refrigerant 1	Extent · Light, Area A	ffected ·	100%			
8%		2039	* *	2	\$2,200	
er Observation	Extent · Light Area	Affected	· 100%			
	-		. 10070			
		-				
-		2030	* *			
				1		
		2027	\$101,900	1		
	Extent · N/A Area	Iffacted .	0%			
			070			
			And Split System			
spianaiion . var	ious I ucrugeu Rooji	op Onus	And Spill System			
50%		2044	* *	Λ	\$1.100	
570		2044		4	\$1,100	
95%						
JJ70						
5%		2034	\$663 300	1	\$13,700	
		2054	\$005,500	1	\$15,700	
<i>JJN</i>						
5%		2034	\$99.000	2	\$15,400	
570		2054	Φ)),000	2	\$15,400	
95%						
2270						
68%		LIFE	* *	2-5	\$266.200	
	\$75.100		* *			
					\$ 1,500	
0	0 10		ections, Access Dod	ors		
			,			
	Extent · N/A Area	ffected .	0%			
			070			
	ocation : Mod 1 8% her Observation, ocation : Mods : xplanation : Loc 10% 5% 5% 20% 40% her Observation, ocation : Buildin xplanation : Var 5% 95% 5% 95% 68% 2% Now maged, Extent : ocation : Mecha 30% her Observation, ocation : Buildin	ocation : Mod 1 Building - Roof - 11         8%         her Observation, Extent : Light, Area         ocation : Mods 3, 4 Buildings - Roofs         xplanation : Location Noted         10%         5%         20%         40%         her Observation, Extent : N/A, Area A         ocation : Buildings 1, 2, 3, 4, 5, 6 - R         xplanation : Various Packaged Rooff         5%         95%         5%         95%         5%         95%         68%         2% Now \$75,100         maged, Extent : Light, Area Affected         ocation : Mechanical Rooms - Flexib         30%         her Observation, Extent : N/A, Area A	ocation : Mod I Building - Roof - 11 Units Wi         8%       2039         her Observation, Extent : Light, Area Affected ocation : Mods 3, 4 Buildings - Roofs         xplanation : Location Noted         10%       2039         5%       2029         5%       2027         20%       40%         her Observation, Extent : N/A, Area Affected : ocation : Buildings 1, 2, 3, 4, 5, 6 - Roofs         xplanation : Various Packaged Rooftop Units         5%       2044         95%         5%       2034         95%       2034         95%       2034         68%       LIFE         2%       Now<\$75,100	2 Refrigerant, Extent : Light, Area Affected : 100% ocation : Mod 1 Building - Roof - 11 Units With Electric Heat $8\%$ $2039$ **ther Observation, Extent : Light, Area Affected : 100% ocation : Mods 3, 4 Buildings - Roofs explanation : Location Noted $10\%$ $2039$ ** $5\%$ $2029$ \$1,014,700 $5\%$ $2027$ \$161,900 $20\%$ $20\%$ $2027$ \$161,900 $20\%$ $20\%$ $2027$ \$161,900 $20\%$ $2027$ \$161,900 $20\%$ $2044$ ** $95\%$ $2044$ ** $5\%$ $2034$ \$663,300 $95\%$ $2034$ \$99,000 $95\%$ $2034$ \$90,00095% <th< td=""><td>22 Refrigerant, Extent : Light, Area Affected : 100%         ocation : Mod I Building - Roof - 11 Units With Electric Heat         8%       2039       **       2         eer Observation, Extent : Light, Area Affected : 100%       ocation : Mods 3, 4 Buildings - Roofs       splanation : Location Noted         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2029       \$1,014,700       1         20%       2027       \$161,900       1         20%       40%       Extent : N/A, Area Affected : 0%       2         20%       2044       **       4         95%       2034       \$663,300       1         95%       2034       \$99,000       2         95%       2034       \$99,000       2         95%</td><td>22 Refrigerant, Extent : Light, Area Affected : 100%         location : Mod I Building - Roof - 11 Units With Electric Heat         8%       2039       **       2       \$2,200         her Observation, Extent : Light, Area Affected : 100%       location : Mods 3, 4 Buildings - Roofs       splanation : Location Noted         10%       2039       **       2       \$2,200         her Observation, Extent : Light, Area Affected : 100%       location : Mods 3, 4 Buildings - Roofs       splanation : Location Noted         10%       2039       **       1       20%         40%       2029       \$1,014,700       1         20%       2027       \$161,900       1         20%       40%       10%       2034       \$1,100         95%       2044       **       4       \$1,100         95%       2034       \$663,300       1       \$13,700         95%       2034       \$99,000       2       \$15,400         95%       2034       \$99,000       2       \$15,400         95%       2034       \$99,000       2       \$15,400         95%       2034       \$99,000       2       \$15,400         95%       2034       \$99,000       2       \$1</td></th<>	22 Refrigerant, Extent : Light, Area Affected : 100%         ocation : Mod I Building - Roof - 11 Units With Electric Heat         8%       2039       **       2         eer Observation, Extent : Light, Area Affected : 100%       ocation : Mods 3, 4 Buildings - Roofs       splanation : Location Noted         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2039       **       2         10%       2029       \$1,014,700       1         20%       2027       \$161,900       1         20%       40%       Extent : N/A, Area Affected : 0%       2         20%       2044       **       4         95%       2034       \$663,300       1         95%       2034       \$99,000       2         95%       2034       \$99,000       2         95%	22 Refrigerant, Extent : Light, Area Affected : 100%         location : Mod I Building - Roof - 11 Units With Electric Heat         8%       2039       **       2       \$2,200         her Observation, Extent : Light, Area Affected : 100%       location : Mods 3, 4 Buildings - Roofs       splanation : Location Noted         10%       2039       **       2       \$2,200         her Observation, Extent : Light, Area Affected : 100%       location : Mods 3, 4 Buildings - Roofs       splanation : Location Noted         10%       2039       **       1       20%         40%       2029       \$1,014,700       1         20%       2027       \$161,900       1         20%       40%       10%       2034       \$1,100         95%       2044       **       4       \$1,100         95%       2034       \$663,300       1       \$13,700         95%       2034       \$99,000       2       \$15,400         95%       2034       \$99,000       2       \$15,400         95%       2034       \$99,000       2       \$15,400         95%       2034       \$99,000       2       \$15,400         95%       2034       \$99,000       2       \$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.

Asset # : 2046

		A55el # . 2					
lechanical	Current	t Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
entilation							
Exhaust Fans							
Interior	10%		2034	\$379,000	2	\$1,400	
Roof	90%		2034	\$1,492,500	2	\$12,200	
umbing							
H/C Water Piping	1000/		2024	¢10.074.000	1		
Brass/Copper	100%	7	2034	\$10,976,300	1		
	U	Extent : Light, Area A	Iffected :	90%			
	Location : Throug	noui					
Water Heater With Tanks Electric	1%		2029	\$500	4		
Electric		Extent : N/A, Area A			4		
		ent Mechanical Root		10070			
		nit, 30 Gallons Appr					
No Component	<u>99%</u>	ini, 50 Gunons rippi	0				
HW Heat Exchanger	<u>99</u> /0						
Steam Fired	100%		2034	\$4,132,600	4	\$65,800	
Steam Thea		Extent : Light, Area			-	\$05,000	
		ent Mechanical Room			looms		
		antaneous And Tank					
Sanitary Piping			21				
Cast Iron	100% Now	\$2,153,100	LIFE	* *	1		
	Broken, Extent : Mo	oderate, Area Affecte	d : 5%				
	Location : Basem	ent Tunnel Undergro	und - Bu	ildings 2 And 4			
	Corroded, Extent :	Severe, Area Affected	d : 5%				
	Location : Basem	ent - Various Locatio	ons				
		nt : Severe, Area Affe					
	Location : Basem	ent - Kitchen Waste I	Lines, Ot	her Locations			
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/						
Not Accessible	100%						
Sewage Ejector(s)	1000/ 11	¢17 (00	2024	\$252 COO	4	<b><i><b><i>t</i></b> t t t t t t t t t t t</i> <b><i>t t t t</i> <b><i>t t t</i> <b><i>t t t</i> <b><i>t t</i> <b><i>t t t</i> <b><i>t t</i> <b><i>t</i> <b><i>t t</i> <b><i>t t</i> <b><i>t t</i> <b><i>t</i> </b><i>t</i> <b><i>t</i> <b><i>t</i> </b><i>t</i> <b><i>t</i> <b><i>t</i> </b><i>t</i> <b><i>t</i> <b><i>t</i> </b><i>t</i> <b><i>t t</i> <b><i>t</i> </b><i>t</i> <b><i>t</i> <b><i>t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> <b><i>t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i></b> </b><i>t</i> <b><i>t t t</i></b> </b><i>t</i> <b><i>t t</i></b> </b><i>t <b><i>t</i> <b><i>t t</i></b> </b><i>t</i> <b><i>t t</i></b> </i></b><i>t</i> <b><i>t t</i></b> </b><i>t</i> <b><i>t t</i> t <i>t</i></b> </b><i>t <b><i>t</i> t <i>t</i> t t t <i>t</i></b> </i></b><i>t <b><i>t t</i> t t t t t t t t t </b></i></b></b></b>	
Compressed Air	100% Now	\$17,600 tent : Moderate, Area	2034	\$352,600	4	\$5,700	
		aent : Moderate, Area Building - Basement	u Ajjeciel	1. 100/0			
Backflow Preventer	Locuiton . Mulh E	anang - Dusemeni					
Not Accessible	100%						
1101 ACC351010		Extent : N/A, Area A	Iffected ·	0%			
	Location : Basem						
		er Mains Not Access	sible				
Fixtures							
Generic	100%						
ertical Transport							

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

Asset # : 2046

Mechanical	Current Repai	r Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
/ertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent	0 11	00%			
	Location : Basement To 2	nd Floor				
	Explanation : 8 Units					
Hydraulic	10%	LIFE	* *			
-	Other Observation, Extent	: Light, Area Affected : 10	00%			
	Location : Basement To 1	st Floor				
	Explanation : 1 Freight E	Elevator				
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$223,600	
Sprinkler						
No Component	30%					
Generic	70% Now	\$165,500 2044	* *	1-2	\$75,400	
	Not in Service, Extent : Mo	derate, Area Affected : 5%	6			
	Location : Mod 1 Buildin	g - Sprinkler Main Valve	Closed			
Fire Pump						
Not Accessible	100%					
Chemical System						
Generic	100%	2027	\$283,100	1-3	\$728,000	
	Other Observation, Extent	: Light, Area Affected : 10	00%			
	Location : Kitchen					
	Explanation : 180 Square	e Foot Hood				

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

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address	: 19-19 HA		CILITIES RO KERS ISLAN			
Borough	: BRONX			Agency's Number	: N/A	
Program / Asset #	: DOC0001	.070 / 2792		Yr Built/Renovated	: 1988 / 2006	
Area Sq Ft	: 300,745			<b>Project Type</b>	: CORRECTION	
Date of Survey	: 23-Jul-20	19		Landmark Status	: NONE	
Areas Surveyed	: Roof, Floo	ors 1,2				
Block	: 2605	Lot	: 40	BIN	: 2109477	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ture			\$41,560,900		\$17,060,400
Interior Architect	ure			\$5,303,400		\$24,819,200
Electrical				\$55,200		\$15,724,200
Mechanical						\$10,601,100
Total				\$46,919,400		\$68,204,900
Importance Code	А			\$41,560,900		\$17,234,800
Importance Code	В			\$5,358,500		\$40,307,900
Importance Code	С					\$10,662,200
Total				\$46,919,400		\$68,204,900
EXPENSE			FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ture		\$2,200	\$20,500		
Interior Architect	ure		\$27,800			\$19,700
Electrical			\$62,800	\$50,800	\$55,000	\$49,000
Mechanical			\$65,600	\$79,300	\$85,500	\$39,900
Total			\$158,500	\$150,600	\$140,500	\$108,500
Importance Code	А		\$2,200	\$21,100		
Importance Code	В		\$156,300	\$129,500	\$140,500	\$108,500
Importance Code	С					
Total			\$158,500	\$150,600	\$140,500	\$108,500



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

#### Asset # : 2792

				-				
rchitecture		Current	Repair	Futu	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls Concrete Masonry Unit		Now	\$1,554,000	LIFE	* *	5	\$47,000	
	Location Staining/L Location Vegetation	1 : Through Discoloring 1 : Downsp	, Extent : Moderate outs Throughout Extent : Moderate, 4	, Area A	ffected : 25%			
Metal Panel		Now	\$448,600	2041	* *	5	\$329,100	
	Deformed Locatior Staining/L	/Dented, E: 1 : Through Discoloring	xtent : Light, Area 2 out , Extent : Moderate	Affected		5	<i>4323</i> ,100	
Windows	Locuitor	i . Downsp	outs Throughout					
Aluminum	5%			2030	\$411,200	5	\$4,500	
Metal/Detention Type	95% Air Infiltra Location Thermally	2-4 ation, Exter 1 : Through	, Extent : Moderate	2061 acted : 25	**	5	\$155,000	
Parapets	Locuitor	i . Inrougn	oui					
Metal Panel	Corrosion	Now /Rusting, E 1 : Through	\$854,900 Extent : Moderate, A out	2041 rea Affe	* * cted : 20%	5	\$52,700	
			s, Extent : Moderat out And Mechanica					
Metal: Cage/Fence	10%			2036	* *	5-10	\$35,100	
No Component	30%							
Roof Single Ply Membrane			\$3,222,500 iss, Extent : Moder out	2031 ate, Area	\$16,112,400 Affected : 40%			
	Water Pen	etration, E	xtent : Moderate, A rs And Other Areas					
Skylight, Plastic	3%			2036	* *	1		
Soffits Metal Panel	100%			2041	* *	5-10		

Interior

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

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

#### Asset # : 2792

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prioriț
terior								
Floors Cast in Place Concrete	48%	Now	\$708,300	LIFE	* *	5	\$472,600	
	Cracking/	Crumbling,	Extent : Moderate cal Room And Cor	, Area A <u>f</u>	ffected : 15%	5	\$172,000	
Ceramic Tile	Cracking/	Now Crumbling, : Through	\$244,500 Extent : Moderate out	2034 e, Area A <u>f</u>	\$4,890,600 ffected : 25%	5	\$22,500	
Quarry Tile	Worn/Erod	Now led, Extent : Kitchen	\$63,800 : Moderate, Area 2	2036 Affected :	**	5	\$6,800	
Traffic Topping		ed Finish,	\$207,000 Extent : Severe, Ar ll Kitchen And Bas	00		5	\$14,100	
Vinyl Tile	Location Uneven Su Location Worn/Eroc	Crumbling, : Corridor bstrate, Ex : At Housi	\$838,700 Extent : Severe, A is Throughout etent : Severe, Area ing And Central Co : Moderate, Area A out	Affected orridor C	: 15% onnections	3	\$59,100	
Interior Walls								
Ceramic Tile	15%			2034	\$10,472,500	5	\$98,800	
Concrete Masonry Unit	72%			LIFE	* *	5	\$189,600	
Glass: Single Pane	3%			LIFE	* *	5	\$14,800	
Gypsum Board	5%			LIFE	* *	5	\$19,800	
Metal Security Bars	5%			LIFE	* *			
Ceilings AcousTileConcealSpLn	10%	Now	\$134,600	2036	* *	5	\$27,100	
	Broken/Mi		ents, Extent : Mod		ea Affected : 25%	5	φ27,100	
AcousTileSusp.Lay-In	Broken/Mi	Now ssing Elem : Through	\$27,800 ents, Extent : Ligh out	2036 t, Area Aj	* * ffected : 10%	5	\$21,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	Broken/Mi	Now ssing Elem : Through	\$58,500 ents, Extent : Seve out	LIFE re, Area A	* * Affected : 5%	5	\$108,500	
Metal Panel	Corrosion Location Staining/D	: Corridor	\$3,047,900 xtent : Moderate, A s And Other Areas Extent : Severe, A out	Through	nout	5	\$298,500	

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

#### Asset # : 2792

lectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment								
Fused Disc Sw	Location	: Electrica	xtent : Light, Area 11 Room 600 Ampere Main			5	\$1,300	
Transformers	1		1					
Dry Type	100%			2036	* *	5	\$1,100	
Switchgear / Switchboard	10070			2020		U	\$1,100	
Fused Disc Sw	90%			2031	\$789,400	5	\$1,200	
Fused Disc Sw	10%			2051	**	5	\$100	
	1070			2031		5	\$100	
Raceway	050/			2021	¢926 100	1		
Conduit	95%			2031	\$836,100 * *	1		
Conduit	5%			2051	* *	1		
Panelboards	000/			••••	<b>\$030</b> 000	-	<b>A-</b> 100	
Molded Case Bkrs	90%			2030	\$830,800	5	\$7,100	
Molded Case Bkrs	10%			2047	* *	5	\$800	
Wiring								
Thermoplastic	100%			2031	\$1,310,100	1		
Motor Controllers								
Locally Mounted	10%			2029	\$119,900	5	\$200	
Motor Control Center	90%			2029	\$1,514,600	5	\$7,400	
ound								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,400	
and-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$92,500	
Generators							<i>47_,</i> • • •	
Diesel	80%			2034	\$167,500	1	\$93,200	
2	Other Obso Location	: Second I	Extent : Light, Area Floor Generator Ro 800 Kilowatts	Affected		-	<i>\$72,200</i>	
Diesel	20%			2034	\$41,900	1	\$23,300	
		ervation F	xtent : Light, Area				<i><i><i>q</i>23,300</i></i>	
			Enclosures	11,5500000	. 100/0			
			Additional Generat	ors No (	Capacity Informati	on Was A	wailable	
Batteries	Блрійний	.on . 1W02	inanionai General	ors. 190 (	upucny mjormani	on mus A	runuone	
Lead/Acid	100%			2025	\$4,700	5	\$11,100	
	10070			2023	\$4,700	5	\$11,100	
Fuel Storage	20%			2020	* *	5		
Day Tank	Other Obs Location	: Generate	xtent : Light, Area or Room 250 Gallon For All		: 100%	5		
Main Tank	80%			2046	**	5		
	Other Obs Location	: Undergro	xtent : Light, Area ound 0 Gallon Capacity	Affected		J		

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

#### Asset # : 2792

lectrical		Current	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting								
Interior Lighting								
Fluorescent	75%			2031	\$6,613,600	10	\$206,900	
			ures, Extent : Light out The Building	, Area A <u>j</u>	ffected : 100%			
Fluorescent	20%			2036	* *	10	\$55,200	
	-		res, Extent : Light, out The Building	Area Aff	ected : 100%			
LED	5%			2039	* *			
Egress Lighting	-							
Emergency, Service	50%			2031	\$178,500	1		
Exit, Battery	50%			2031	\$410,600	10	\$10,200	
Exterior Lighting							,	
HID	100%			2031	\$2,704,400	10	\$900	
arm								
Security System								
Generic	100%			2036	* *	1	\$112,300	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	1 : Through	out The Building					
	Explana	tion : CCT	V Surveillance Syst	ет				
$\mathbf{F}' = (\mathbf{Q} = 1 - \mathbf{D} + 1)$								
Fire/Smoke Detection								
	100%			2036	* *	1-3	\$185,300	
Generic, Digital	100%			2036	* *	1-3	\$185,300	
	100%	Current	Repair		* * re Replacement		\$185,300 aintenance	
Generic, Digital		Current		Futur	e Replacement	М	aintenance	Priori
Generic, Digital echanical stem Component	100% % of Total	Current I Fail Date	Repair Estimated Cost	Futur		M Cycle		Priori
Generic, Digital echanical rstem Component Type	% of	Current		Futur Year	e Replacement	М	aintenance	Priori
Generic, Digital echanical stem Component Type ating	% of	Current I Fail Date		Futur Year	e Replacement	M Cycle	aintenance	Priori
Generic, Digital echanical stem Component Type ating Energy Source	% of Total	Current   Fail Date (Years)		Futur Year FY	e Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Priori
Generic, Digital echanical estem Component Type ating Energy Source Plant Campus Steam / PRV	% of	Current   Fail Date (Years)		Futur Year	e Replacement	M Cycle	aintenance	Priori
Generic, Digital echanical stem Component Type ating Energy Source Plant Campus Steam / PRV Conversion Equipment	% of Total	Current Fail Date (Years)		Futur Year FY 2041	re Replacement Estimated Cost * *	M Cycle (Yrs)	aintenance	Priori
Generic, Digital echanical ystem Component Type eating Energy Source Plant Campus Steam / PRV	% of Total	Current Fail Date (Years)		Futur Year FY	e Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Priori
Generic, Digital Component Type eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube	% of Total 100% 50% Other Ob:	Current Fail Date (Years)	Estimated Cost	Futur Year FY 2041 2034	* * \$1,236,200	M Cycle (Yrs)	aintenance	Priori
Generic, Digital echanical /stem Component Type eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube	% of Total 100% 50% Other Ob: Location	Current Fail Date (Years)	Estimated Cost	Futur Year FY 2041 2034 <i>Affected</i>	* * \$1,236,200	M Cycle (Yrs)	aintenance	Priori
Generic, Digital echanical stem Component Type ating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube	% of Total 100% 50% Other Ob: Location	Current Fail Date (Years)	Estimated Cost	Futur Year FY 2041 2034 <i>Affected</i>	* * \$1,236,200	M Cycle (Yrs)	aintenance	Priori
Generic, Digital Component Type eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP	% of Total 100% 50% Other Ob: Location Explana	Current Fail Date (Years) servation, E 1 : 2nd Floo tion : Mech	Estimated Cost	Futur Year FY 2041 2034 <i>Affected</i>	* * \$1,236,200	M Cycle (Yrs)	aintenance	Priori
Generic, Digital Component Type Parting Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam	% of Total 100% 50% Other Ob: Location Explana 50% Other Ob:	Current Fail Date (Years) servation, E 1 : 2nd Floo tion : Mech	Estimated Cost Extent : Light, Area or banical Room 2nd F	Futur Year FY 2041 2034 Affected 7loor 2034	* * * \$1,236,200 : 100%	M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital echanical /stem Component Type eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam	% of Total 100% 50% Other Ob: Location Explana 50% Other Ob: Location	Current Fail Date (Years) servation, E 1 : 2nd Floo tion : Mech servation, E 1 : 2nd Floo	Estimated Cost Extent : Light, Area or Danical Room 2nd F Extent : Light, Area or	Futur Year FY 2041 2034 Affected Cloor 2034 Affected	* * * \$1,236,200 : 100%	M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital	% of Total 100% 50% Other Ob: Location Explana 50% Other Ob: Location	Current Fail Date (Years) servation, E 1 : 2nd Floo tion : Mech servation, E 1 : 2nd Floo	Estimated Cost Extent : Light, Area or banical Room 2nd F	Futur Year FY 2041 2034 Affected Cloor 2034 Affected	* * * \$1,236,200 : 100%	M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital echanical ///////////////////////////////////	% of Total 100% 50% Other Ob: Location Explana 50% Other Ob: Location Explana	Current Fail Date (Years)	Estimated Cost Extent : Light, Area or Danical Room 2nd F Extent : Light, Area or	Futur Year FY 2041 2034 Affected Cloor 2034 Affected Floor	e Replacement Estimated Cost * * \$1,236,200 : 100% \$174,400 : 100%	M Cycle (Yrs) 1	aintenance Estimated Cost \$8,900	Priori
Generic, Digital echanical /stem Component Type rating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	% of Total 100% 50% Other Ob: Location Explana 50% Other Ob: Location Explana 100% Other Ob:	Current Fail Date (Years) Servation, E 1 : 2nd Floo tion : Mech servation, E 1 : 2nd Floo tion : Mech	Estimated Cost Extent : Light, Area or eanical Room 2nd F Extent : Light, Area or eanical Room 2nd F	Futur Year FY 2041 2034 Affected 70or 2034 Affected 70or 2039	e Replacement Estimated Cost ** \$1,236,200 : 100% \$174,400 : 100% **	M Cycle (Yrs) 1	aintenance Estimated Cost	Priori

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

Asset # : 2792

			A5501 # . Z	152				
Mechanical		Current	Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Terminal Devices								
Air Handler	40%			2031	\$4,362,700	1	\$74,400	
Air Handler	10%			2036	* *	1	\$18,600	
Convector/Radiator	4%			2036	* *	1	\$3,900	
Convector/Radiator	46%			2036	* *	1	\$44,700	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Int Pkg Unit -	5%			2029	\$472,100	2	\$900	
Heating/Cooling								
Reciprocating	10%			2031	\$855,000	1	\$14,000	
Compr/Chiller								
Reciprocating	10%			2036	* *	1	\$14,000	
Compr/Chiller								
Ext Pkg Unit -	10%			2036	* *	2	\$1,800	
Heating/Cooling								
Split Unit	5%			2036	* *			
No Component	60%							
Distribution								
CW & CHW Wtr	10%			2051	* *	4	\$1,500	
Pipe/Pump								
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2036	* *	1	\$18,600	
Fan Coil - 2 Pipe	5%			2031	\$353,600	1	\$4,900	
No Component	85%				-		-	
Heat Rejection								
Dry Cooler	10%			2031	\$106,400	2	\$20,900	
Water Cooling Tower	10%			2032	\$117,100	2	\$30,300	
No Component	80%						. ,	
/entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$167,700	
Exhaust Fans						-		
Interior	60%			2031	\$1,542,300	2	\$5,500	
Roof	40%		\$9,000	2031	\$449,800	2	\$2,900	
1001			Extent : Severe, Area			-	<i><i><i>q</i>=,<i>y o o</i></i></i>	
	Location			55				
		-	haust Fan Broken					
Plumbing	p.uu							
H/C Water Piping								
Brass/Copper	20%			2041	* *	1		
Galvanized Steel	80%			2036	* *	1		
HW Heat Exchanger	0070			2000		1		
Steam Fired	100%			2041	* *	4	\$44,600	
	10070			2071		т	ψττ,000	

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

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

Asset # : 2792

Mechanical	Current Repai	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2031	\$303,500	4	\$12,000	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2051	* *	1-5	\$151,600	
Sprinkler						
No Component	50%					
Generic	50%	2051	* *	1-2	\$42,100	
Fire Pump						
Generic	100%	2034	\$553,400	1	\$56,200	
Chemical System						
No Component	98%					
Generic	2%	2029	\$600	1-3	\$1,500	

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

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS ISLAND FACILITIES TELE	COMMUNICATIONS BUILDING
Address	: 14-12 HAZEN ST., RIKERS ISLAND	
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.200 / 4129	Yr Built/Renovated : 1990 / 2015
Area Sq Ft	: 8,392	Project Type : CORRECTION
Date of Survey	: 08-Aug-2019	Landmark Status : NONE
Areas Surveyed	: Roof, Floors 1,2	
Block	: 2605 Lot : 40	BIN : 2096863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$67,600	
Interior Architecture		\$239,100
Electrical		\$192,800
Mechanical		\$273,900
Site Pavements		\$154,900
Total	\$67,600	\$860,800
Importance Code A	\$67,600	
Importance Code B		\$705,900
Importance Code C		\$154,900
1		\$154,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,300	\$900		
Interior Architecture	\$68,000		\$600	\$800
Electrical	\$6,400	\$7,100	\$1,400	\$1,500
Mechanical	\$2,000	\$3,400	\$2,900	\$2,100
Site Enclosure	\$4,800			
Site Pavements	\$9,100			\$200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$136,600	\$15,200	\$8,900	\$8,500
Importance Code A	\$42,700	\$1,400	\$400	\$400
Importance Code B	\$80,000	\$13,800	\$8,400	\$7,900
Importance Code C	\$13,900			\$200
Total	\$136,600	\$15,200	\$8,900	\$8,500



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.

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.

Page: 195

### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

#### Asset # : 4129

rchitecture	Current Repair Futu			Future Replacement Maintenance				
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	-0 (	<b>N</b> .	<b>#52</b> 00		ate ate	_	<b>.</b>	
Cast in Place Concrete	Broken/Mi Location Leaving Cracking/O	: Exterior Bottom Of	\$5,300 eents, Extent : Ligh Fire Exit Stair Foo Stair Hanging In I Extent : Moderate ior Stairs	otings Di. The Air	sconnected From L	5 Lower Sta	\$4,600 tir Rail Posts,	
Metal, Corrugated	95%			2051	* *	1		
Windows Aluminum	Ctrwt/Baln Location Unit Inope	: Through	ent : Severe, Area A			5	\$1,200	
Parapets								
Metal Panel	20%			2051	* *	5	\$1,700	
Metal: Cage/Fence	Broken/Mi Location	: Through	\$8,200 hents, Extent : Mod out ixtent : Moderate, A			5	\$5,700	
	Location	: Through	out					
Roof Modified Bitumen	Location Ponding, E	: Over Ele Extent : Mo	\$25,000 , Extent : Moderate wator Shaft oderate, Area Affect wator And Through	ted : 10%				
Soffits								
Metal, Corrugated		4+ Rusting, E : Through	\$3,800 ixtent : Light, Area out	2051 Affected	* *	1		
erior								
Floors	1.007			2020	¢ 42 100	2	¢1.000	
Carpet	10%			2030	\$43,100 * *	3	\$1,900	
Ceramic Tile	5%			2040	* *	5	\$600	
Raised Access Floor	20%	4 .	¢47.900	2040		5	\$9,500 \$1,400	
Sheet Vinyl/Rubber		4+ led, Extent : Through	\$47,800 : Moderate, Area A out	2031 Affected :	\$239,100 50%	5	\$1,400	
Vinyl Tile	Location Worn/Erod	: At Thres led, Extent	\$6,700 Extent : Moderate holds And 2nd Floo : Moderate, Area 2 out Administrative	or Iffected :	-	3	\$2,400	
Interior Walls				-				
Gypsum Board	100%			LIFE	* *	5	\$11,000	

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.

#### Asset # : 4129

Architecture	Current Repair Future Replacement					М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In		Now	\$8,400	2044	* *	5	\$5,700	
		-	ents, Extent : Light	-	-			
			el Room And Open					
	U	0 0	Extent : Moderate,	Area Afj	tected : 15%			
		: 2nd Floo		a Affact	ad . 250/			
	-	-	, Extent : Light, Are tration, Kitchen An					
			Extent : Light, Area					
		: Through	-	лујестей	. 9070			
		-	glass Reinforced P	anels				
Gypsum Board	10%		Stass Henryoneeu I	LIFE	* *	5	\$1,600	
Site Enclosure	10/0					5	\$1,000	
Fence/Gates								
Aluminum Rail	50%	Now	\$3,900	2036	* *	5	\$4,300	
		-	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
			Stair Throughout					
		0	xtent : Moderate, A	lrea Affe	cted : 5%			
			Stair Throughout		4 00 T TO (			
			s, Extent : Moderat	e, Area A	Affected : 5%			
		: Loaaing	Dock North Side	2051	* *			
Chain Link	50%			2051	· · ·			
Free Standing Walls Cast in Place Concrete	100%	Now	\$1,000	2051	* *			
Cast in Flace Concrete			Extent : Moderate		ffected · 10%			
		: Loading		, eu	<i>Jeeleu</i> : 1070			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete		Now	\$1,300	2036	* *			
	0	0	Extent : Moderate	, Area Aj	ffected : 25%			
		: Stairs Th	iroughout					
Cast in Place Concrete	59%			2036	* *			
Metal	20%		\$4,700	2041	* *	1-3	\$600	
			t : Moderate, Area	Affected	: 5%			
			Stairs Throughout	4 4.00	. 1 100/			
			Extent : Moderate, A	Area Affe	ected : 10%			
			Stairs Throughout ling, Extent : Mode	nato An	a Affected . 250/			
			Stairs Throughout	ruie, Are	a Ajjecieu . 2576			
Parking/Driveway	200411011	. 2						
Asphalt	100%	0-2	\$3,100	2034	\$154,900			
1			Extent : Moderate					
	Location							

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

Asset # : 4129

Electrical	Current Repair Future Replacement Maintenance							
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2036	* *	3		
			Extent : N/A, Area A	ffected :	100%			
		n : Electrico						
	Expland	tion : One .	300 Kilovolt-amper	e 4,160 l	High Voltage-480/2	277 Low	Voltage Supply	
Feeders								
Cable	100%			2039	* *	1		
Raceway								
Conduit	100%	1		2041	* *	1		
Under 600 Volts								
Service Equipment	1000			• • • • •		_	<b>**</b>	
Molded Case Bkrs	100%			2041	* *	5	\$200	
			Extent : N/A, Area A	ffected :	100%			
		n : Electrico		_				
	Expland	tion : One	1,600 Ampere Main	ı Disconi	nect Switch			
Transformers	1000					_		
Dry Type	100%			2036	* *	5		
Switchgear / Switchboard						_		
Molded Case Bkrs	100%	1		2041	* *	5	\$200	
Raceway	1000			• • • • •				
Conduit	100%			2041	* *	1		
Panelboards	1000			• • • • •		_	<b>**</b>	
Molded Case Bkrs	100%			2039	* *	5	\$200	
Wiring	1000			• • • • •				
Thermoplastic	100%			2041	* *	1		
Motor Controllers						_		
Locally Mounted	100%			2036	* *	5	\$100	
Ground								
Grounding Devices	1000							
Not Accessible	100%							
Stand-by Power								
Transfer Switches	1000			• • • • •			<b>**</b> < < <	
Automatic	100%			2044	* *	1	\$2,600	
Generators	1000			0040	يل قار		<b>**</b> ***	
Diesel	100%		7 <b>7. 7</b> . 4	2040	* *	1	\$3,300	
			Extent : Light, Area	Affected	: 100%			
		n : Outside						
D	Expland	tion : One	1,250 Kilowatt Gen	erator				
Batteries	1000			2025	Φ.4. <b>7</b> 00	E	<b>#300</b>	
Lead/Acid	100%	1		2025	\$4,700	5	\$300	
Fuel Storage	1000			2050	* *	~		
Main Tank	100%		Internet , Table 4	2059		5		
			Extent : Light, Area	AJJected	. 100%			
		n : Outside						
	Explana	non : One 2	2,500 Gallon Tank					

#### Lighting

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

Asset # : 4129

			A5561#.4	129				
Electrical	Current Repair Future Replacement Maintenance							
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting								
Interior Lighting Fluorescent	-	And Fixtur : First Flo	res, Extent : Light, or	2036 Area Affe	* * ected : 100%	10	\$2,300	
Fluorescent	-		ures, Extent : Light out The Building	2031 , Area A <u>f</u>	\$117,400 ffected : 100%	10	\$5,000	
Fluorescent	-		Light, Extent : Lig out The Building	2036 ht, Area	* * Affected : 100%	10	\$400	
Egress Lighting								
Emergency, Service Exit, Service	50% 50%			2031 2026	\$5,000 \$2,700	1 1		
Exterior Lighting								
HIDlarm	100%			2031	\$75,500	10		
Security System Generic	Location	: Through	xtent : Light, Area out The Building V Surveillance Syst		* *	1	\$3,100	
Fire/Smoke Detection Generic, Digital	100%			2031	\$41,700	1-3	\$5,300	
Mechanical		Curront	Zanair	<b>E</b>	a Banlasamant	M	cintononoo	
System Component Type	% of Total	Current Fail Date (Years)	Estimated Cost		e Replacement Estimated Cost		aintenance Estimated Cost	Priorit
eating Energy Source Plant Campus Steam / PRV	100%			2041	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2034	\$40,800	1	\$4,200	
Distribution Hot Wtr Piping/Pump	100%			2039	* *	4	\$400	
Terminal Devices Air Handler Convector/Radiator	90% 10%			2031 2036	\$273,900 * *	1 1	\$4,700 \$300	
ir Conditioning Energy Source								

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

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

Asset # : 4129

Mechanical	Current Repair Future			re Replacement Maintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	10%		2036	* *	2	\$100	
	Recent Installation, Location : Roof	Extent : N/A, Area A	ffected :	100%			
Split Unit	90%		2036	* *			
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,700	
Exhaust Fans							
Roof	50%		2036	* *	2	\$100	
Wall Unit	50%		2036	* *	2	\$100	
Plumbing H/C Water Piping							
Brass/Copper	100%		2051	* *	1		
Water Heater With Tanks							
Electric	100%		2029	\$45,600	4		
		Extent : Light, Area	Affected	: 100%			
	Location : 1st Flo						
	Explanation : One	e 30 Gallon Unit					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Backflow Preventer Generic	100%		2036	* *	1	\$500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators	1000/			* *			
Hydraulic	100% Other Observation, Location : 1st To . Explanation : 1 U		LIFE Affected				
Fire Suppression Chemical System							
Dry	Location : 1st Flo				1-3	\$14,500	
	_	an Agent System Bei	ng Instal	led To Protect Con	imunicat	ion Equipment	
No Component	80%						

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

\$14,706,800

#### **DEPARTMENT OF CORRECTION - FY 2024** Print Date: 03-Oct-2023

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey	: 17-17 HA : BRONX : DOC0001 : 73,895 : 08-Aug-20	ZEN ST., R 1.100 / 2031 019	ACILITIES T RIKERS ISLAI	RANSPORTATION GA ND Agency's Number Yr Built/Renovated Project Type Landmark Status	RAGE : N/A : 1964 / : CORRECTION : NONE	
Areas Surveyed Block	: Roof, Floo : 2605	ors 1,2 Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architec	ture			\$1,387,300		\$3,719,800
Interior Architect	ure			\$3,430,000		\$772,800
Electrical				\$1,395,000		\$698,100
Mechanical				\$1,122,800		\$3,862,300
Site Pavements				\$113,100		\$5,653,700
Total				\$7,448,200		\$14,706,800
Importance Code	А			\$1,461,500		\$7,425,900
Importance Code	В			\$5,629,300		\$1,627,100
Importance Code	С			\$357,400		\$5,653,700

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$46,000	\$3,400		
Interior Architecture	\$22,700	\$5,000		\$3,500
Electrical	\$19,100	\$110,800	\$12,000	\$12,000
Mechanical	\$32,700	\$20,900	\$17,700	\$3,400
Site Pavements	\$16,900			
Total	\$137,400	\$140,100	\$29,700	\$18,900
Importance Code A	\$46,000	\$3,500	\$6,900	
Importance Code B	\$74,500	\$136,500	\$22,900	\$18,900
Importance Code C	\$16,900			
Total	\$137,400	\$140,100	\$29,700	\$18,900

\$7,448,200



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

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

#### Asset # : 2031

chitecture	Current Repair Future Replacement					M		
tem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Masonry: Brick	Location : Joint Mortan Location : Spalling, Ext Location :	usting, E. South Fa Miss/Er North Fa tent : Mo Througho		Supports ' Area Affe out ed : 15%	Throughout cted : 20%	5	\$52,500	
			nt : Moderate, Area Floor Wall At East A		1:5%			
		Secona r	loor wall Al East				<b>\$21</b> 000	
Metal Sect. OHD	10%	<b>N</b> .T	¢ 42 200	2044	* *	5	\$21,900	
Metal Coiling Doors		usting, E	\$43,200 xtent : Light, Area Locations Through			5	\$16,400	
Windows								
Steel	Location :	on, Exten Through				5	\$40,500	
	Location : Unit Inopera Location : Water Peneta	Various I able, Exte Officers ration, E:	xtent : Light, Area . Lintel Locations Th nt : Moderate, Are Locker Room stent : Moderate, A	roughour a Affected	t Garage d : 25%			
		p Missing	Sills 3, Extent : Modera Locker Room	te, Area A	ffected : 50%			
Parapets		- 55						
Masonry: Brick	50%			LIFE	* *	5	\$2,200	
Metal Panel	40% Other Obser Location : Explanatio	Through		2051 Affected	* *	5	\$6,800	
Metal Rail	10%		\$2,800	2044	* *	5	\$3,100	
Wietal Kall		usting, E.	xtent : Light, Area			5	\$5,100	
Roof								
Built-Up (BUR)		ent : Mod	\$366,700 lerate, Area Affecte locations Throughe		\$3,667,300			
	Embedded Gravel Surface, Extent : Light, Area Affected : 100% Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Location :	Various I	xtent : Moderate, A Locations Through munications Area			es And 2r	nd Floor	

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

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

Page: 202

### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

#### Asset # : 2031

rchitecture	Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior Floors							
Cast in Place Concrete	65% Now Horizontal Cracks, E Location : Tire Sho Water Penetration, E Location : Mechan	p And Various Loco xtent : Light, Area	tions Th Affected	roughout : 10%	5 Service	\$157,300 4rea	
Ceramic Tile	5% Now Broken/Missing Elem Location : Mens To Worn/Eroded, Extent Location : Through	ilet And Shower Fa : Moderate, Area A	cilities		5	\$2,800	
Raised Access Floor Vinyl Tile	5% 25% Now Broken/Missing Elem Location : Offices T Cracking/Crumbling, Location : Offices T Worn/Eroded, Extent Location : Offices T	Throughout 1st And Extent : Moderate Throughout 1st And : Moderate, Area A	2nd Flo , Area Aj 2nd Flo Iffected :	or ffected : 25% or 100%	53	\$20,700 \$10,400	
Interior Walls Concrete Masonry Unit	80% 2-4 Diagonal Cracks, Ex Location : Room M Horizontal Cracks, E Location : Perimete Vertical Cracks, Exte Location : Room M Water Penetration, E Location : From Lo	-8 And Perimeter V Extent : Moderate, A er Walls nt : Moderate, Area I-8 And Various Loc Extent : Moderate, A	Valls Irea Affe Affected rations T	cted : 20% d : 20% hroughout	5	\$27,000	
Gypsum Board Metal: Cage/Fence	10% 10%	wer Roojs	LIFE LIFE	* *	5	\$5,100	

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

#### Asset # : 2031

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	9%			2036	* *	5	\$10,000	
AcousTileSusp.Lay-In	Location Misaligne Location Staining/I	issing Elen 1 : 1st And d/Bulging, 1 : 1st And Discoloring	\$10,600 nents, Extent : Mode 2nd Floor Office An Extent : Moderate, 2nd Floor Office An , Extent : Light, Are out 2nd Floor	rea Area Aff rea	fected : 5%	5	\$3,300	
Exposed Struc: Concrete	Cracking/ Location Staining/I	ı : Radio S	, Extent : Light, Are			5	\$1,700	
Exposed Struc: Steel	65%	Now	\$665,900	LIFE	* *			
Gypsum Board		ı : Various	xtent : Moderate, A Locations In Main		cted : 5% **	5	\$13,800	
ite Enclosure							. ,	
Fence/Gates								
Chain Link	100%			2051	* *			
te Pavements								
On-Site Walkways Cast in Place Concrete	Sinking/Si		\$16,900 xtent : Moderate, A trance East Side	2036 rea Affec	* * cted : 20%			
Parking/Driveway								
Asphalt	Cracking/ Location Ponding, Location Sinking/Su	1 : Through Extent : Mo 1 : South Lo	oderate, Area Affect ot xtent : Moderate, A	ted : 5%	-			
Cast in Place Concrete	10%			2044	* *			
Electrical		Current	Renair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

#### Asset # : 2031

		0	Asset # : 2					
Electrical		Current	-		e Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								-
Service Equipment Fused Disc Sw	Location	servation, E 1 : Electrico tion : One -	Extent : Light, Area al Room 400 Ampere, One 6			5 npere Ma	\$300 ain Disconnect	
Transformers Dry Type	100%			2029	\$51,500	5	\$300	
Switchgear / Switchboard Molded Case Bkrs	100%			2031	\$125,300	5	\$1,900	
Raceway Conduit	100%			2031	\$21,300	1		
Panelboards Molded Case Bkrs	100%	1		2030	\$76,900	5	\$1,900	
Wiring Thermoplastic	100%			2031	\$43,600	1		
Motor Controllers Locally Mounted	100%			2029	\$177,100	5	\$500	
round Grounding Devices <u>Generic</u>	100%			LIFE	* *	5	\$1,100	
and-by Power Transfer Switches Automatic	100%			2044	* *	1	\$22,700	
Generators Diesel	100%			2040	* *	1	\$28,600	
	Location	ı : Generat	Extent : Light, Area or Enclosure Next I 1,250 Kilowatt Cap	To Teleco	mmunications Buil	lding		
Batteries Lead/Acid	100%			2025	\$4,700	5	\$2,700	
Fuel Storage Main Tank	Location	servation, E 1 : Outside	Extent : Light, Area Generator 2,500 Gallon Tank	2059 Affected	* *	5		
ghting Interior Lighting Fluorescent	-	ps And Fixt	ures, Extent : Light out The Building	2026 , Area Aj	\$353,100 ffected : 100%	10	\$23,700	
Fluorescent	5% T-8 Lamp	s And Fixtu	res, Extent : Light,	2036 Area Affe	* * ected : 100%	10	\$3,400	
HID LED	40%		out The Building	2026 2036	\$674,600 * *	10	\$1,000	

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

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

Asset # : 2031

	Current I	Repair	Future	Replacement	Ma	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
500/			2026	¢ 42,000	1		
5070			2020	\$24,100	1		
100%			2036	* *	10	\$200	
1000/			2021	<b>#2</b> (7,200	1	<b>#27</b> (00	
Other Obs Location	: Through	out The Building	Affected :		I	\$27,600	
1000/			2026	<b>#2(7,200</b>	1.2	¢ 45,500	
100%			2026	\$367,300	1-3	\$45,500	
	Current F	Repair	Future	e Replacement	Ma	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
80%	Now	\$800	2041	* *	1		
Location	: Steam Ro	oom 1st Floor	lrea Affec	eted : 10%			
	non . Leuk		2041	* *	1		
2070			2041		1		
100%	Now	<b>A7 1 1 0 0</b>					
Not in Ser Location	vice, Exten : Various	00			2	\$27,400	
Not in Ser Location Other Obs	vice, Exten : Various ervation, E	t : Severe, Area Affe	ected : 5%	6	2	\$27,400	
Not in Ser Location Other Obs Location	vice, Exten : Various ervation, E : Office Ai	t : Severe, Area Affe Offices Extent : Light, Area	ected : 5% Affected :	6 • 20%	2	\$27,400	
Not in Ser Location Other Obs Location Explanat	vice, Exten : Various ( ervation, E : Office Al tion : 40 El	t : Severe, Area Affe Offices Extent : Light, Area rea, Garage fectrical Radiants, I	ected : 5% Affected : Excessive	6 · 20% Noise On 3 Units			
Not in Ser Location Other Obs Location Explanat 80% Corroded,	vice, Exten : Various ( ervation, E : Office An tion : 40 El Now	t : Severe, Area Affe Offices Extent : Light, Area rea, Garage ectrical Radiants, 1 \$12,500 evere, Area Affectea	ected : 5% Affected : Excessive 2039	6 • 20%	2	\$27,400 \$2,900	
Not in Ser Location Other Obs Location Explanat 80% Corroded,	vice, Exten : Various ( ervation, E : Office A) tion : 40 El Now Extent : Se	t : Severe, Area Affe Offices Extent : Light, Area rea, Garage ectrical Radiants, 1 \$12,500 evere, Area Affectea	ected : 5% Affected : Excessive 2039	6 · 20% Noise On 3 Units			
Not in Ser Location Other Obs Location Explanat 80% Corroded, Location	vice, Exten : Various ( ervation, E : Office A) tion : 40 El Now Extent : Se	t : Severe, Area Affe Offices Extent : Light, Area rea, Garage ectrical Radiants, 1 \$12,500 evere, Area Affectea	ected : 5% Affected : Excessive 2039	6 · 20% Noise On 3 Units			
Not in Ser Location Other Obs Location Explanat 80% Corroded, Location 20%	vice, Exten : Various ( ervation, E : Office A) tion : 40 El Now Extent : Se	t : Severe, Area Affe Offices Extent : Light, Area rea, Garage ectrical Radiants, 1 \$12,500 evere, Area Affectea	ected : 5% Affected : Excessive 2039	6 · 20% Noise On 3 Units			
Not in Ser Location Other Obs Location Explanat 80% Corroded, Location 20%	vice, Exten : Various ( ervation, E : Office A) tion : 40 El Now Extent : Se	t : Severe, Area Affe Offices Extent : Light, Area rea, Garage ectrical Radiants, 1 \$12,500 evere, Area Affectea	ected : 5% Affected : <u>Excessive</u> 2039 ! : 10%	% • 20% <u>Noise On 3 Units</u> * *	4	\$2,900	
Not in Ser Location Other Obs Location Explanat 80% Corroded, Location 20%	vice, Exten : Various ( ervation, E : Office A) tion : 40 El Now Extent : Se	t : Severe, Area Affe Offices Extent : Light, Area rea, Garage ectrical Radiants, 1 \$12,500 evere, Area Affectea	ected : 5% Affected : <u>Excessive</u> 2039 ! : 10%	% • 20% <u>Noise On 3 Units</u> * *	4	\$2,900	
- - -	Total 50% 50% 100% 100% 100% 0ther Obs Location Explanat 80% 0ther Obs Location Explanat 20%	% of Total       Fail Date (Years)         50%	Total (Years)         50%         50%         50%         100%         100%         0ther Observation, Extent : Light, Area         Location : Throughout The Building         Explanation : CCTV Surveillance System         100%         100%         0ther Observation, Extent : Light, Area         100%         100%         100%         Surrent Repair         % of Fail Date Estimated Cost         Total (Years)         80% Now       \$800         Other Observation, Extent : Moderate, A         Location : Steam Room 1st Floor         Explanation : Leak At Main Valve	% of Total       Fail Date (Years)       Estimated Cost FY       Year FY         50%       2026         50%       2026         100%       2036         100%       2031         0ther Observation, Extent : Light, Area Affected : Location : Throughout The Building Explanation : CCTV Surveillance System       2026         100%       2026         100%       2026         100%       2031         0ther Observation, Extent : Light, Area Affected : Location : Throughout The Building Explanation : CCTV Surveillance System         100%       2026         100%       2026         % of Fail Date Estimated Cost Total (Years)       Year FY         80%       Now       \$800       2041         0ther Observation, Extent : Moderate, Area Affect Location : Steam Room 1st Floor Explanation : Leak At Main Valve       Steam Room 1st Floor	% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost FY50%2026\$43,900 2026\$24,100100%2036**100%2036**100%2031\$267,300 200%Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System\$2026100%2026\$367,30000%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%2026\$367,300100%50%S8002041\$80%Now\$8002041\$80%Now\$8002041\$80%Now\$8002041\$80%Now\$8002041\$80%Now\$8002041\$80%Now\$8002041\$80%Now\$8002041\$80%Now\$8002041\$80%Now\$8002041\$80% <td>% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost (Yrs)50%2026\$43,900150%2026\$24,1001100%2036**10100%2031\$267,30010ther Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System1100%2026\$367,3001-3Current RepairFuture Replacement FYMathematical Cost FY% of TotalFail Date (Years)Stimated Cost FYYear Stimated Cost FY10ther Observation, Extent : Moderate, Area Affected : 10% Location : Steam Room 1st Floor Explanation : Leak At Main Valve***1</td> <td>% of Total       Fail Date (Years)       Estimated Cost FY       Year FY       Estimated Cost (Yrs)       Estimated Cost (Yrs)         50%       2026       \$43,900       1         50%       2026       \$24,100       1         100%       2036       **       10       \$200         100%       2031       \$267,300       1       \$27,600         0ther Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System       1       \$27,600         100%       2026       \$367,300       1-3       \$45,500         100%       2026       \$367,300       1-3       \$45,500         Year       Estimated Cost FY       Fy       Estimated Cost (Yrs)       Estimated Cost (Yrs)         80%       Now       \$800       2041       **       1         Other Observation, Extent : Moderate, Area Affected : 10% Location : Steam Room 1st Floor Explanation : Leak At Main Valve       10%       1</td>	% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost (Yrs)50%2026\$43,900150%2026\$24,1001100%2036**10100%2031\$267,30010ther Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System1100%2026\$367,3001-3Current RepairFuture Replacement FYMathematical Cost FY% of TotalFail Date (Years)Stimated Cost FYYear Stimated Cost FY10ther Observation, Extent : Moderate, Area Affected : 10% Location : Steam Room 1st Floor Explanation : Leak At Main Valve***1	% of Total       Fail Date (Years)       Estimated Cost FY       Year FY       Estimated Cost (Yrs)       Estimated Cost (Yrs)         50%       2026       \$43,900       1         50%       2026       \$24,100       1         100%       2036       **       10       \$200         100%       2031       \$267,300       1       \$27,600         0ther Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System       1       \$27,600         100%       2026       \$367,300       1-3       \$45,500         100%       2026       \$367,300       1-3       \$45,500         Year       Estimated Cost FY       Fy       Estimated Cost (Yrs)       Estimated Cost (Yrs)         80%       Now       \$800       2041       **       1         Other Observation, Extent : Moderate, Area Affected : 10% Location : Steam Room 1st Floor Explanation : Leak At Main Valve       10%       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.

Asset # : 2031

Mechanical	Current Repair Future Replacement					М		
System Component Type	% of Total		Estimated Cost		Estimated Cost		aintenance Estimated Cost	Priorit
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	10%			2031	\$156,100	2	\$500	
	-	igerant, Ex 1 : 3 Units (	tent : Light, Area A In Roof	ffected :	10%			
Split Unit Window/Wall Unit No Component	10% 10% 70%			2036 2026	* * \$53,900	1		
Ventilation Distribution	1000/			LIFE	* *	2.5	¢ 41 200	
Ductwork/Diffusers Exhaust Fans	100%			LIFE	· · ·	2-5	\$41,200	
Interior Roof	Other Obs Location	Now servation, E 1 : Roof	\$11,100 Extent : Light, Area	2026 2026 Affected	\$126,300 \$221,100 :: 5%	2 2	\$500 \$1,400	
Plumbing	Explana	tion : 4 Fai	n Covers Missing					
H/C Water Piping								
Brass/Copper	70%			2041	* *	1		
Galvanized Steel	30%			2036	* *	1		
HW Heat Exchanger Steam Fired	100%			2041	* *	4	\$11,000	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
Fire Suppression Standpipe								
Generic	100%			2041	* *	1-5	\$37,300	
Sprinkler								
Generic	100%			2041	* *	1-2	\$20,700	
Chemical System Dry	Location	servation, E 1 : Outside	Extent : Light, Area Gas Refill Stations	2026 Affected	\$3,100 5 : 100%	1-3	\$7,300	
No Component	Explana 90%	tion : 2 Set	<u>&gt;</u>					
No Component	90%							

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address	: RIKERS ISLAND FACILITIES VISI : RIKERS ISLAND	FORS PROCESSING CENTER
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.160 / 2864	Yr Built/Renovated : 1991 /
Area Sq Ft	: 12,104	Project Type : CORRECTION
Date of Survey	: 08-Aug-2019	Landmark Status : NONE
Areas Surveyed	: Floors 1	
Block	: 2605 Lot : 40	BIN : 2109479

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Interior Architecture				\$144,700
Electrical		\$131,100		\$392,800
Mechanical		\$891,600		\$409,900
Site Pavements		\$641,700		
Total		\$1,664,400		\$947,300
Importance Code A				\$60,700
Importance Code B		\$1,022,700		\$886,600
Importance Code C		\$641,700		
Total		\$1,664,400		\$947,300
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$46,100	\$13,800		
Interior Architecture	\$23,200	\$2,700		\$300
Electrical	\$1,500	\$4,300	\$1,500	\$1,500
Mechanical	\$3,000	\$92,700	\$7,800	\$1,900
Site Enclosure	\$3,700			
Site Pavements	\$36,500			
Total	\$114,000	\$113,500	\$9,300	\$3,700
Importance Code A	\$46,900	\$13,900	\$800	
Importance Code B	\$26,400	\$99,500	\$8,500	\$3,700
Importance Code C	\$40,800			
Total	\$114,000	\$113,500	\$9,300	\$3,700



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

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

#### Asset # : 2864

Architecture	Current	Futur	e Replacement	M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prioriț
xterior							
Exterior Walls		<b>*</b> 4 < 4 < 6			_	<b>***</b>	
Metal Panel	75% 0-2	\$46,100	2051	* *	5	\$33,800	
	Corrosion/Rusting, E Location : Bottom (	-			roughout		
Window Wall	25%		2051	* *	5	\$22,500	
	Glazing Clouded, Ex		ffected :	10%			
	Location : South Si	de Of Building					
Windows					_		
Metal/Detention Type	100%		2051	* *	5	\$5,000	
Parapets	1000/						
Not Accessible	100%		<i>cc</i> 1	00/			
	Other Observation, E		ffected :	0%			
	Location : Through		N. V.	. A			
Roof	Explanation : Roof	Access Haich Lock	. По кеу	Available.			
Skylight, Plastic	3%		2044	* *	1		
Not Accessible	97%		2044		1		
	Other Observation, E Location : Through		ffected :	0%			
	Explanation : Roof		. No Kev	, Available.			
Soffits	1 5		,				
Metal, Corrugated	100%		2051	* *	1		
nterior							
Floors							
Cast in Place Concrete	60%		LIFE	* *	5	\$23,800	
	Cracking/Crumbling		, Area Aj	ffected : 25%			
	Location : Bathroo	ms / Locker Rooms					
Quarry Tile	5%		2044	* *	5	\$1,400	
Sheet Vinyl/Rubber	20%		2036	* *	5	\$5,400	
	Worn/Eroded, Extent Location : Through		Iffected :	15%			
Vinyl Tile	15% Now	\$7,200	2031	\$144,700	3	\$1,000	
	Broken/Missing Elen Location : Through		erate, Ar	ea Affected : 20%			
	Worn/Eroded, Extent	: Moderate, Area A	Iffected :	35%			
	Location : Through	out Office Areas Ar	ıd Locke	r Room			
Interior Walls							
Ceramic Tile	5%		2040	* *	5	\$1,000	
Fiberglass Panel	95%		LIFE	* *			

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

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

#### Asset # : 2864

			Asset # : Z	004				
Architecture	Current Repair Futu			Futur	uture Replacement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Ceilings AcousTileSusp.Lay-In	Water Per Location Other Obs Location	n : Kitchen, servation, E 1 : Through	\$15,500 xtent : Moderate, A Locker Room And Extent : Light, Area out Ceilings	Office - Affected	Cashier 1 And 2 Sp	5 pace	\$10,500	
			glass Reinforced P		* *		¢1 400	
Gypsum Board	5%			LIFE	* *	5	\$1,400	
te Enclosure Fence/Gates								
Aluminum Rail	Deformed Location Other Obs Location	n : Bus Pari servation, E	Extent : Light, Area de At Bus Parking			5	\$4,200	
Chain Link	95%			2051	* *			
On-Site Walkways Cast in Place Concrete	-	Crumbling,	\$36,500 Extent : Light, Are de Of The Building		* * ed : 5%			
Parking/Driveway Asphalt			\$641,700 Extent : Light, Are out	2040 ea Affecte	* * ed : 10%			
Electrical		Current	Repair	Futur	e Replacement	м	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
nder 600 Volts								
Service Equipment Molded Case Bkrs	Location	servation, E 1 : Electrico	Extent : Light, Area al Room Service Disconnec			5 eres	\$300	
Transformers Dry Type	100%			2036	* *	5		
Switchgear / Switchboard Molded Case Bkrs	100%			2041	* *	5	\$300	
Raceway Conduit	100%			2041	* *	1		
Panelboards Molded Case Bkrs	100%			2039	* *	5	\$300	
Wiring Thermoplastic	100%			2041	* *	1		

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

Asset # : 2864

	Asse	et # : 2004				
Electrical	Current Repair	Μ				
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
bround						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
tand-by Power						
Transfer Switches	1000/	2026	ate ate		<b>#2 5</b> 00	
Automatic	100%	2036	* *	1	\$3,700	
Generators Not Accessible	100%					
Batteries	10078					
Not Accessible	100%					
Fuel Storage	10070					
Not Accessible	100%					
lighting						
Interior Lighting						
Fluorescent	20%	2026	\$71,000	10	\$2,200	
	T-12 Lamps And Fixtures, Exte		ed : 100%			
	Location : Throughout The B	-				
Fluorescent	80%	2031	\$283,900	10	\$8,900	
	T-8 Lamps And Fixtures, Exten		d : 100%			
	Location : Throughout The B	uilding				
Egress Lighting Emergency, Service	50%	2031	\$7,200	1		
Exit, Battery	50%	2031	\$16,500	10	\$400	
Exterior Lighting	5070	2031	\$10,500	10	\$400	
HID	100%	2031	\$108,800	10		
Jarm			+,			
Security System						
Generic	100%	2031	\$43,800	1	\$4,500	
	Other Observation, Extent : Li		00%			
	Location : Throughout The B	U				
	Explanation : CCTV Surveill	ance Cameras				
Fire/Smoke Detection	1000/	2026	¢(0.200	1.2	¢7.500	
Generic, Digital	100% Other Observation, Extent : Li	2026	\$60,200	1-3	\$7,500	
	Location : Throughout The B		0070			
	Explanation : Strobe Lights,	-	Horns And Ald	urm Bells	r.	
			1107105111001100			
Mechanical	Current Repair	Future R	eplacement	Μ	aintenance	
System	% of Fail Date Estimat	ted Cost Year Es	timated Cost	Cycle	<b>Estimated</b> Cost	Priority
Component Type	Total (Years)	FY		(Yrs)		
leating Energy Source						
Electricity	100%	2041	* *	1		
Licenterty		2011		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.

#### Asset # : 2864

			A5501 # . Z	004				
Mechanical	Current Repair Future Replacement					Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating				•				
Conversion Equipment								
Heat Pump Air Sourced	90%			2029		2	\$3,400	
			tent : Moderate, A	rea Affect	ted : 100%			
	Location	-						
			Extent : Light, Area	Affected	: 100%			
	Location	-	C 11					
<b>-</b>	_	tion : 3 Roo	oftop Units				<b>.</b>	
Radiant Heater	10%	)		2031	\$60,700	2	\$600	
Terminal Devices Air Handler	1000/			2026	\$420,000	1	¢7.500	
All Handler	100%		tent : Moderate, A	2026 rag Affac	\$439,000 ted : 100%	1	\$7,500	
	Location	U U	ieni . Moueruie, Al	ей лујест	ieu . 10070			
Air Conditioning		5						
Energy Source								
Electricity	100%	1		2039	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2029	\$349,200	2	\$700	
			tent : Moderate, A		ted : 100%			
			e Terminal Units O	-	1000/			
	<i>k-22 kejr</i> <i>Location</i>	-	tent : Light, Area A	jjectea :	100%			
Distribution	Locuitor	<i>i</i> . 100j						
Ductwork/Diffusers	100%	1		LIFE	* *	2	\$15,700	
Terminal Devices								
Air Handler/Cool/Ht	100%	1		2026	\$452,600	1	\$7,500	
<i>v</i> entilation								
Distribution	1000/			LIPP	* *	2.5	¢ ( 700	
Ductwork/Diffusers	100%	)		LIFE		2-5	\$6,700	
Exhaust Fans Roof	100%			2026	\$45,300	2	\$400	
lumbing	10070			2020	\$75,500	2	\$ <del>1</del> 00	
H/C Water Piping								
Brass/Copper	100%	)		2041	* *	1		
Water Heater With Tanks								
Electric	100%	1		2026	\$45,600	4		
	Other Ob	servation, E	Extent : Light, Area	Affected				
	Location	n : Female	Locker Room					
	Explana	tion : 120 C	Gallon Unit					
Sanitary Piping	1000							
Cast Iron	100%	)		LIFE	* *	1		
Storm Drain Piping	100%			LIFE	* *	1		
Cast Iron Backflow Preventer	100%			LIFE	·	1		
Generic	100%			2031	\$10,400	1	\$700	
Fixtures	100/0			2031	ψ10,τ00	1	ψ/00	
Generic	100%	1						
ire Suppression	10070							

Fire Suppression

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

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

Asset # : 2864

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler	1000/		2041	* *	1.0	¢2,400	
Generic	100%		2041	* *	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.

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	<ul> <li>: 16-06 HA</li> <li>: BRONX</li> <li>: DOC0001</li> <li>: 202,636</li> <li>: 25-Apr-20</li> <li>: Floors 1</li> </ul>	1.150 / 2865	IKERS ISLAN	D Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1993 / 1998 : CORRECTION : NONE			
Block	: 2605	Lot	: 40	BIN	: 2096863			
CAPITAL				FY 2025 - 2028		FY 2029 - 2034		
Exterior Architec	ture			\$14,199,200		\$15,296,500		
Interior Architecture				\$6,203,300				
Electrical				\$176,600				
Mechanical				\$857,600		\$7,400,500		
Site Pavements				\$4,430,600				
Total				\$25,867,200		\$68,188,000		
Importance Code	А			\$14,199,200		\$15,703,000		
Importance Code	В			\$5,952,800		\$52,485,000		
Importance Code	С			\$5,715,200				
Total				\$25,867,200		\$68,188,000		
EXPENSE			FY 2025	FY 2026	FY 2027	FY 2028		
Exterior Architec	ture		\$31,900					
Interior Architect	ure		\$45,100			\$15,600		
Electrical			\$23,500	\$18,900	\$19,300	\$25,400		

Mechanical         \$4,400         \$4,800         \$12,200         \$3           Site Pavements         \$44,300         \$12,200         \$3           Total         \$149,100         \$23,800         \$31,500         \$44           Importance Code A         \$31,900         \$800         \$31,500	Total	\$149,100	\$23,800	\$31,500	\$44,800
Mechanical         \$4,400         \$4,800         \$12,200         \$3           Site Pavements         \$44,300         \$12,200         \$3           Total         \$149,100         \$23,800         \$31,500         \$44           Importance Code A         \$31,900         \$800         \$31,500	Importance Code C	\$9,900			
Mechanical         \$4,400         \$4,800         \$12,200         \$3           Site Pavements         \$44,300         \$123,800         \$31,500         \$44	Importance Code B	\$107,400	\$23,000	\$31,500	\$44,100
Mechanical         \$4,400         \$4,800         \$12,200         \$3           Site Pavements         \$44,300         \$44,300         \$12,200         \$3	Importance Code A	\$31,900	\$800		\$800
Mechanical \$4,400 \$4,800 \$12,200 \$3	Total	\$149,100	\$23,800	\$31,500	\$44,800
	Site Pavements	\$44,300			
Electrical \$23,500 \$18,900 \$19,300 \$25	Mechanical	\$4,400	\$4,800	\$12,200	\$3,900
	Electrical	\$23,500	\$18,900	\$19,300	\$25,400



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.

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

#### Asset # : 2865

rchitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls		2044 **	~	¢412 (00	1
Metal Panel	100% Now \$5,637,400	2044	5	\$413,600	1
	Broken/Missing Elements, Extent : Sever Location : Administration And Control				
	Deformed/Dented, Extent : Severe, Area	Affected : 20%			
	Location : Administration And Control	l Buildings			
	Other Observation, Extent : N/A, Area A	ffected : 100%			
	Location : Walls Of Cellular Structures	s Reported As Membrane H	Roof		
	Explanation : Component Clarification	n			
Windows					
Aluminum	100% Now \$7,817,700	2059 **	5	\$42,600	
	Air Infiltration, Extent : Severe, Area Af	fected : 50%			
	Location : Throughout	100 1 250/			
	Water Penetration, Extent : Moderate, A Location : Throughout	rea Affected : 25%			
Roof	Location : Infougnoui				
Single Ply Membrane	75% 0-2 \$744,100	2034 \$14,882,900			
Single T ly Weinbrahe	Punct/Tear/Impact Damage, Extent : Mo				
	Location : Food Service Cellular Struc	••	0		
	Other Observation, Extent : N/A, Area A				
	Location : Cellular Structures	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	Explanation : Location Noted				
Not Accessible	25%				
	Other Observation, Extent : N/A, Area A	ffected : 0%			
	Location : Administration And Food S				
	Explanation : No Access	0			
Soffits					
Metal Panel	100% Now \$31,900	2054 **	5	\$3,900	
	Broken/Missing Elements, Extent : Sever	00			
	Location : Administration Buildings A	nd Canopies Over On-site	Walkway	S	

Interior

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

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

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

### Asset # : 2865

Architecture	Current Repair Future Replacem			e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors	100/			LIPP	* *	~	¢155.000	
Cast in Place Concrete	10%		Extent : N/A, Area A	LIFE		5	\$155,800	
			vice Building	ijjecieu .	10070			
		tion : Loca	-					
Doursed Enory/Desin	2%		\$38,400	2029	\$768,800			
Poured Epoxy/Resin			Extent : Moderate					
			rvice Building	, 1110a 11 <u>j</u>	<i>Jecieu</i> . 570			
Ouerry Tile	3%			2039	* *	5	\$2,000	
Quarry Tile			\$75,700 ents, Extent : Seve			5	\$8,000	
		-	rvice Cellular Stru		Ajjecieu . 270			
			od, Extent : Moder		Affected · 20%			
			rvice Cellular	<i>uie</i> , 11/ <i>e</i> e	11 <i>jjeeteu</i> : 2070			
Sheet Vinyl/Rubber		Now	\$2,244,700	2034	\$22,447,000	5	\$133,500	
Sheet Villy/Rubber			: Moderate, Area			5	\$155,500	
			And Housing Area					
Vinyl Tile		Now	\$1,326,900	2034	\$6,634,500	3	\$46,700	
villyi The			ents, Extent : Mod		. , ,	3	\$40,700	
		n : Through		<i>cruic</i> , <i>1</i> 17	eu 1199eereu : 2576			
		•	: Moderate, Area A	Affected :	25%			
		n : Through		55				
Interior Walls								
Concrete Masonry Unit	15%		\$302,700	LIFE	* *	5	\$13,400	
			tent : Light, Area A	Iffected :	5%			
	Location	n : Food Sei	rvice Building					
Gypsum Board	20%		\$240,300	LIFE	* *	5	\$26,700	
			: Light, Area Affec					
	Location	n : Through	out Administration	And Cor	ntrol Buildings			
Metal Security Bars	15%			LIFE	* *	10	\$6,700	
Plywood/Hardboard	50%		\$741,600	LIFE	* *			
			: Light, Area Affec					
	Location	n : Holding	And Housing Area	s Within	Cellular Structures	5		
Ceilings	<b>.</b>	<b>N</b> T	¢105000	2024	<b>#2 017 000</b>			
Fiber Board		Now	\$195,900	2034	\$3,917,900			
			: Moderate, Area					
		0	out Administration				<b>*</b> • • <b>*</b> • •	
Metal Panel	10%		\$118,800	LIFE	* *	5	\$46,500	
		-	xtent : Moderate, A		cted : 20%			
		-	out Food Service B					
Plywood/Hardboard	55%		\$878,700	2044	* *	1		
			Extent : Light, Ard					
		-	And Housing Area			5		
			: Moderate, Area		10%			
	Location	n : Through	out Cellular Struct	ures				
		~						

### Site Enclosure

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

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

#### Asset # : 2865

			Asset # 12	000				
Architecture		Current	Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure								
Fence/Gates	1000/			2054	* *			
Chain Link	100%		7	2054				
			Extent : N/A, Area A		100%			
			Razor Ribbon At T	ор				
ite Pavements	Explana	tion : Aaai	tional Component					
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$3,200	2039	* *			
			ients, Extent : Mod		ea Affected : 5%			
		-	vs Connecting The					
			, Extent : Moderate					
	-	-	t Administration Bu	-	-			
Parking/Driveway								
Asphalt	75%	0-2	\$3,043,300	2037	* *			
	Cracking/	Crumbling	, Extent : Light, Are	ea Affecte	ed : 20%			
	Location	1 : Through	out					
	Sinking/St	ubsiding, E.	xtent : Moderate, A	rea Affe	cted : 2%			
	Location	1 : Drivewa	y Connecting The	Cellular	Structures			
Cast in Place Concrete	25%	0-2	\$1,387,300	2039	* *			
	Broken/M	issing Elen	ents, Extent : Seve	re, Area	Affected : 5%			
	Location	1 : Through	out					
	-	Crumbling 1 : Through	, Extent : Moderate out	e, Area Aj	ffected : 20%			
Activity Yard Cast in Place Concrete			\$41,100 , Extent : Light, Are out	2039 ea Affecto	* * ed : 25%			
Electrical		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2032	\$51,500	5	\$700	
			Extent : N/A, Area A	Iffected :	100%			
		ı : Mess Ha						
	Explana	tion : Vario	ous Dry Type Transj	formers	Rated At Various C	apacities	Ĩ	
Switchgear / Switchboard	1000/							
Not Accessible	100%							
Raceway	1000/			2024	¢000 100	1		
Conduit	100%			2034	\$880,100	1		
Panelboards Molded Case Bkrs	1000/			2022	¢000 100	E	ØE 200	
worded Uase Bkrs	100%			2033	\$923,100	5	\$5,300	

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

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

Asset # : 2865

Electrical	Current Rep	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Inder 600 Volts							
Wiring							
Thermoplastic	100%	2034	\$1,310,100	1			
Motor Controllers							
Not Accessible	100%						
iround							
Grounding Devices							
Not Accessible	100%						
tand-by Power							
Transfer Switches	1000/						
Not Accessible	100%						
Generators	1000/						
Not Accessible	100%						
Batteries	1000/						
Not Accessible	100%						
Fuel Storage Not Accessible	100%						
ighting	10070						
Interior Lighting							
Fluorescent	95%	2029	\$5,644,500	10	\$176,600		
Thublescent	T-8 Lamps And Fixtures			10	\$170,000		
	Location : Throughout						
HID	5%	2029	\$231,200	10	\$300		
Egress Lighting	0,10	202)	\$251,200	10	\$500		
Emergency, Service	45%	2029	\$108,200	1			
Emergency, Battery	2%	2042	**	10	\$1,000		
Exit, Service	45%	2029	\$75,800	1			
Exit, Battery	6%	2042	* *	10	\$800		
, <b>,</b>	Recent Installation, Exte	ent : N/A, Area Affected	: 100%				
	Location : Mess Hall,	West Facility					
Exit, Battery	2%	2029	\$11,100	10	\$300		
Exterior Lighting	_ · ·	_02)	<i><i><i></i></i></i>	- •	4000		
HID	25%	2029	\$455,500	10	\$200		
HID	5%	2034	\$91,100	10	· · ·		
No Component	70%		. ,				
larm							
Security System							
Generic	100%	2034	\$733,100	1	\$75,700		
	Other Observation, Exte		: 100%				
	Location : Throughout						
	Explanation : CCTV S	urveillance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2034	\$1,007,300	1-3	\$128,700		
	Other Observation, Exte		: 100%				
	Location : Throughout	•					
	-	ights, Smoke Detectors,	Horns, Alarm Bells	s, And Me	anual Pull		
	Stations						

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

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

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

Asset # : 2865

Mechanical	Current Repair	e Replacement	eplacement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating						
Energy Source						
Electricity	100%	2044	* *	1		
<b>Conversion Equipment</b>						
Radiant Heater	4%	2034	\$406,500	2	\$3,800	
	Other Observation, Extent : N/A, Area		100%			
	Location : Dinning Sprung, Other Loc					
	<i>Explanation : Electric Unit / Cabinet</i>	Heaters				
No Component	80%					
	Other Observation, Extent : N/A, Area	Iffected : (	0%			
	Location : Throughout					
	Explanation : Packaged Units Provide	e Electric .	Heating And Cool	ing, Rep	orted Under Air	
	Conditioning					
Not Accessible	16%		00 /			
	Other Observation, Extent : N/A, Area		)%			
	Location : Various Sprungs - Not Acc					
	Explanation : Electric Unit / Cabinet	Heaters				
Air Conditioning						
Energy Source Electricity	100%	2042	* *	1		
Conversion Equipment	10070	2042		1		
Ext Pkg Unit -	100%	2029	\$6,560,900	2	\$12,400	
Heating/Cooling	10070	2027	\$0,500,700	2	\$12,400	
freating, cooning	R-22 Refrigerant, Extent : Light, Area A	ffected : 1	00%			
	Location : Sprungs Exterior And Adm					
Ventilation	1 0		6 ,			
Distribution						
Ductwork/Diffusers	50% Now \$857,600	LIFE	* *	2-5	\$56,500	
	Broken, Extent : Moderate, Area Affecte	d : 2%				
	Location : Dinning Sprung - Kitchen	1rea				
	Corroded, Extent : Moderate, Area Affe	cted : 10%	ó			
	Location : Various Locations At Pack	aged Units	s - Sprungs Exteri	or		
	Insul. Deteriorating, Extent : Moderate	Area Affe	ected : 10%			
	Location : Various Locations At Pack	aged Units	s - Sprungs Exteri	or		
Not Accessible	50%					
	Other Observation, Extent : N/A, Area	Iffected : (	0%			
	Location : Various Sprungs - Not Acc	essible				
	Explanation : Interior Ductwork					
Exhaust Fans	-					
Interior	25%	2034	\$433,000	2	\$1,600	
Not Accessible	75%		-		-	
	Other Observation, Extent : N/A, Area	Iffected :	0%			
	Location : Various Sprungs - Not Acco	essible				
	Explanation : Interior Exhaust Fans					

#### Plumbing

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

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

Asset # : 2865

A3000 // 1 2000										
Mechanical	Current R	Repair	Futur	e Replacement	М	aintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
lumbing										
H/C Water Piping										
Brass/Copper	25%		2044	* *	1					
Not Accessible	75%									
	Other Observation, E.			0%						
	Location : Various S		ssible							
	Explanation : Coppe	er Piping								
Water Heater With Tanks										
Electric	10%		2029	\$22,800	4					
	Other Observation, E.		Affected	: 100%						
	Location : Dinning									
	Explanation : Two 1	20 Gallon Units								
Not Accessible	90%									
	Other Observation, E.	xtent : N/A, Area A	ffected :	0%						
	Location : Various S	Sprungs - Not Acce	ssible							
	Explanation : Electr	ric Water Heaters								
Sanitary Piping										
Cast Iron	25%		LIFE	* *	1					
Not Accessible	75%									
	Other Observation, E.			0%						
	Location : Various S	Sprungs - Not Acce	ssible							
	Explanation : Cast 1	ron Piping								
Fixtures										
Not Accessible	75%									
	Other Observation, E.			0%						
	Location : Various S		ssible							
	Explanation : Plumb	bing Fixtures								
Generic	25%									
ire Suppression										
Standpipe										
Not Accessible	75%									
	Other Observation, E.			0%						
	Location : Various S	Sprungs - Not Acce	ssible							
	Explanation : Stand	pipe								
Generic	25%		2044	* *	1-5	\$25,500				
Sprinkler										
Not Accessible	75%									
	Other Observation, E.			0%						
	Location : Various S	Sprungs - Not Acce	ssible							
	Explanation : Sprint	klers								
Generic	25%		2044	* *	1-2	\$14,200				

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

#### Page: 220

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS ISLAND FACILITIES/ COM	PLIANCE AND SAFETY CENTER
Address	: 12-00 HAZEN STREET RIKERS ISLA	ND
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.290 / 13709	Yr Built/Renovated : 1940 / 2002
Area Sq Ft	: 2,500	Project Type : CORRECTION
Date of Survey	: 08-Aug-2019	Landmark Status : NONE
Areas Surveyed	: Basement, Floors 1	
Block	: 2605 Lot : 40	BIN :

### CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$600	\$5,400	\$300	
Interior Architecture	\$8,000		\$500	
Electrical	\$300	\$57,100	\$200	\$300
Mechanical	\$300	\$300	\$700	\$300
Site Pavements	\$37,500			
Total	\$46,800	\$62,800	\$1,700	\$600
Importance Code A	\$700	\$5,600	\$400	\$100
Importance Code B	\$4,400	\$57,200	\$1,300	\$500
Importance Code C	\$41,600			



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

Asset # : 13709

Architactura					o Doulooomout			
Architecture	Current Repair F		Futur	Future Replacement		Maintenance		
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	\$1,100	
Stucco Cement	80%			2044	* *	5	\$10,600	
Windows								
Aluminum	100%			2047	* *	5	\$600	
Roof								
Asphalt Shingle	90%			2040	* *	10	\$1,100	
Roll Roofing	10%			2030	\$9,300	5	\$1,200	
Soffits								
Metal Panel	100%			2051	* *	5-10	\$19,900	
nterior								
Floors								
Carpet	30%			2030	\$28,700	3	\$1,300	
Cast in Place Concrete	20%			LIFE	* *	5	\$1,200	
Ceramic Tile	5%			2040	* *	5	\$100	
Raised Access Floor	15% N	low	\$2,300	2040	* *	5	\$800	
	Cracking/Cru	mbling,	Extent : Moderate	, Area A <u>j</u>	fected : 15%			
	Location : M	1ain Ro	om					
Vinyl Tile	30%			2036	* *	3	\$300	
Interior Walls	2070			2000		0	4000	
Concrete Masonry Unit	15% N	Jow	\$2,200	LIFE	* *	5	\$200	
concrete tracomy child			ent : Moderate, Ar		ed : 10%	5	\$200	
	Location : B			JJ				
			tent : Moderate, A	lrea Affe	cted : 20%			
					nd Mechanical Roo	om		
Currane Doord	85% N		\$1,900	LIFE	* *	5	\$2,100	
Gypsum Board			\$1,900 Extent : Moderate			3	\$2,100	
	Location : M	-		, Areu Aj	<i>Jeclea</i> . 1076			
				A				
	Location : M		xtent : Moderate, 2	4rea Ajje	cted : 10%			
0.11	Explanation	: Impac	t Damage					
Ceilings	1000/	т	¢1.500	LIPP	* *	-	<b>#2</b> 000	
Gypsum Board	100% N		\$1,500	LIFE		5	\$2,800	
		-	ents, Extent : Light	-	ffected : 15%			
	Location : E	asemen	t - Exposed Insula	tion				
ite Enclosure								
Fence/Gates	1000/			2051	* *			
Chain Link	100%			2051	* *			
Free Standing Walls	1000/			0051				
Masonry: Brick	100%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
ite Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2044	* *			
Pavers/Stone	10%			2040	* *			

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

#### Asset # : 13709

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements Parking/Driveway Asphalt	-		\$8,500 Extent : Light, Are	2040 va Affecte	* * ed : 10%			
Cast in Place Concrete	-		\$29,000 Extent : Light, Are	2044 ea Affecte	* * ed : 15%			
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts Service Equipment Molded Case Bkrs	Location	servation, E 1 : Electrico	Extent : Light, Area al Room Service Switch Ra			5	\$100	
Transformers	Explana	lion : Main	Service Switch Ka	ieu Al 00	0 Amperes			
Dry Type	100%			2036	* *	5		
Switchgear / Switchboard Molded Case Bkrs	100%			2041	* *	5	\$100	
Raceway Conduit	100%			2041	* *	1		
Panelboards Molded Case Bkrs	100%			2039	* *	5	\$100	
Wiring Thermoplastic	100%			2041	* *	1		
Motor Controllers Locally Mounted	100%			2036	* *	5		
Ground Grounding Devices Generic	100%			LIFE	* *	5		
ighting Interior Lighting Fluorescent	90%			2026	\$48,400	10	\$2,100	
			ures, Extent : Light out The Building	, Area Aj	<i>yected : 100%</i>			
Incandescent	10%			2026	\$6,300	2		
Egress Lighting Exit, Battery	100%			2031	\$5,600	10	\$200	
Exterior Lighting HID	100%			2036	* *	10		

Alarm

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

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

#### Asset # : 13709

lectrical	Current Repair Future Replacement Mai				laintenance			
vstem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component Type	Total	(Years)	Listimated Cost	FY	Estimated Cost	(Yrs)	Listillated Cost	111011
larm								
Security System								
Generic	100%			2031	\$9,000	1	\$900	
			Extent : Light, Area	Affected	: 100%			
		0	out The Building					
	Expland	ation : CCT	V Surveillance Can	neras				
Fire/Smoke Detection	1000	/		2021	¢12.400	1.0	¢1 (00	
Generic, Digital	100%			2031	\$12,400	1-3	\$1,600	
			Extent : Moderate, A out The Building	Area Affe	cted : 100%			
		-	-	0.11 Ct	Alarma Della I	T	1 5	
	Detecto		e Lights, Manual F	un statie	ons, Alarm Bells, F	iorns And	і Ѕтоке	
	200000							
lechanical		Current	Repair	Futur	e Replacement	М	aintenance	
ystem	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component	Total	(Years)		FY		(Yrs)	2500000000000	
Туре		. ,				. ,		
eating								
Energy Source	1000/	/		2041	* *	1		
Plant Campus Steam /	100%	0		2041		1		
PRV	Other Ob	servation h	Extent : Light, Area	Affected	· 100%			
		n : Basemer	-	лујестей	. 10070			
			n From Adjacent B	uilding				
Conversion Equipment	1		j					
Heat Exchanger, Plate &	100%	⁄ 0		2040	* *	1	\$1,200	
Frame								
	Other Ob	servation, H	Extent : N/A, Area A	Affected :	100%			
	Locatio	n : Basemer	ıt					
	Expland	ation : 1 Un	it					
Distribution								
Hot Wtr Piping/Pump	100%	0		2047	* *	4	\$100	
Terminal Devices								
Air Handler	50%			2036	* *	1	\$800	
Convector/Radiator	50%	Ó		2044	* *	1	\$400	
ir Conditioning								
Energy Source	100%	<u>(</u>		2047	* *	1		
Electricity Conversion Equipment	100%	U		2047		1		
Split Unit	100%	<i>/</i>		2036	* *			
			tent : Light, Area A					
	U U	0	The Building	jjeereu .				
			Extent : Light, Area	Affected	: 100%			
			The Building	- <u>,</u> ,				
		-	it Type Units					
	Explana							
entilation	Expland	anon : e spi	**					
entilation Distribution	Explant							

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

Asset # : 13709

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Exhaust Fans							
Interior	100%	2036	* *	2	\$100		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2051	* *	1			
HW Heat Exchanger							
Steam Fired	100%	2051	* *	4	\$200		
	Other Observation, Extent : Li	ght, Area Affected :	100%				
	Location : Basement						
	Explanation : 50 Gallon Uni	t					
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Generic	100%	2036	* *	1	\$200		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	50%						
Generic	50%	2051	* *	1-2	\$300		

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#### Print Date : 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address		: VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY : #1 HALLECK STREET @ EAST RIVER								
Borough	: BRONX	0 000 / 00//	Agency's Number	: V.C.B.C.						
Program / Asset #		0.000 / 2866	Yr Built/Renovated	: 1989 / 2011 : CORRECTION						
Area Sq Ft Date of Survey	: 310,000	010	Project Type	: CORRECTION : NONE						
·	: 15-Nov-2		Landmark Status	• NONE						
Areas Surveyed		t, Roof, Floors 1,4,5								
Block	: 2780	Lot : 73	BIN	: 2101256						
CAPITAL			FY 2025 - 2028		FY 2029 - 2034					
Exterior Architec	ture		\$1,518,100		\$2,421,300					
Interior Architect	ure		\$9,263,000		\$7,292,200					
Electrical			\$4,543,900		\$4,242,700					
Mechanical			\$15,712,900		\$13,222,500					
Site Pavements					\$874,700					
Total			\$31,038,000		\$28,053,300					
Importance Code	А		\$2,061,300		\$5,594,800					
Importance Code	В		\$24,652,600		\$21,102,700					
Importance Code	С		\$4,324,100		\$1,355,800					
Total			\$31,038,000		\$28,053,300					
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028					
Exterior Architec	ture									
Interior Architect	ure	\$85,900	\$42,300		\$27,600					
Electrical		\$62,800	\$55,400	\$56,300	\$50,500					
Mechanical		\$93,700	\$265,000	\$150,700	\$171,800					
Cite Deserves and		¢ 47 200	¢94.000	\$2,500	\$2,500					

Total	\$314,300	\$471,300	\$235,200	\$278,100
Importance Code C	\$47,300	\$84,000	\$3,500	\$3,500
Importance Code B	\$267,000	\$355,800	\$201,000	\$243,900
Importance Code A		\$31,500	\$30,700	\$30,700
Total	\$314,300	\$471,300	\$235,200	\$278,100
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Site Pavements	\$47,300	\$84,000	\$3,500	\$3,500
Mechanical	\$93,700	\$265,000	\$150,700	\$171,800
Electrical	\$62,800	\$55,400	\$56,300	\$50,500



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

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

#### Asset # : 2866

rchitecture		Current Repair Future Replacement			M			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	1000/			• • • • •		- 10	<b>**</b>	
Metal Panel		ervation, E : Through	Extent : Light, Area out	2041 Affected	* *	5-10	\$2,900,300	
			Is Ship Constructio ble On Dockside	n - Paint	ed Steel Plates Wei	lded Toge	ether. Exterior	
Windows								
Metal/Detention Type	98%			2041	* *	5	\$258,300	
Metal Louvers	2%			2040	* *	10	\$9,000	
Parapets Metal Rail	100%	Now	\$173,900	2036	* *	5	\$182,900	
Metal Kall			£175,900 Extent : Moderate,			5	\$182,900	
		: Through		111cu 11 <u>5</u> 5	<i>celea</i> : 10070			
Roof								
Metal Panel	80%	Now	\$209,500	2044	* *			
			xtent : Moderate, 2		cted : 30%			
		: Through		55				
		-	Extent : N/A, Area A	Iffected :	100%			
		: Through						
	Explana	tion : This	Component Is Actu	ally Pain	ted Steel Surfaces			
Skylight, Metal/Glass	2%		-	2041	* *	10	\$9,200	
Traffic Topping	18%	Now	\$214,600	2041	* *		4- )	
11 0	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 25%			
	Location	: Outdoor	Recreation Areas					
	Worn/Eroc	led, Extent	: Severe, Area Affe	cted : 50	%			
	Location	: Outdoor	Recreation Areas					
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Outdoor	Recreation Areas					
	Explana	tion : Steel	Deck Is Covered V	Vith Ceme	entitious Deck Topp	ping		
erior								
Floors								
Carpet	1%			2025	\$83,500	3	\$9,400	
Quarry Tile	2%			2036	* *	5	\$14,100	
Raised Access Floor	3%			2034	\$818,500	5	\$52,900	
Sheet Vinyl/Rubber	3%		\$672,100	2041	* *	5	\$10,600	
			amage, Extent : Se	vere, Are	a Affected : 25%			
		: Kitchen						
Steel Plate		Now	\$2,904,600	LIFE	* *	1		
		0	xtent : Moderate, 2	00				
	Location And Bati		lechanical, Genero	tor, Pota	ble Water Tank Ro	oms, Cor	ridors, Showers	
Tueffee Touris			\$252 COO	20.41	* *	F	¢0.000	
Traffic Topping		Now Crumbling	\$253,600 Extent : Savara A	2041 rea Affec		5	\$8,800	
	-	-	Extent : Severe, A	геи Ајјес	ieu : 2570			
		: Gymnas			<b></b>		<b>*</b>	
Vinyl Tile		Now	\$561,100	2031	\$5,610,800	3	\$75,800	
	-	-	Extent : Moderate	e, Area A <u>j</u>	<i>jected : 40%</i>			
	Location	: Through	out					

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

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

Asset # : 2866

Architecture		Current	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nterior									
Interior Walls	20/								
Fiberglass Panel	3%			LIFE	* *	-	<b>001 500</b>		
Glass: Single Pane	3%		<b>\$2</b> (04 <b>2</b> 00	LIFE	* *	5	\$21,500		
Metal Security Bars	-	erable, Exte	\$2,684,200 ent : Severe, Area A ors Inoperable	LIFE Iffected :					
Steel Plate	84%	Now	\$1,639,800	LIFE	* *	5	\$481,100		
		n : Corridor	xtent : Moderate, A s, Showers, Bathro			ıl, Plumb	ing And Janitor		
Ceilings	1 = 0 /			2026		_			
AcousTileSusp.Lay-In	15%			2036	* *	5	\$70,500		
Exposed Struc: Steel	20%			LIFE	* *	_			
Metal Panel		Now ted Finish.	\$547,500 Extent : Moderate,	LIFE Area Aff	* * fected : 50%	5	\$205,600		
		ı : Through							
	-	Discoloring 1 : Through	Extent : Moderate out	e, Area Aj	ffected : 50%				
Metal Panel	30%			LIFE	* *	5	\$176,200		
	Location	ı : Inmate (	Extent : N/A, Area A Cells Component Is Actu						
ite Enclosure	Блрийни		component 15 Meta	uny siee	<i>i</i> 1 <i>iuic</i> 5.				
Fence/Gates									
Chain Link	100%			2041	* *				
ite Pavements									
On-Site Walkways									
Metal	100%			2041	* *	1-3	\$276,800		
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%				
	Location	1 : From Pa	erking Lot To Barge	2					
	Explana	tion : Dock	Planks						
Parking/Driveway									
Asphalt	-		\$43,700 Extent : Moderate out	2034 e, Area A <u>j</u>	\$874,700 ffected : 20%				
Electrical		Current	Repair	Futur	e Replacement	м	aintenance		
System	% of		Estimated Cost	Year	Estimated Cost		Estimated Cost	Priorit	
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 110110	
Inder 600 Volts				-				-	
Service Equipment									
Air Circuit Breaker	100%			2031	\$457,500	5	\$1,600		
			Extent : Light, Area				-		
	Location	n : Generat	or Room In The Ba	sement A	lrea				
	Explana	tion : Two I	Main Service Prote	ctors Ra	ted At 4,000 Ampe	res			

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

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

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

Asset # : 2866

Electrical	Current Repair	- Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts							
Transformers							
Dry Type	100%	2029	\$26,900	5	\$1,100		
Switchgear / Switchboard Molded Case Bkrs	100%	2031	\$457,500	5	\$8,200		
Raceway Conduit	100%	2031	\$459,000	1			
Panelboards Molded Case Bkrs	100%	2030	\$481,500	5	\$8,200		
Wiring Thermoplastic	100%	2031	\$683,300	1			
Motor Controllers							
Locally Mounted	5%	2029	\$31,300	5	\$100		
Motor Control Center	95%	2029	\$833,900	5	\$8,000		
Ground Grounding Devices Not Accessible	100%						
Stand-by Power							
Transfer Switches Automatic	100%	2029	\$105,000	1	\$95,400		
Generators Diesel	100%	2027	\$109,200	1	\$120,100		
	Other Observation, Extent : Location : Basement Gen Explanation : Two 2,000	erator Room And Fifth	h Floor Mechanica				
Batteries			<i>I</i>	2			
Lead/Acid	100%	2025	\$2,500	5	\$11,500		
Fuel Storage							
Day Tank	50%	2030	\$12,900	5			
	Other Observation, Extent . Location : Basement Gen Explanation : Two 2500 A	erator Room And Fifth	h Floor Mechanica	al Room			
Main Tank	50%	2034	\$38,600	5			
	Other Observation, Extent Location : Bottom Level	: Light, Area Affected		-			
	Explanation : Two 40,000	Gallon Capacity					
ighting Interior Lighting							
Interior Lighting Fluorescent	85% T-12 Lamps And Fixtures, I		\$4,029,900 fected : 100%	10	\$241,700		
Fluorescent	Location : Throughout Th 10% T-8 Lamps And Fixtures, Ex	2031 stent : Light, Area Affe	\$474,100 ected : 100%	10	\$28,400		
	Location : Throughout Th						
LED	5%	2039	* *				

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

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

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

Asset # : 2866

		A3561 # . 200				aintenance	
Electrical	Current R	epair	Future	Replacement	Ma		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Egress Lighting Emergency, Service Exit, Service	50% 50%		2026 2026	\$96,000 \$67,200	1 1		
Exterior Lighting HID LED	20% 80%		2031 2039	\$290,800 * *	10	\$200	
larm	0070		2037				
Security System Generic	100% Other Observation, E: Location : Througho Explanation : CCTV	xtent : Light, Area Aj out The Facility	-	* * 100%	1	\$115,800	
Fire/Smoke Detection Generic, Digital	100%		2039	* *	1-3	\$191,000	
Mechanical	Current R	lepair	Future	Replacement	Ma	aintenance	
System Component Type		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
eating Energy Source Fuel Oil No 2	100%		2041	* *	5	\$96,000	
Conversion Equipment Steam Boiler	100% Now Other Observation, E: Location : Lower Le Explanation : 3 Univ	\$543,200 ktent : Light, Area Aj vvel Boiler Room	2029 ffected :	\$2,716,000 100%	1	\$276,300	
Distribution Steam Piping/Pump	100% Now Corroded, Extent : Se Location : Piping Th Leak Evident, Extent : Location : Pressure Malfunctioning, Exten Location : Various V	\$499,100 vere, Area Affected : woughout Moderate, Area Aff Reducing Valves In A t : Severe, Area Affe	2041 60% Pected : 2 Boiler R	* * 20% 00m			
Terminal Devices Air Handler	95% 0-2 Corroded, Extent : Mo Location : Througho	oderate, Area Affecte	2026 ed : 30%	\$5,570,800	1	\$163,900	
Unit Heater - Steam	5%		2026	\$88,500	4	\$2,100	
ir Conditioning							

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

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

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

Asset # : 2866

			/						
lechanical		Current I	Repair	Futur	e Replacement	Μ	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ir Conditioning Conversion Equipment Centrifugal,Compressor Turbine	. 100%			2040	* *	1	\$335,500		
		efrigerant, 1 1 : 6 Sets, Ro	Extent : Light, Area oof	Affected	! : 100%				
Distribution CW & CHW Wtr Pipe/Pump	100%	0-2	\$10,100	2031	\$503,900	4	\$15,300		
	Other Observation, Extent : Moderate, Area Affected : 10% Location : Mechanical Equipment Room Explanation : Expansion Tank Leaking Water And Air								
Terminal Devices Air Handler/Cool/Ht	100%			2026	\$6,046,300	1	\$191,700		
Heat Rejection Dry Cooler	100%			2036	* *	2	\$215,900		
entilation Distribution Ductwork/Diffusers	Corroded,	Now Extent : M a : Various A	\$273,700 oderate, Area Affec Areas	LIFE cted : 109	**	2-5	\$172,900		
Exhaust Fans Interior	100%			2026	\$1,382,000	2	\$9,500		
umbing H/C Water Piping Brass/Copper	100%	consticut E	xtent : Light, Area	2031	\$4,002,100	1			
	Location	i : Mechani	cal Equipment Roc 2 Ultraviolet Potab	om		ervice.			
HW Heat Exchanger Steam Fired	100% Corroded,	Now	\$150,700 evere, Area Affected	2041	**	4	\$30,700		
	Location Other Obs	i : Various I	xtent : Severe, Area						
			iers And Mixing Va	ilves Defe	ective.				
Sanitary Piping Cast Iron		/Clogged, E	\$78,500 Extent : Severe, Are ts In Drains Causir			1 quipment	t Room		
Sump Pump(s) Non-Submersible	100%			2026	\$62,400	4	\$9,800		
Sewage Ejector(s) Electric	100%			2026	\$163,200	4	\$18,500		

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

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

Asset # : 2866

Mechanical	Current Repair	Futu	re Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
lumbing									
Backflow Preventer									
Generic	100%	2031	\$139,200	1	\$19,000				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Pier								
	Explanation : Located On Shore								
Fixtures									
Generic	100%								
	Other Observation, Extent : Severe, Are	ea Affecte	ed : 2%						
	Location : Law Library								
	Explanation : Water Closet Broken								
ertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2 Units From Basement To		r, 2 Units From M	ain Deck	, 1st To 3rd				
	Floor, 1 Unit From Basement To 1st I	Floor							
	Explanation : 4 Passenger, 1 Freight								
ire Suppression									
Standpipe	1000/	2021	¢1 424 000	15	¢1( <b>2</b> ,100				
Generic	100%	2031	\$1,434,800	1-5	\$162,100				
Sprinkler	1000/	2021	¢ 4 200 200	1.0	<b>#07.000</b>				
Generic	100%	2031	\$4,309,200	1-2	\$86,800				
Fire Pump	1000/	2025	<b>#207</b> 500	1	<b><b><b></b></b></b>				
Generic	100%	2027	\$297,500	1	\$57,900				
Chemical System	222/								
No Component	99%		<b>.</b>		<b>.</b>				
Generic	1%	2026	\$200	1-3	\$700				
	Other Observation, Extent : Light, Area	i Affected	: 100%						
	Location : Kitchen								
	Explanation : 1 Set								

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

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address	: BAIN CORF : HUNTS POI				BARGE PIER CK ST	
Borough	: BRONX				Agency's Number	: N/A
Program / Asset #	: DOC0011.10	0 / 1410	2		Yr Built/Renovated	:
Area Sq Ft	: 4,140				<b>Project Type</b>	: CORRECTION
Date of Survey	: 25-Feb-2020				Landmark Status	: NONE
Areas Surveyed	:					
Block	: 2780	Lot	:	73	BIN	:

### CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$2,300			
Total	\$2,300			
Importance Code A				
Importance Code B				
Importance Code C	\$2,300			
Total	\$2,300			



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

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

Asset # : 14102

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

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

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

#### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS ISLAND FACILITIES CON	CRETE PIER
Address	: RIKERS ISLAND NORTH END	
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.144 / 1837	Yr Built/Renovated :
Area Sq Ft	: 9,197	Project Type : CORRECTION
Date of Survey	: 12-Mar-2020	Landmark Status : NONE
Areas Surveyed	:	
Block	: 2605 Lot : 40	BIN :

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Piers		\$1,783,300		\$1,044,100
Total		\$1,783,300		\$1,044,100
Importance Code A		\$1,192,600		\$429,600
Importance Code B		\$590,700		\$614,400
Total		\$1,783,300		\$1,044,100
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$102,600			\$13,400
Total	\$102,600			\$13,400
Importance Code A	\$65,500			
Importance Code B	\$37,100			\$13,400
Total	\$102,600			\$13,400



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.

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

#### Asset # : 1837

	A5501 # .	1007					
Piers	Current Repair	Future R	eplacement	Μ	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tructural Deck							
Concrete	40% 0-2 \$416,600 Spalling, Extent : Severe, Area Affect Location : Underdeck		* *	5	\$6,900		
Concrete	10% 4+ \$26,000 Cracking, Extent : Moderate, Area Ay Location : Deck Surface Spalling, Extent : Moderate, Area Aff Location : Deck Surface	ffected : 10%	* *	5	\$1,700		
Timber	25% Aging, Extent : Moderate, Area Affec Location : Access Walkway	LIFE ted : 100%	* *	5	\$9,700		
Not Accessible	25%						
Pile Caps Timber	10% Now \$92,100 Broken, Extent : Severe, Area Affected Location : Pile Cap Ends		* *	4	\$7,200		
Timber	90% Other Observation, Extent : Light, Ar Location : Entire Length Of Pile Co Explanation : Age		* *	4	\$65,000		
Piles and Bracing							
Timber	5% Now \$55,000 Broken, Extent : Severe, Area Affected Location : Bracing Elements		* *	4-5	\$2,100		
Timber	20% 2-4 \$219,800 Rotting/Splitting, Extent : Moderate, Location : Isolated Piles In Tidal Ze Marine Borer Infestation, Extent : Se Location : Primarily At Offshore En	Area Affected : one vere, Area Affeo		4-5	\$8,200		
Timber		) LIFE Area Affected :	* *	4-5	\$10,300		
Not Accessible	50%						
ender							
Facing Timber	60% Other Observation, Extent : Moderat Location : Mid-level Elements At B. Explanation : Age			3	\$27,900		
Timber	40% Now \$99,400 Rotting/Splitting, Extent : Severe, Are Location : Primarily At Top Element Marine Borer Infestation, Extent : Se Location : Bottom Elements In Tida	ea Affected : 50 nts vere, Area Affec		3	\$14,000		

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

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

#### Asset # : 1837

Piers	Current	Repair	Futur	e Replacement	Μ	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Fender								
Piles	00/ 11	¢00.000	2016	* *	2.5	¢15.000		
Steel	8% Now Corrosion, Extent : S Location : Tidal Zo	•••	2046 d : 30%	Υ.Υ.	3-5	\$15,800		
Steel	17% 2-4 Corrosion, Extent : M Location : At Breas	•••	2046 cted : 10	* *	3-5	\$33,600		
Timber	15% Now Broken, Extent : Seve Location : At Offsh		2046 100%	* *	4	\$3,300		
No Component Not Accessible	40% 20%							
Deck Elements								
Railing Fencing	43% 4+	\$5,600	2032	\$56,000	3	\$100		
	Corrosion, Extent : L Location : Primari							
Fencing	47% Now Broken, Extent : Seve Location : Severe L Loose Connections, L Location : Chain-li	Damage At West End Extent : Severe, Are	d Of Tim a Affecte	ed : 70%	3 19	\$200		
No Component	10%							
Coping/Curb								
Timber	70% Rotting/Splitting, Ext Location : Isolated		LIFE fected : .	* *				
No Component	30%							
Electrical								
Conduit Steel	100% Now Broken, Extent : Ligh Location : Widespr	nt, Area Affected : 1		\$429,600				
Lighting Fixture								
Sodium	88% Now Other Observation, I Location : 17 Fixtu Explanation : Disco	res At Asset Total	2025 Area Affe	\$95,300 octed : 5%				
Sodium	12% Now Broken, Extent : Ligh Location : Two Fix			\$13,000 ess Walkway				

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

#### Page: 237

### Print Date : 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name		D FACILITIES FERF	RY DOCK'S CONCR	RETE TRESTLE
Address	: RIKERS ISLAN	D NORTH END		
Borough	: BRONX		Agency's Number	: N/A
Program / Asset #	: DOC0001.143 / 1	1836	Yr Built/Renovated	:
Area Sq Ft	: 930		Project Type	: CORRECTION
Date of Survey	: 12-Mar-2020		Landmark Status	: NONE
Areas Surveyed	:			
Block	: 2605 Lo	ot : 40	BIN	:

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Piers		\$55,600		
Total		\$55,600		
Importance Code A		\$55,600		
Total		\$55,600		
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$28,200			
Total	\$28,200			
Importance Code A	\$28,200			
Total	\$28,200			



- 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.
  - 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

	A3501#.1	000				
Piers	Current Repair Future Replacement Maintenance			aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural						
Deck						
Concrete	25%	LIFE	* *	5	\$400	
	Cracking, Extent : Light, Area Affected Location : Deck Surface	: 50%				
Not Accessible	75%					
Pile Caps						
Timber	50% Other Observation, Extent : Light, Area Location : Entire Length Of Pile Caps Explanation : Age		**	4	\$3,700	
Timber	10% Now \$9,300 Rotting/Splitting, Extent : Severe, Area . Location : End Of Pile Caps Other Observation, Extent : Severe, Are Location : Along Face Of Trestle Explanation : Crushing			4	\$700	
Not Accessible	40%					
Piles and Bracing						
Timber	45% 2-4 \$50,000 Rotting/Splitting, Extent : Moderate, Ar Location : Isolated Piles In Tidal Zone		* * ed : 50%	4-5	\$1,900	
Timber	5% Now \$5,600 Broken, Extent : Severe, Area Affected : Location : Bracing Elements	LIFE 70%	* *	4-5	\$200	
Not Accessible	50%					
eck Elements Coping/Curb						
Timber	100% Rotting/Splitting, Extent : Light, Area A Location : Isolated Locations	LIFE ffected : 5	* *			
lectrical						
Conduit						
Steel	100% Now \$4,800 Broken, Extent : Light, Area Affected : I Location : 30 Linear Feet On East Sia		\$16,100 k			
Lighting Fixture						
Sodium	100% Now \$1,300 Broken, Extent : Light, Area Affected : I Location : Two Light Fixtures	2025 70%	\$12,700			

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

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF				
Address	: RIKERS ISLAND NORTH END, WEST OF MARINA				
Borough	: BRONX	Agency's Number : N/A			
Program / Asset #	: DOC0001.240 / 13508	Yr Built/Renovated :			
Area Sq Ft	: 6,930	Project Type : CORRECTION			
Date of Survey	: 10-Mar-2020	Landmark Status : NONE			
Areas Surveyed	:				
Block	: 2605 Lot : 40	BIN :			

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$673,900	
Total	\$673,900	
Importance Code A	\$673,900	
Total	\$673,900	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$29,700			\$8,600
Total	\$29,700			\$8,600
Importance Code A	\$23,000			
Importance Code B	\$6,700			\$8,600
Importance Code C				
Total	\$29,700			\$8,600



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

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.

Page: 240

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

#### Asset # : 13508

Piers	Current Repair	Future	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tructural							
Deck							
Concrete	27% Now \$106,000 Corrosion of Reinforcement, Extent : Se Location : Underdeck - Northern 125 Spalling, Extent : Severe, Area Affected Location : Underdeck - Northern 125	Feet : 100%	* * a Affected : 100%	5	\$3,500		
Concrete	23% 4+ \$90,300 Other Observation, Extent : Moderate, A Location : Underdeck - Southern 105 Explanation : Delaminated Areas		* * cted : 50%	5	\$3,000		
Concrete	23% Surface Wearing/Scaling, Extent : Light, Location : Deck Surface - Southern 10		* * fected : 100%	5	\$3,000		
Not Accessible	27%						
Deck Surface Asphalt No Component	55% 45%	2044	* *	5	\$4,200		
Pile Caps	-						
Concrete	45% Cracking, Extent : Light, Area Affected . Location : Southern 105 Feet Discolor & Bleeding, Extent : Light, Are Location : Southern 105 Feet		* * d : 5%	5	\$200		
Timber	55% Now \$63,600 Broken, Extent : Severe, Area Affected : Location : Offshore Ends Of Caps Excess Deflections, Extent : Severe, Area Location : Adjacent To Bulkhead		* * 1 : 30%	4	\$29,900		

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

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

#### Asset # : 13508

		10000				
Piers	Current Repair	Current Repair Future Replacement			Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Structural						
Piles and Bracing						
Steel	5% 4+ \$23,0 Other Observation, Extent : Modera Location : Offshore H-piles South Explanation : Knife Edging	ate, Area Affect	* * ted : 40%	5	\$5,300	
Steel	25%	LIFE	* *	5	\$26,600	
	Corrosion, Extent : Light, Area Affe Location : Splash Zone Missing Coating, Extent : Light, Are Location : Splash Zone	ected : 30%	0%	J	\$20,000	
Timber	20% Now \$165,6 Broken, Extent : Severe, Area Affect Location : Offshore Two Rows Of Marine Borer Infestation, Extent : S Location : Offshore Two Rows Of	ted : 100% Piles And All ( Severe, Area Af		4-5	\$6,200	
Timber	30% 2-4 \$248,5 Rotting/Splitting, Extent : Moderate Location : Center Piles Above Me	00 LIFE e, Area Affected	* * l : 40%	4-5	\$9,300	
Not Accessible	20%					
ender						
Wales and Chocks						
Timber	90%	2040	* *	4	\$13,100	
Timber	5% Now \$6,7 Missing Part, Extent : Severe, Area Location : Isolated Missing Chock	Affected : 100		4	\$700	
No Component	5%					
Piles						
Timber	60% Rotting/Splitting, Extent : Light, Ard Location : At Tops Of Piles	2040 ea Affected : 20	* * )%	4	\$4,000	
No Component	5%					
Not Accessible	35%					
Deck Elements						
Coping/Curb						
Timber	100%	LIFE	* *			

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: BAIN CORRECTIONAL CENTER BARGE BULKHEAD					
Address	: HUNTS POINT FOOT OF HALLECK ST.					
Borough	: BRONX	Agency's Number : N/A				
Program / Asset #	: DOC0011.000 / 13476	Yr Built/Renovated :				
Linear Ft	: 1,183	Project Type : CORRECTION				
Date of Survey	: 25-Feb-2020	Landmark Status : NONE				
Areas Surveyed	:					
Block	: 2780 Lot : 2	BIN :				

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Bulkheads		\$237,300		\$83,700
Total		\$237,300		\$83,700
Importance Code A		\$237,300		
Importance Code B				\$83,700
Total		\$237,300		\$83,700
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$400	\$100		\$100
Total	\$400	\$100		\$100
Importance Code A				
Importance Code B	\$400	\$100		\$100
Total	\$400	\$100		\$100



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

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

Page: 243

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

#### Asset # : 13476

Bulkheads	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Sheet Piles							
Steel	40% 4+	\$237,300	LIFE	* *			
	Corrosion, Extent : M	loderate, Area Affe	cted : 10	0%			
	Location : Splash Z	one					
Not Accessible	60%						
Pile Caps							
Concrete	2%		LIFE	* *	5	\$100	
No Component	98%						
Backfill							
Fill							
Not Accessible	100%						
Surface							
Concrete	2%		2040	* *	5	\$300	
Gravel	28%		2040	* *	2-5	\$1,000	
Topsoil	70%		2029	\$83,700	5	\$3,900	

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

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS ISLAND FACILITIES GRA	VITY WALL	
Address	: RIKERS ISLAND NORTH END		
Borough	: BRONX	Agency's Number	: N/A
Program / Asset #	: DOC0001.230 / 13475	Yr Built/Renovated	:
Linear Ft	: 287	Project Type	: CORRECTION
Date of Survey	: 10-Mar-2020	Landmark Status	: NONE
Areas Surveyed	:		
Block	: 2605 Lot : 40	BIN	:

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Bulkheads		\$508,100		\$50,100
Total		\$508,100		\$50,100
Importance Code A		\$508,100		
Importance Code B				\$50,100
Total		\$508,100		\$50,100
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$56,600			
Total	\$56,600			
Importance Code A				
Importance Code B	\$56,600			
Total	\$56,600			



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

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

#### Asset # : 13475

Bulkheads	Cu	rrent Rep	air	Futur	e Replacement	M	aintenance	
ystem Component Type		Date Es ears)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ructural								
Gravity Wall								
Stone	45% N		\$508,100	LIFE	* *	5	\$10,900	
	*		ent : Severe, Ar ortions 30 Feet	00	ed : 100% uth Of Pier And 10	00 Feet L	ong North Of	
Stone	45%			LIFE	* *	5	\$10,900	
Not Accessible	10%							
ackfill Fill Topsoil	45% N Erosion, Exten Location : At	t : Severe,	\$21,900 Area Affected : d Areas	2071 50%	* *			
Not Accessible	55%							
Surface								
Asphalt	10% 4	.+	\$4,700	2046	* *	5	\$200	
	Cracking, Exte Location : Co		rate, Area Affec er Entrance	ted : 5%				
Topsoil	Erosion, Exten Location : Ac Settlement, Ext	ljacent To ent : Mod	\$15,000 ate, Area Affecta Collapsed Area erate, Area Affe Collapsed Area	is ected : 10		5	\$300	
Topsoil	45% N Missing Part, I Location : At	Extent : Se	\$15,000 were, Area Affe d Areas	2031 cted : 50	\$25,000	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.

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

#### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

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

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Bulkheads		\$1,644,100		\$2,480,200
Total		\$1,644,100		\$2,480,200
Importance Code A		\$601,700		
Importance Code B		\$1,042,400		\$2,407,800
Importance Code C				\$72,400
Total		\$1,644,100		\$2,480,200
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$18,400	\$100		
Total	\$18,400	\$100		
Importance Code A				
Importance Code B	\$18,400	\$100		
Total	\$18,400	\$100		



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

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

#### Asset # : 13473

lulkheads	Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ructural							
Gravity Wall							
Concrete	1% Now	\$601,700	LIFE	* *	5	\$700	
	Displaced Elements, . Location : 1,580 Fe Disconnected Progressing Scour, Ez	et East Of Bridge:	Headwal	l Is Rotating And G	Outfall P	tipe Is	
	Location : 525 Feet		00		ndation		
	Settlement, Extent : L	, 0		ng Oj Ouijuli Pou	пишіоп		
	Location : 1,050 Fe Roadyway 50 Feet I	et East Of Bridge:	Settlemer		ident Fra	om Depression In	
No Component	99%						
Revetment	<i>,,,,</i>						
Stone	70%		LIFE	* *	5	\$72,400	
No Component	15%		211 2		U U	¢, <u>_</u> ,	
Under Construction	15%						
	Other Observation, E	xtent : Light, Area	Affected	: 0%			
nckfill	Location : North Sh East-northeast Explanation : Const		tely 1,600	) Feet Due North A	1nd 800 .	Feet At	
Fill							
Topsoil	13% Now	\$572,400	2071	* *			
Topson	Erosion, Extent : Seve						
	Location : Sloughin North-northwest An	g Above Revement	Along No		00 Feet.	4 <i>t</i>	
Not Accessible	72%						
Under Construction	15%						
Surface							
Asphalt	15%		2040	* *	5	\$29,600	
Concrete	2% Now	\$229,000	2046	* *	5	\$2,000	
	Other Observation, E	xtent : Severe, Area	a Affected	d : 10%			
	Location : 2 Locatio Area And West-sout Explanation : Unde	hwest Adjacent To I	-	At North-northwe	st Adjace	ent To Parking	
Topsoil	56%		2029	\$1,874,500	5	\$45,200	
	12% Now	\$241,000	2031	\$401,700	5	\$4,800	
Topsoil	12/0 1000						
-	Erosion, Extent : Seve	ere, Area Affected :	100%				
-		g Above Revement	Along No		00 Feet.	4t	

Deck Elements

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

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

Asset # : 13473

Bulkheads	Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements							
Railing							
Fencing	5%		2032	\$131,600	3	\$300	
Guard Rail	2% Now	\$3,700	LIFE	* *			
	Other Observation, Ex	ctent : Severe, Area	a Affected	d : 10%			
	Location : 5 Location	ns: Southwest Side	e 1,800 F	eet West Of Bridge	e, Due W	est At Outfall,	
	And 3 Locations Nor	th-northwest 250,	880, Ana	l 1,300 Feet East (	Of The Co	oncrete Pier	
	Explanation : Expos	ed Footings					
Guard Rail	8%		LIFE	* *			
No Component	85%						

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

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

#### Page: 249

#### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD							
Address	: RIKERS ISLAND NORTH END, INSH	IORE OF MARINA						
Borough	: BRONX	Agency's Number : N/A						
Program / Asset #	: DOC0001.250 / 13509	Yr Built/Renovated :						
Linear Ft	: 204	Project Type : CORRECTION						
Date of Survey	: 10-Mar-2020	Landmark Status : NONE						
Areas Surveyed	:							
Block	: 2605 Lot : 40	BIN :						

#### CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$54,400			\$4,200
Total	\$54,400			\$4,200
Importance Code A				
Importance Code B	\$49,400			\$4,200
Importance Code C	\$4,900			
Total	\$54,400			\$4,200



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

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

Asset # : 13509

	Current Repair Future Replacement Maintenance						
Bulkheads	Current Repair	Current Repair Future Replacement					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority	
tructural							
Coping/Curb	2001/			_	<b>\$100</b>		
Timber	80%	LIFE	**	5	\$100		
Timber	5% Now \$1,200 Rotting/Splitting, Extent : Severe, Area Location : At North End	LIFE Affected : 50%	* *	5			
Timber	15% 4+ \$3,700	LIFE	* *	5			
	Other Observation, Extent : Severe, Are Location : Isolated Areas Along Entir Explanation : Hollowing	00					
Sheet Piles							
Steel	50%	LIFE	* *				
	Corrosion, Extent : Light, Area Affected	l : 25%					
	Location : At Top Of Sheet Piles						
	Missing Coating, Extent : Light, Area A	ffected : 25%					
	Location : At Top Of Sheet Piles						
	Other Observation, Extent : Moderate,	Area Affected : 5%					
	Location : South End						
	Explanation : Exposed Cut Out Holes	For Tie Backs					
Not Accessible	50%						
Wales							
Steel	100%	LIFE	* *	5	\$4,800		
	Corrosion, Extent : Light, Area Affected						
	Location : Isolated Areas Along Entir						
	Missing Coating, Extent : Light, Area A						
<b>R</b> <sup>11</sup> <b>G</b>	Location : Isolated Areas Along Entir	e Length Of Wale					
Pile Caps	1000/	LIFE	* *	5	¢(00		
Concrete	100%	LIFE		5	\$600		
Backfill							
Fill Topsoil	4% Now \$2,100	2071	* *				
Topson	Sinkhole, Extent : Severe, Area Affected						
	Location : 4 Locations At South End	/ 0					
	Other Observation, Extent : Severe, Are	a Affected · 10%					
	Location : Beneath Deteriorated Con						
	Explanation : Settlement						
Not Accessible	96%						
INOT ACCESSIBLE	9070						

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

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

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

#### Asset # : 13509

						• •		
Bulkheads				e Replacement				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ackfill								
Surface					_			
Asphalt	5% Now	\$1,100	2046	* *	5	\$100		
	Settlement, Extent : Set		d : 15%					
	Location : North En	a						
Asphalt	25%		2040	* *	5	\$600		
Concrete	10% Now	\$9,000	2046	* *	5	\$100		
	Cracking, Extent : Se		: 25%					
	Location : 130 Feet		. 1 10	00/				
	Settlement, Extent : M		ected : 10	0%				
	Location : 130 Feet	From South						
Gravel	55%		2040	* *	2-5	\$300		
Gravel	5% Now	\$1,300	2046	* *	2-5			
	Settlement, Extent : Moderate, Area Affected : 10%							
	Location : Adjacent To Bulkhead Other Observation, Extent : Severe, Area Affected : 10%							
			a Affected	1:10%				
	Location : South En							
ender	Explanation : Sinkh	oles Aajacent Io B	икпеаа					
Piles								
Timber	45%		2040	* *	4	\$2,200		
Thiot	Worn, Extent : Light,	Area Affected : 209			•	\$2,200		
	Location : Tidal Zor							
No Component	10%							
Not Accessible	45%							
Wales and Chocks	-1370							
Timber	35% Now	\$35,500	2046	* *	4	\$3,900		
Timoti	Broken, Extent : Sever				•	\$5,900		
	Location : Isolated			lkhead				
	Displaced Elements, I	-	-					
	Location : Isolated		00					
Timber	55%	-	2040	* *	4	\$6,100		
	Worn, Extent : Moder	ate, Area Affected			•	\$0,100		
	Location : Isolated			lkhead				
No Component	10%		-					
	10/0							

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name Address	: RIKERS ISLAND FACILITIES TIMBER BULKHEAD : RIKERS ISLAND NORTH END, UNDER ASSET 13508							
Borough	: BRONX	Agency's Number	: N/A					
Program / Asset #	: DOC0001.147 / 4161	Yr Built/Renovated	:					
Linear Ft	: 231	Project Type	: CORRECTION					
Date of Survey	: 10-Mar-2020	Landmark Status	: NONE					
Areas Surveyed	:							
Block	: 2605 Lot : 40	BIN	:					

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Bulkheads		\$603,300		
Total		\$603,300		
Importance Code A		\$300,400		
Importance Code B		\$302,900		
Total		\$603,300		
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$6,700			
Total	\$6,700			
Importance Code A				
Importance Code B	\$6,700			
Importance Code C				
Total	\$6,700			



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

	A33et # : -					
ulkheads	Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
uctural						
Revetment						
Stone	100%	LIFE	* *	5	\$1,400	
Sheet Piles						
Timber	54% 4+ \$300,400 Displaced Elements, Extent : Moderate Location : Sheets Displaced Up To 2 Rotting/Splitting, Extent : Moderate, A	Inches Off	fshore Within Nort	4 hern 125	\$2,300 Feet	
	Location : Northern 125 Feet	i cu nyjeere	. 2070			
Timber	46%	LIFE	* *	4	\$2,000	
ckfill	1070	LIIL		- 1	\$2,000	
Fill						
Not Accessible	100%					
Surface						
Asphalt	85%	2040	* *	5	\$2,200	
	Settlement, Extent : Light, Area Affecte	ed : 30%				
	Location : Northern 125 Feet					
Asphalt	10% 2-4 \$3,700	2046	* *	5	\$100	
-	Settlement, Extent : Moderate, Area Af Location : 30 Feet Long From South					
Asphalt	5% Now \$1,900	2046	* *	5	\$100	
-	Sinkhole, Extent : Severe, Area Affected	d : 2%				
	Location : Sinkhole 51 Feet From No	orth End M	easuring 1 Foot L	ong By 8	Inches Wide By 1	
	Foot Deep	6.00				
	Other Observation, Extent : Severe, Ar					
	Location : Undermining Of Asphalt A Wide	Idjacent To	Sinkhole Up To I	2 Feet L	ong By 8 Inches	
	Explanation : Undermining					
nder	Liptanation + Chael mining					
Piles						
Steel	50% Now \$73,000	2046	* *			
	Corrosion, Extent : Severe, Area Affect	ed : 75%				
	Location : Soldier Piles In Front Of S Northern 125 Feet	Sheeting Ex	xhibit Widespread	Severe S	ection Loss Along	
No Component	50%					
Wales and Chocks						
Timber	100% Now \$229,800	2046	* *	4	\$12,500	
	Missing Part, Extent : Severe, Area Afj Location : Timber Lagging Almost Er Elements			ffecting l	Remaining	

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

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

#### Page: 254

#### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS ISLAND FACILITIES MAR	INA	
Address	: RIKERS ISLAND NORTH END		
Borough	: BRONX	Agency's Number	: N/A
Program / Asset #	: DOC0012.000 / 13603	Yr Built/Renovated	:
Area Sq Ft	: 1,208	Project Type	: CORRECTION
Date of Survey	: 10-Mar-2020	Landmark Status	: NONE
Areas Surveyed	:		
Block	: 2605 Lot : 40	BIN	:

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Marinas/Docks		\$751,800		\$121,200
Total		\$751,800		\$121,200
Importance Code A		\$751,800		
Importance Code C				\$121,200
Total		\$751,800		\$121,200
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$58,500	\$38,800	\$9,600	\$200
Total	\$58,500	\$38,800	\$9,600	\$200
Importance Code A	\$47,600	\$38,700	\$4,200	
Importance Code B	\$1,600	\$100	\$2,000	\$200
Importance Code C	\$9,300		\$3,400	
Total	\$58,500	\$38,800	\$9,600	\$200



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

## **DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES MARINA**

Asset # : 13603

System Type% of TotalFail Date (Years)Stimated Cost FYCycle FYEstimated Cost (Yrs)Access Gangways Gangways Aluminum95%2051**1-3\$6,700Aluminum95%2051**1-3\$300Loose Connections, Extent : Severe, Area Location : Top Hinge Pin Displaced Missing Components, Extent : Severe, Area Affected : 2% Location : Missing Bottom Transition Plate**1-3\$31,200Floating Docks Anchor Piles Steel50%2051**3-5\$13,200Corrosion, Extent : Moderate, Area Affected : 25% Location : Splash Zone2051**3-5\$13,200Fenders Vinyl50%2051**3-5\$13,200Vinyl5%02031\$6,1002\$700Broken, Extent : Boyre, Area Affected : 10% Location : Splash Zone50%2029\$115,2002\$16,000Vinyl5%5%2029\$115,2002\$16,000\$700Broken, Extent : Severe, Area Affected : 10% Location : Splash Zone**5\$1,500Concrete22%2040**5\$1,500Concrete22%2040**5\$1,500Concrete22%2040**5\$1,700Spalling, Extent : Moderate, Area Affected : 10% Location : 2 Fingers Area Affected : 5% Location : 2 Fingers Area Affected : 5% Location : 2 Fingers Area Affected : 2% Location : 2 Fingers Area Affected : 10% Location : 2 Fingers Area Affected : 10% Locatio	Marinas/Docks		Current R	epair	Futur	e Replacement	Ν	laintenance	
Gangways       Aluminium       95%       2051       ***       1-3       \$6,700         Aluminium       5%       Now       \$1,500       2061       ***       1-3       \$300         Loose Connections, Extent : Severe, Area Affected : 2%       Location :: Top Hinge Pin Displaced       ***       1-3       \$300         Missing Components, Extent : Severe, Area Affected : 2%       Location :: Missing Bottom Transition Plate       ***       3-5       \$13,200         Floating Docks       Anchor Piles       50%       2051       **       3-5       \$13,200         Steel       50%       2051       **       3-5       \$13,200         Corrosion, Extent : Moderate, Area Affected : 25%       Location : Splash Zone       Missing Coating, Extent : Light, Area Affected : 25%       Location : Splash Zone         Not Accessible       50%       2029       \$115,200       2       \$16,000         Vinyl       5%       Now       \$6,100       2       \$700         Broken, Extent : Severe, Area Affected : 100%       Location : Extruded Fender Missing At Corners Between Main Float And Fingers         Floats/ Frames       Concrete       22%       2040       **       \$1,500         Concrete       22%       2040       **       \$1,700       S	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority
Aluminum95%2051**1-3\$6,700Aluminum5%Now\$1,5002061**1-3\$300Loose Connections, Extent : Severe, Area Affected : 2% Location : Top Hinge Pin Displaced Missing Components, Extent : Severe, Area Affected : 5% Location : Missing Bottom Transition PlateNotating Docks Anchor Piles Steel50%2051**3-5\$13,200Corrosion, Extent : Moderate, Area Affected : 25% Location : Splash Zone2051**3-5\$13,200Missing Coating, Extent : Light, Area Affected : 25% Location : Splash ZoneMissing Coating, Extent : Light, Area Affected : 25% Location : Splash ZoneNot Accessible50%2029\$115,2002\$16,000Fenders Vinyl95%2029\$115,2002\$16,000Broken, Extent : Severe, Area Affected : 100% Location : Extruded Fender Missing At Corners Between Main Float And FingersFloats/ Frames Concrete22%2040**5\$1,500Concrete22%2040**5\$1,700Spalling, Extent : Moderate, Area Affected : 5% Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides Other Observation, Extent : Severe, Area Affected : 100% Location : 2 Fingers Are Listing Due To Floading Explanation : Waterlogged / Damaged FloatationSteel $\frac{6%}{0.0-2}$ \$2,3002036**5\$100Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 100% Location : 12 Pile Guides Total With 3 Missing And 3 Loose2%Now\$1,000Steel	Access Walkways								
Aluminum       5% Now       \$1,500       2061       **       1-3       \$300         Loose Connections, Extent : Severe, Area Affected : 2%       Location : Top Hinge Pin Displaced       Missing Components, Extent : Severe, Area Affected : 5%       Location : Missing Bottom Transition Plate         "loating Docks       Anchor Piles       50%       2051       **       3-5       \$13,200         Corrosion, Extent : Moderate, Area Affected : 25%       Location : Splash Zone       Missing Coating, Extent : Light, Area Affected : 25%       Location : Splash Zone         Not Accessible       50%       2029       \$115,200       2       \$16,000         Vinyl       95%       2029       \$115,200       2       \$16,000         Vinyl       95%       2029       \$115,200       2       \$16,000         Vinyl       95%       2029       \$115,200       2       \$16,000         Broken, Extent : Severe, Area Affected : 100%       Location : Extruded Fender Missing At Corners Between Main Float And Fingers         Floats/ Frames       Concrete       22%       2040       **       5       \$1,700         Spalling, Extent : Moderate, Area Affected : 5%       Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides       Other Observation, Extent : Severe, Area Affected : 100%       Location : 2 Fingers Are Listing D	Gangways								
Loose Connections, Extent : Severe, Area Affected : 2%         Location : Top Hinge Pin Displaced         Missing Components, Extent : Severe, Area Affected : 5%         Location : Missing Bottom Transition Plate         *Loating Docks         Anchor Piles         Steel       50%         Corrosion, Extent : Moderate, Area Affected : 25%         Location : Splash Zone         Missing Coating, Extent : Light, Area Affected : 25%         Location : Splash Zone         Missing Coating, Extent : Light, Area Affected : 25%         Location : Splash Zone         Not Accessible         Fenders         Vinyl       95%         Disore, Extent : Severe, Area Affected : 25%         Location : Splash Zone         Vinyl       95%         Sow       \$6,100       2         Broken, Extent : Severe, Area Affected : 100%         Location : Extruded Fender Missing At Corners Between Main Float And Fingers         Floats/ Frames       Concrete       22%       2040       ** 5       \$1,500         Concrete       22%       2040       ** 5       \$1,500         Concrete       22%       2040       ** 5       \$1,500         Concrete       22%       2040       ** 5       \$1,500 </td <td></td> <td>95%</td> <td></td> <td></td> <td>2051</td> <td>* *</td> <td>1-3</td> <td>\$6,700</td> <td></td>		95%			2051	* *	1-3	\$6,700	
Ioating Docks         Anchor Piles         Steel       50%       2051       **       3-5       \$13,200         Corrosion, Extent : Moderate, Area Affected : 25%       Location : Splash Zone       Missing Coating, Extent : Light, Area Affected : 25%         Not Accessible       50%       2029       \$115,200       2       \$16,000         Fenders       Vinyl       95%       2029       \$115,200       2       \$16,000         Vinyl       95%       2029       \$115,200       2       \$16,000         Broken, Extent : Severe, Area Affected : 100%       Location : Extruded Fender Missing At Corners Between Main Float And Fingers         Floats/ Frames       Concrete       22%       2040       **       5       \$1,700         Concrete       22%       2040       **       5       \$1,700         Spalling, Extent : Moderate, Area Affected : 5%       Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides       Other Observation, Extent : Severe, Area Affected : 100%       Location : 2 Fingers Are Listing Due To Floading         Explanation : Waterlogged / Damaged Floatation       6%       0-2       \$2,300       2036       **       5       \$100         DamagedMissing Pile Guide, Extent : Moderate, Area Affected : 100%       Location : 12 Pile Guides Total With 3 Missing	Aluminum	Loose Con Location	nections, Ex : Top Hinge	ctent : Severe, Are Pin Displaced	a Affecte	d : 2%	1-3	\$300	
Anchor Piles Steel50% $2051$ **3-5\$13,200Corrosion, Extent : Moderate, Area Affected : 25% Location : Splash Zone Missing Coating, Extent : Light, Area Affected : 25% Location : Splash ZoneNot Accessible50%Fenders95% $2029$ \$115,2002\$16,000Vinyl95%02031\$6,1002\$700Broken, Extent : Severe, Area Affected : 100% Location : Extruded Fender Missing At Corners Between Main Float And FingersFloats/ Frames Concrete22%2040**5\$1,500Concrete22%2040**5\$1,700Spalling, Extent : Moderate, Area Affected : 5% Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides Other Observation, Extent : Severe, Area Affected : 100% Location : 2 Fingers Are Listing Due To Floading 		-	-						
Steel $50\%$ $2051$ ** $3-5$ $\$13,200$ Corrosion, Extent : Moderate, Area Affected : $25\%$ Location : Splash ZoneMot Accessible $50\%$ Fenders $50\%$ $2029$ $\$115,200$ $2$ $\$16,000$ Vinyl $95\%$ Now $\$6,100$ $2031$ $\$6,100$ $2$ $\$700$ Broken, Extent : Severe, Area Affected : $100\%$ Location : Extruded Fender Missing At Corners Between Main Float And FingersFloats/ Frames Concrete $22\%$ $2040$ $**$ $5$ $\$1,700$ Concrete $22\%$ $2040$ $**$ $5$ $\$1,700$ Spalling, Extent : Moderate, Area Affected : $100\%$ Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides Other Observation, Extent : Severe, Area Affected : $100\%$ Location : 2 Fingers Are Listing Due To Floading Explanation : Waterlogged / Damaged FloatationSteel $6\%$ $0-2$ $\$2,300$ $2036$ $**$ $5$ $\$100$ Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : $25\%$ Location : 12 Pile Guides Total With 3 Missing And 3 LooseSteel $2\%$ $\$1,000$ $2041$ $**$ $5$ Other Observation, Extent : Severe, Area Affected : $100\%$ Location : Severe Damage To Corner Braces Between Main Float A									
Steel $30\%$ $2031$ $10\%$ $5-5$ $$13,200$ Corrosion, Extent : Moderate, Area Affected : 25% Location : Splash ZoneMissing Coating, Extent : Light, Area Affected : 25% Location : Splash ZoneNot Accessible $50\%$ $2029$ $$115,200$ $2$ $$$16,000$ Fenders $5\%$ Now $$$6,100$ $2031$ $$$6,100$ $2$ $$$700$ Winyl $95\%$ $2029$ $$115,200$ $2$ $$$16,000$ Vinyl $5\%$ Now $$$6,100$ $2031$ $$$6,100$ $2$ \$\$700Broken, Extent : Severe, Area Affected : 100% Location : Extruded Fender Missing At Corners Between Main Float And FingersFloats/ Frames Concrete $22\%$ $2040$ ** $5$ \$\$1,500Concrete $22\%$ $2040$ ** $5$ \$\$1,700Spalling, Extent : Moderate, Area Affected : 5% Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides Other Observation, Extent : Severe, Area Affected : 100% Location : 2 Fingers Are Listing Due To Flooding Explanation : Waterlogged / Damaged FloatationSteel $6\%$ $0-2$ $$$2,300$ $2036$ ** $$$$$100Damaged/Missing Pile Guides Total With 3 Missing And 3 Loose25\%Location : 12 Pile Guides Total With 3 Missing And 3 Loose$$$$$$$$Steel2\%Now$$1,000$2041**$$$$$$$$Other Observation, Extent : Severe, Area Affected : 100%Location : 12 Pile Guides Total With 3 Missing And 3 Loose$$$	Anchor Piles								
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Steel	Corrosion,					3-5	\$13,200	
Fenders Vinyl95%2029\$115,2002\$16,000Vinyl5% Now\$6,1002031\$6,1002\$700Broken, Extent : Severe, Area Affected : 100% Location : Extruded Fender Missing At Corners Between Main Float And FingersFloats/ Frames Concrete22%2040**5\$1,500Concrete22%2040**5\$1,700Spalling, Extent : Moderate, Area Affected : 5% Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides0ther Observation, Extent : Severe, Area Affected : 100% Location : Corners At Float Interfaces And At Damaged Anchor Pile GuidesSteel $\underbrace{Explanation : Waterlogged / Damaged Floatation}_{0\% 0-2 $2,300 $2036 ** 5 $1100Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25%Location : 12 Pile Guides Total With 3 Missing And 3 LooseSteel\underbrace{2\% Now $1,000 $2041 ** 5$}_{0 ther Observation, Extent : Severe, Area Affected : 100%Location : 2% Now $1,000 $2041 ** 5$$					ffected : 2	25%			
Vinyl95%2029\$115,2002\$16,000Vinyl5% Now\$6,1002031\$6,1002\$700Broken, Extent : Severe, Area Affected : 100% Location : Extruded Fender Missing At Corners Between Main Float And FingersFloats/ Frames Concrete22%2040** 5\$1,500Concrete22%2040** 5\$1,500Concrete48% Now\$2,9002040** 5\$1,700Spalling, Extent : Moderate, Area Affected : 5% Location : Corners At Float Interfaces And At Damaged Anchor Pile GuidesOther Observation, Extent : Severe, Area Affected : 100% Location : Corners At Float Interfaces And At Damaged Anchor Pile GuidesSteel6%0-2\$2,3002036** 5\$100Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25% Location : 12 Pile Guides Total With 3 Missing And 3 Loose\$100\$100Steel2%Now\$1,0002041** 5\$100Damaged/Missing Pile Guide, Extent : Severe, Area Affected : 100% Location : 12 Pile Guides Total With 3 Missing And 3 Loose\$2%\$00\$2041** 5Steel2%Now\$1,0002041** 5\$100	Not Accessible	50%							
Vinyl5% Now\$6,1002031\$6,1002\$700Broken, Extent : Severe, Area Affected : 100% Location : Extruded Fender Missing At Corners Between Main Float And FingersFloats/ Frames ConcreteConcrete22%2040**5\$1,500Concrete22%2040**5\$1,700Spalling, Extent : Moderate, Area Affected : 5% Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides Other Observation, Extent : Severe, Area Affected : 100% Location : 2 Fingers Are Listing Due To Flooding Explanation : Waterlogged / Damaged FloatationSteel6%0-2\$2,3002036**5\$100Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25% Location : 12 Pile Guides Total With 3 Missing And 3 LooseSteel2%Now\$1,0002041**5Other Observation, Extent : Severe, Area Affected : 100% Location : 12 Pile Guides Total With 3 Missing And 3 LooseSteel2%Now\$1,0002041**5Other Observation, Extent : Severe, Area Affected : 100% Location : Severe Damage To Corner Braces Between Main Float And Fingers	Fenders								
Broken, Extent : Severe, Area Affected : 100% Location : Extruded Fender Missing At Corners Between Main Float And FingersFloats/ Frames Concrete22%2040**5\$1,500Concrete22%2040**5\$1,500Concrete48%< Now	-							\$16,000	
Location : Extruded Fender Missing At Corners Between Main Float And FingersFloats/ Frames Concrete22%2040** 5\$1,500Concrete48% Now\$2,9002040** 5\$1,700Spalling, Extent : Moderate, Area Affected : 5% Location : Corners At Float Interfaces And At Damaged Anchor Pile GuidesSteelOther Observation, Extent : Severe, Area Affected : 100% Location : 2 Fingers Are Listing Due To Flooding Explanation : Waterlogged / Damaged FloatationSteel6% 0-2\$2,3002036** 5\$100Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25% Location : 12 Pile Guides Total With 3 Missing And 3 Loose\$100Steel2% Now\$1,0002041** 5Other Observation, Extent : Severe, Area Affected : 100% Location : 12 Pile Guides Total With 3 Missing And 3 LooseSteel2% Now\$1,0002041** 5	Vinyl	• • •		+ - )		\$6,100	2	\$700	
Concrete22%2040**5\$1,500Concrete48%Now\$2,9002040**5\$1,700Spalling, Extent : Moderate, Area Affected : 5%Location : Corners At Float Interfaces And At Damaged Anchor Pile GuidesOther Observation, Extent : Severe, Area Affected : 100%Location : 2 Fingers Are Listing Due To FloodingExplanation : Waterlogged / Damaged FloatationSteel6%0-2\$2,3002036**5\$100Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25%Location : 12 Pile Guides Total With 3 Missing And 3 LooseSteel2%Now\$1,0002041**5Other Observation, Extent : Severe, Area Affected : 100%Location : 2%Now\$1,0002041**5						s Between Main Fl	loat And	Fingers	
Concrete48% Now\$2,9002040**5\$1,700Spalling, Extent : Moderate, Area Affected : 5% Location : Corners At Float Interfaces And At Damaged Anchor Pile GuidesOther Observation, Extent : Severe, Area Affected : 100% Location : 2 Fingers Are Listing Due To Flooding Explanation : Waterlogged / Damaged FloatationSteel6% 0-2\$2,3002036**5\$100Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25% Location : 12 Pile Guides Total With 3 Missing And 3 LooseSteel2% Now\$1,0002041**5Other Observation, Extent : Severe, Area Affected : 100% Location : 12 Pile Guides Total With 3 Missing And 3 Loose	Floats/ Frames								
Spalling, Extent : Moderate, Area Affected : 5% Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides Other Observation, Extent : Severe, Area Affected : 100% Location : 2 Fingers Are Listing Due To Flooding Explanation : Waterlogged / Damaged FloatationSteel6%0-2\$2,3002036**5\$100Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25% Location : 12 Pile Guides Total With 3 Missing And 3 Loose2%Now\$1,0002041**5Steel2%Now\$1,0002041**5Other Observation, Extent : Severe, Area Affected : 100% Location : Severe Damage To Corner Braces Between Main Float And Fingers	Concrete				2040	* *			
Location : Corners At Float Interfaces And At Damaged Anchor Pile GuidesOther Observation, Extent : Severe, Area Affected : 100%Location : 2 Fingers Are Listing Due To FloodingExplanation : Waterlogged / Damaged FloatationSteel6% 0-2\$2,3002036** 5\$100Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25%Location : 12 Pile Guides Total With 3 Missing And 3 LooseSteel2% Now\$1,0002041** 5Other Observation, Extent : Severe, Area Affected : 100%Location : Severe Damage To Corner Braces Between Main Float And Fingers	Concrete					* *	5	\$1,700	
Image: Steel       Image: Location : 2 Fingers Are Listing Due To Flooding Explanation : Waterlogged / Damaged Floatation         Steel       6% 0-2       \$2,300       2036       ** 5       \$100         Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25%       Location : 12 Pile Guides Total With 3 Missing And 3 Loose       100         Steel       2% Now       \$1,000       2041       ** 5         Other Observation, Extent : Severe, Area Affected : 100%       Location : Severe Damage To Corner Braces Between Main Float And Fingers		Location	: Corners A	t Float Interfaces	s And At l	-	Pile Guid	les	
Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25%         Location : 12 Pile Guides Total With 3 Missing And 3 Loose         Steel       2% Now \$1,000 2041 ** 5         Other Observation, Extent : Severe, Area Affected : 100%         Location : Severe Damage To Corner Braces Between Main Float And Fingers		Location	: 2 Fingers	Are Listing Due 2	To Floodi	ng			
Steel       Location : 12 Pile Guides Total With 3 Missing And 3 Loose         Steel       2% Now \$1,000 2041 ** 5         Other Observation, Extent : Severe, Area Affected : 100%         Location : Severe Damage To Corner Braces Between Main Float And Fingers	Steel	6%	0-2	\$2,300	2036	* *	5	\$100	
Other Observation, Extent : Severe, Area Affected : 100% Location : Severe Damage To Corner Braces Between Main Float And Fingers		-	-	e Guide, Extent : I		•••	5%		
	Steel	Other Obse	ervation, Ex	tent : Severe, Are	a Affected	d : 100%			
Explanation : Broken					Braces B	etween Main Floa	t And Fi	ngers	
Not Accessible $\frac{1}{22\%}$	Not Accessible								

Protective Structure

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

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES MARINA

#### Asset # : 13603

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

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

#### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS			
Address	: RIKERS ISLAND NORTH END			
Borough	: BRONX	Agency's Number : N/A		
Program / Asset #	: DOC0001.146 / 1839	Yr Built/Renovated :		
Area Sq Ft	: 3,050	Project Type : CORRECTION		
Date of Survey	: 10-Mar-2020	Landmark Status : NONE		
Areas Surveyed	:			
Block	: 2605 Lot : 40	BIN :		

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$2,218,200	\$139,800
Total	\$2,218,200	\$139,800
Importance Code A	\$2,218,200	\$139,800
Total	\$2,218,200	\$139,800

#### EXPENSE

Total

Importance Code

Total



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

Page: 258

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

Asset # : 1839

Marinas/Docks	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	st Cycle Estimated Cost (Yrs)	Priority
Fender				
Facing Timber	100% Now \$139,800	2031 \$139,80	0	
Timber	Other Observation, Extent : Severe, Are	. ,	0	
	Location : Fender Racks Broken	и Ајјестей . 10070		
	Explanation : Missing Part			
Piles	Explanation : Missing I ari			
Timber	100% Now \$491,300	2036 *	*	
	Other Observation, Extent : Severe, Are			
	Location : Fender Racks Broken			
	Explanation : Broken			
Wales and Chocks	*			
Timber	100% Now \$89,600	2036 *	*	
	Other Observation, Extent : Severe, Are	a Affected : 100%		
	Location : Fender Racks Broken			
	Explanation : Missing Part			
Gallows Frames				
Tower Frames				
Steel	100% 4+ \$943,700	2040 *	*	
	Other Observation, Extent : Moderate,	Area Affected : 100%		
	Location : Entire Tower Frames			
	Explanation : Deflected Elements And	Corrrosion		
Movable Ramps				
Bearings	100% Now \$189.700	2046 *	*	
Steel	100% Now \$189,700 Other Observation, Extent : Severe, Are	2040		
	Location : Movable Ramp Collapsed	a Affectea . 10076		
	Explanation : Broken			
Deck and Railing	Explanation . Dioken			
Timber Deck on Steel	100% Now \$364,100	2046 *	*	
	Other Observation, Extent : Severe, Are			
	Location : Movable Ramp Collapsed			
	Explanation : Broken			

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

### Print Date: 03-Oct-2023 DEPARTMENT OF CORRECTION - FY 2024

Asset Name	: RIKERS ISLAND FACILITIES SMAL	RIKERS ISLAND FACILITIES SMALL FERRY DOCK		
Address	: RIKERS ISLAND NORTH END, WEST	Γ OF MARINA		
Borough	: BRONX	Agency's Number	: N/A	
Program / Asset #	: DOC0001.260 / 13510	Yr Built/Renovated	: 2005 /	
Area Sq Ft	: 720	Project Type	: CORRECTION	
Date of Survey	: 10-Mar-2020	Landmark Status	: NONE	
Areas Surveyed	:			
Block	: 2605 Lot : 40	BIN	:	

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$362,100
Total		\$362,100
Importance Code A		\$126,200
Importance Code C		\$235,900
Total		\$362,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$42,900	\$300	\$3,000	\$800
Total	\$42,900	\$300	\$3,000	\$800
Importance Code A	\$4,700	\$200	\$1,700	
Importance Code B	\$2,300	\$100	\$1,300	\$200
Importance Code C	\$35,900			\$600
Total	\$42,900	\$300	\$3,000	\$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.

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

	///////////////////////////////////////						
/larinas/Docks	Current Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ccess Walkways							
Deck	1000/	2020		-	¢		
Timber	100% Surface Wearing/Scaling, Extent : Light Location : Deck Planks	2029 , Area Afj	\$57,600 fected : 25%	5	\$500		
Gangways	2004				<b>* 4 *</b> * *		
Aluminum	90%	2051	* *	1-3	\$4,200		
Aluminum	10% Now \$2,300	2061	* *	1-3	\$500		
	Handrail Damage, Extent : Severe, Area				G		
	Location : Disconnected Handrail Po.			Base Of	Gangway		
	Other Observation, Extent : Severe, Are		d : 100%				
	Location : At Barge Gangway Interfac	e					
	Explanation : Toe Plate Broken						
Piles and Bracing	(20)	0.051	ala ala	<b>-</b> 10	<b>\$</b> 000		
Steel	63%	2051	* *	5-10	\$900		
	Corrosion, Extent : Moderate, Area Affe	ected : $20$	%				
	Location : Splash Zone						
	Missing Coating, Extent : Moderate, Ar Location : Splash Zone	ea Affecte	ed : 25%				
Timber	10%	2051	* *	4-5	\$100		
	Other Observation, Extent : Light, Area Location : Bracing Elements Explanation : Wear	Affected	: 100%				
Not Accessible	27%						
oating Docks							
Anchor Piles							
Steel	60%	2051	* *	3-5	\$5,300		
	Corrosion, Extent : Light, Area Affected	: 20%					
	Location : At Guide Pad Locations						
	Missing Coating, Extent : Moderate, Ar	ea Affecte	ed : 20%				
	Location : At Guide Pad Locations						
Not Accessible	40%						
Fenders							
Rubber	100%	2029	\$4,000	1-2	\$200		
Barge							
Steel	80%	2040	* *	5	\$1,100		
	Corrosion, Extent : Moderate, Area Affe	ected : 25	%				
	Location : Splash Zone						
Not Accessible	20%						

Protective Structure

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

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

Asset # : 13510

Marinas/Docks	Current Repair	Future F	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
Protective Structure									
Pile Cluster									
Timber	12%	2032	\$56,600	4-10	\$8,300				
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : At Bottom Wire Ropes								
	Explanation : Corrosion								
Timber	38% Now \$35,9	2032	\$179,300	4	\$3,400				
	Loose Wrapping, Extent : Severe, Area Affected : 100%								
	Location : At Southwest Cluster								
	Other Observation, Extent : Severe, Area Affected : 5%								
	Location : Broken Bottom Wraps On Three Clusters								
	Explanation : Broken Cable Wraps								
Not Accessible	50%								
Deck Elements									
Railing									
Steel	70%	2029	\$48,000						
	Corrosion, Extent : Light, Area Affected : 5%								
	Location : Isolated At Welds And Joints								
Steel	30% Now \$4,1	100 2031	\$20,600						
	Broken, Extent : Severe, Area Affected : 100%								
	Location : 12 Feet Of Broken Rat	il Due To Impact	From Gangway						

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

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

#### Project: CORRECTION

CAPITAL		F	<b>FY 2025 - 2028</b> 56,000,000			<b>FY 2029 - 2034</b> 0		
Special S	Systems							
EXPENSE		FY 2025	FY 2026		FY 2027	FY 2028		
Special S	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 E	LECTRICAL			14,000,000	1,800,000		
4280	RIKERS ISLAND UNDERGROUND STEAM TUNNEL				14,000,000	1,800,000		

 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.

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