

Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : BROOKLYN HOUSE OF DETENTION
Address : 275 ATLANTIC AVENUE @ BOERUM PL.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOC0003.000 / 129 **Yr Built/Renovated** : 1957 / 2005
Area Sq Ft : 161,765 **Project Type** : CORRECTION
Date of Survey : 09-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,9,11,11A
Block : 175 **Lot** : 1 **BIN** : 3000605

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$5,593,600	\$667,700
Interior Architecture	\$970,500	\$1,043,300
Electrical	\$1,588,900	\$1,576,300
Mechanical	\$3,946,400	\$2,145,800
Site Pavements	\$54,900	
Total	\$12,154,300	\$5,433,100
Importance Code A	\$5,593,600	\$879,900
Importance Code B	\$6,230,000	\$4,482,300
Importance Code C	\$330,700	\$70,900
Total	\$12,154,300	\$5,433,100

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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	5%			LIFE	**	5	\$59,900	
	Masonry: Brick	80%			LIFE	**	5	\$204,300	
	Granite Panels	15%			LIFE	**	5	\$28,700	
Windows									
	Glass Block	15%	Now	\$239,600	LIFE	**	5	\$2,700	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Throughout							
		Explanation : Covered With Protection Netting							
	Metal/Detention Type	84%	Now	\$5,353,900	2061	**	5	\$44,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : North Facade, South Facade							
		Explanation : Covered With Protection Netting							
	Metal Louvers	1%	Now	\$9,800	2046	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Masonry: Brick	60%			LIFE	**	5	\$1,800	
	Masonry: Limestone	5%	Now	\$3,800	LIFE	**	5	\$200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
	Metal: Cage/Fence	25%			2036	**	5-10	\$5,800	
	Granite Panels	10%			LIFE	**	5	\$300	
Roof									
	Copper/Terne	2%			2059	**	10	\$2,400	
	Metal Panel	5%	Now	\$1,800	2048	**			
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Modified Bitumen	45%			2036	**	10	\$22,000	
	Plaza Roof: Stone Panels	3%			2051	**			
	Play Surface	5%			2031	\$18,700	10	\$2,400	
	Single Ply Membrane	40%			2031	\$403,400	10	\$19,600	
Soffits									
	Metal Panel	100%			2041	**	5-10		

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	27%	Now	\$94,400	LIFE	**	5	\$120,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%			2040	**	5	\$10,200	
	Marble Panels	5%			LIFE	**	5	\$7,700	
	Quarry Tile	10%	Now	\$75,600	2044	**	5	\$15,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Steel Plate	5%			LIFE	**	1		
	Steel Grating	10%			2041	**	1		
	Terrazzo	20%	Now	\$76,900	LIFE	**	5	\$31,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	15%			2031	\$851,600	3	\$15,300	
	Wood	3%			2059	**	5	\$11,500	
Interior Walls									
	Concrete Masonry Unit	10%	Now	\$89,300	LIFE	**	5	\$18,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Glass: Special Gauge	5%			LIFE	**	1		
	Gypsum Board	10%			LIFE	**	5	\$28,300	
	Marble Panels	3%			LIFE	**			
	Plaster	15%			LIFE	**	5	\$21,300	
	SGFT/Glazed Masonry	32%			LIFE	**			
	Steel Plate	25%	Now	\$241,500	LIFE	**	5	\$70,900	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileConcealSpLn	35%	Now	\$115,800	2036	**	5	\$44,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%			2044	**	5	\$10,200	
	Exposed Struc: Concrete	45%	0-2	\$277,200	LIFE	**	5	\$14,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Panel	5%			LIFE	**	5	\$12,800	
	Plaster	10%	Now	\$31,300	LIFE	**	5	\$12,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Entry Lobby							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$54,900	2036	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

Pavers/Stone	100%			2034					
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	20%			2051	**	5		\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Ampere Main Disconnect Switch*

Molded Case Bkrs	30%			2051	**	5		\$1,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2,000 Ampere Main Disconnect Switch*

Molded Case Bkrs	50%			2031		\$114,400	5	\$2,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 3,000 Ampere Main Disconnect Switches*

Transformers

Dry Type	100%			2044	**	5		\$600	
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Switchgear / Switchboard

Fused Disc Sw	20%			2051	**	5		\$100	
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Molded Case Bkrs	80%			2031		\$183,000	5	\$3,400	
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Raceway

Conduit	90%			2031		\$206,600	1		
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Conduit	10%			2051	**		1		
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Panelboards

Fused Disc Sw	10%			2030		\$20,100	5	\$400	
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Molded Case Bkrs	80%			2030		\$160,500	5	\$3,400	
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Molded Case Bkrs	10%			2047	**		5	\$400	
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Wiring

Thermoplastic	90%			2031		\$310,300	1		
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Thermoplastic	10%			2051	**		1		
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Motor Controllers

Locally Mounted	95%			2029		\$481,000	5	\$1,000	
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Variable Frequency Drive	5%			2044	**				
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$2,400	
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BROOKLYN HOUSE OF DETENTION
Asset # : 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	Priority
Stand-by Power									
Transfer Switches									
	Automatic	40%			2044	* *	1	\$19,900	
	Automatic	60%			2029	\$63,000	1	\$29,900	
Generators									
	Diesel	50%			2040	* *	1	\$31,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : One 250 Kilowatts							
	Diesel	50%			2027	\$54,600	1	\$31,300	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Outdoors							
Batteries									
	Lead/Acid	100%			2025	\$2,500	5	\$6,000	
Fuel Storage									
	Day Tank	50%			2030	\$12,900	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - Roof And Outside							
		Explanation : Two 150 Gallon Tanks							
	Main Tank	50%			2034	\$38,600	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 3,000 Gallon Tank							
Lighting									
Interior Lighting									
	Fluorescent	65%			2036	* *	10	\$96,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2026	\$494,800	10	\$29,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	10%			2026	\$192,600	10	\$500	
	LED	5%			2036	* *			
Egress Lighting									
	Emergency, Service	40%			2031	\$40,100	1		
	Emergency, Battery	10%			2026	\$27,300	10	\$3,900	
	Exit, Service	25%			2026	\$17,500	1		
	Exit, Battery	25%			2031	\$57,600	10	\$2,700	
Exterior Lighting									
	HID	95%			2026	\$720,800	10	\$500	
	LED	5%			2036	* *			
Alarm									
Security System									
	Generic	100%			2036	* *	1	\$60,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2036

* *

1-3

\$99,700

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2041

* *

1

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

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2034

\$97,900

5

\$9,600

Distribution

Central Plant Steam
Piping/Pmp

5%

2041

* *

4

\$600

Steam Piping/Pump

95%

2041

* *

Terminal Devices

Air Handler

90%

0-2

\$550,800

2026

\$2,754,000

1

\$81,000

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

Convactor/Radiator

3%

2029

\$39,900

1

\$1,600

Unit Heater - Steam

7%

2026

\$64,700

4

\$1,600

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

80%

Heat Rejection

Air Cooled Condenser
Unit

15%

2031

\$14,100

2

\$16,900

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

50%

LIFE

* *

2-5

\$45,100

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

No Component

50%

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

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

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump								
	Generic	100%	4+	\$3,100	2034	\$155,300	1	\$27,200	
Other Observation, Extent : Light, Area Affected : 2%									
Location : Mechanical Room On Floor 11 A									
Explanation : Rust Beginning To Occur:									
Chemical System	No Component	99%							
	Generic	1%			2026	\$200	1-3	\$700	

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : MANHATTAN HOUSE OF DETENTION NORTH TOWER
Address : 138-40 CENTRE STREET @ WHITE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOC0009.000 / 2013 **Yr Built/Renovated** : 1989 / 2005
Area Sq Ft : 163,072 **Project Type** : CORRECTION
Date of Survey : 08-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,9
Block : 198 **Lot** : 1 **BIN** : 1002364

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$174,300	\$1,095,600
Interior Architecture	\$341,200	\$3,452,700
Electrical	\$478,900	\$1,787,800
Mechanical	\$3,155,600	\$10,949,900
Site Pavements		\$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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	7%			LIFE	**	5	\$5,200	
Metal Sect. OHD	3%	Now	\$39,200	2036	**	5	\$5,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Southeast Garage Door Entrance								
Granite Panels	25%			LIFE	**	5	\$22,400	
Pre-Cast Concrete	65%	Now	\$113,000	LIFE	**	5	\$251,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Clinic On Second Floor								
Windows								
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								
Cast in Place Concrete	35%			LIFE	**	5	\$15,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$500	
Metal Rail	5%			2044	**	5-10	\$3,900	
Metal: Cage/Fence	25%			2044	**	5-10	\$8,300	
Pre-Cast Concrete	25%			LIFE	**	5	\$6,700	
Roof								
IRMA/Protected Membrane	40%			2031	\$449,100	10	\$18,900	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Elevator Bulkhead								
Paver: Asphalt	10%			2040	**	10	\$7,100	
Traffic Topping	50%	Now	\$61,300	2031	\$204,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Outdoor Activity Area								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%								
Location : Outdoor Activity Area								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : At Roof Drains								
Worn/Eroded, Extent : Moderate, Area Affected : 35%								
Location : Outdoor Activity Area								
Soffits								
Metal Panel	20%			2041	**	5-10		
Granite Panels	30%			LIFE	**	5		
Stucco Cement	50%			2036	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER
Asset # : 2013

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	50%			LIFE	**	5	\$261,700		
Ceramic Tile	5%	4+	\$67,800	2034	\$678,100	5	\$6,000		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
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		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
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		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Various Bathrooms									
Concrete Masonry Unit	52%	Now	\$273,400	LIFE	**	5	\$57,900		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Gymnasium Walls									
Glass: Single Pane	5%			LIFE	**	5	\$10,400		
Gypsum Board	5%			LIFE	**	5	\$8,300		
Metal Security Bars	10%			LIFE	**				
SGFT/Glazed Masonry	5%			LIFE	**				
Ceilings									
AcousTile,Adhered	10%	4+	\$15,500	2036	**	5	\$12,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Corridors									
AcousTileSusp.Lay-In	10%	0-2	\$20,000	2036	**	5	\$12,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Exposed Struc: Concrete	50%			LIFE	**	5	\$18,700		
Exposed Struc: Steel	10%			LIFE	**				
Metal Panel	10%			LIFE	**	5	\$29,900		
Plaster	10%			LIFE	**	5	\$15,000		
Site Enclosure									
Retaining Walls									
Masonry: Fieldstone	100%			2051	**				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Stair Cheek Walls And Planter On South Side									
Explanation : This Is Actually Granite									
Site Pavements									
Public Sidewalk									
Pavers/Stone	100%			2034					

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

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

Site Pavements

On-Site Walkways

Masonry: Granite

60%

LIFE

* *

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

Location : Stairs At Entrance

Explanation : Repairs In Progress

Pavers/Stone

40%

Now

\$4,900

2034

\$244,700

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

Location : Garage Door Entrance

Parking/Driveway

Cast in Place Concrete

5%

2036

* *

Pavers/Stone

95%

Now

\$17,600

2034

\$879,600

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

Location : Parking Area

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

Under 600 Volts

Service Equipment

Fused Disc Sw

40%

2031

\$20,700

5

\$300

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

Location : Electrical Room

Explanation : Two 5,000 Amperes

Molded Case Bkrs

60%

2031

\$137,300

5

\$2,600

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

Location : Electrical Room

Explanation : Three 3,000 Ampere Main Disconnect Switches

Transformers

Dry Type

100%

2029

\$26,900

5

\$600

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

Location : 3rd Floor Electrical Room

Explanation : Two 1,500 Kilovolt-ampere

Switchgear / Switchboard

Air Circuit Breaker

30%

2031

\$68,600

5

\$300

Molded Case Bkrs

70%

2031

\$160,100

5

\$3,000

Raceway

Busway

2%

2029

\$4,600

1

Conduit

93%

2031

\$213,500

1

Conduit

5%

2041

* *

1

Panelboards

Fused Disc Sw

10%

2030

\$20,100

5

\$400

Molded Case Bkrs

85%

2030

\$170,500

5

\$3,700

Molded Case Bkrs

5%

2039

* *

5

\$200

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Busway	2%			2029	\$6,900	1		
	Thermoplastic	93%			2031	\$320,700	1		
	Thermoplastic	5%			2041	* *	1		
Motor Controllers									
	Locally Mounted	10%			2029	\$50,600	5	\$100	
	Motor Control Center	80%			2029	\$285,300	5	\$3,600	
	Variable Frequency Drive	10%	Now	\$17,800	2044	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : 3rd Floor									
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,400	
Stand-by Power									
Transfer Switches									
	Automatic	70%			2029	\$73,500	1	\$35,100	
	Automatic	30%			2036	* *	1	\$15,100	
Generators									
	Diesel	100%			2027	\$109,200	1	\$63,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room - 3rd Floor									
Explanation : Two 650 Kilovolt-ampere									
Batteries									
	Lead/Acid	100%			2025	\$2,500	5	\$6,000	
Fuel Storage									
	Day Tank	50%			2030	\$12,900	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room - 3rd Floor									
Explanation : 100 Gallons									
	Main Tank	50%			2034	\$38,600	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 5,000 Gallon									
Lighting									
Interior Lighting									
	Fluorescent	90%			2036	* *	10	\$134,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	6%			2026	\$149,600	10	\$9,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : T-12 Lamps									
	HID	2%			2026	\$38,800	10	\$100	
	LED	2%			2036	* *			

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

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

Lighting

Egress Lighting

Emergency, Service

60%

2036

* *

1

Exit, Service

35%

2026

\$24,700

1

Exit, Service

5%

2039

* *

1

Exterior Lighting

HID

10%

2026

\$76,500

10

\$100

No Component

90%

Alarm

Security System

Generic

100%

2031

\$307,700

1

\$60,900

Fire/Smoke Detection

No Component

90%

Generic, Digital

10%

2031

\$42,300

1-3

\$10,400

Mechanical

System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Utility Steam

100%

2041

* *

1

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

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

0-2

\$2,000

2034

\$98,700

5

\$4,800

*Controller Not Working, Extent : Severe, Area Affected : 50%**Location : Low Pressure Control Valves Manually Operated. Basement*

Distribution

Central Plant Steam

100%

2031

\$4,609,300

4

\$8,000

Piping/Pmp

Terminal Devices

Air Handler

90%

2026

\$2,776,200

1

\$90,800

Convactor/Radiator

5%

2029

\$67,000

1

\$2,600

Unit Heater - Hot Water

5%

Now

\$1,000

2026

\$48,600

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

Energy Source

Electricity

100%

2039

* *

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Centrifugal, Elec Chiller	80%			2034	\$2,673,700	1	\$141,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Chiller Room, Basement							
		Explanation : 2 Units							
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2041	* *	4	\$12,100	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	\$2,544,500	1	\$100,800	
Heat Rejection									
	Water Cooling Tower	100%			2036	* *	2	\$164,100	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$144,000	LIFE	* *	2-5	\$90,900	
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Exhaust Fans									
	Interior	100%			2031	\$727,000	2	\$5,000	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$104,600	2036	* *	1		
		Not Insulated, Extent : Severe, Area Affected : 20%							
		Location : Basement							
HW Heat Exchanger									
	Steam Fired	100%	Now	\$79,300	2041	* *	4	\$16,100	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Basement							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2025	\$5,000	4	\$5,200	
Sewage Ejector(s)									
	Electric	100%	0-2	\$51,500	2041	* *	4	\$6,500	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Backflow Preventer									
	Generic	100%			2031	\$73,200	1	\$10,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : About 80% Stainless Steel For Inmates And 20% Porcelain For Others							
Vertical Transport	Elevators								
	Geared Traction	80%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Basement To 10th 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								
	Generic	100%			2041		* *	1-5	\$82,200
	Sprinkler								
	Generic	100%			2041		* *	1-2	\$45,700
	Fire Pump								
	Generic	100%			2034	\$156,500	1		\$30,500
	Chemical System								
	No Component	99%							
	Generic	1%			2026	\$200	1-3		\$700

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : MANHATTAN HOUSE OF DETENTION SOUTH TOWER
Address : 125 WHITE STREET @ CENTRE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOC0005.000 / 2033 **Yr Built/Renovated** : 1941 / 2005
Area Sq Ft : 224,729 **Project Type** : CORRECTION
Date of Survey : 08-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,12
Block : 167 **Lot** : 1 **BIN** : 1079000

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$101,200	\$1,392,700
Interior Architecture	\$360,800	\$4,493,900
Electrical	\$283,000	\$6,258,300
Mechanical	\$12,242,900	\$4,857,500
Site Pavements		\$462,900
Total	\$12,987,800	\$17,465,300
Importance Code A	\$101,200	\$1,951,100
Importance Code B	\$12,589,500	\$14,938,300
Importance Code C	\$297,200	\$576,000
Total	\$12,987,800	\$17,465,300

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



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

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

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	50%			LIFE	* *	5	\$313,400	
	Ceramic Tile	5%	4+	\$40,600	2034	\$812,000	5	\$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Various Bathrooms									
	Quarry Tile	5%			2036	* *	5	\$21,500	
	Vinyl Tile	40%	Now	\$63,700	2031	\$3,182,800	3	\$43,000	
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Basement, Corridors, Connecting Bridge, 1st Floor Adjacent To Sally Port									
Interior Walls									
	Cast in Place Concrete	20%			LIFE	* *			
	Concrete Masonry Unit	58%			LIFE	* *	5	\$113,100	
	Glass: Single Pane	10%	Now	\$297,200	LIFE	* *	5	\$36,600	
Other Observation, Extent : Moderate, Area Affected : 40%									
Location : Control Rooms									
Explanation : Glazing Clouded									
	Metal Security Bars	10%			LIFE	* *			
	Metal: Cage/Fence	2%			LIFE	* *			
Ceilings									
	AcousTileConcealSpLn	25%	4+	\$18,800	2036	* *	5	\$36,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Corridors									
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Throughout									
	Exposed Struc: Concrete	15%			LIFE	* *	5	\$5,400	
	Metal Panel	10%			LIFE	* *	5	\$29,000	
	Plaster	50%			LIFE	* *	5	\$72,600	
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2051	* *			
Site Pavements									
Public Sidewalk									
	Pavers/Stone	100%			2034				
On-Site Walkways									
	Masonry: Granite	50%			LIFE	* *			
	Pavers/Stone	50%			2034				
Parking/Driveway									
	Cast in Place Concrete	50%			2044	* *			
	Pavers/Stone	50%	Now	\$9,300	2034	\$462,900			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Breezeway Between North And South Buildings									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Breezeway Between North And South Buildings									

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2027	\$109,200	1	\$87,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room - Basement									
Explanation : Two 500 Kilowatts									
Batteries									
	Lead/Acid	100%			2025	\$2,500	5	\$8,300	
Fuel Storage									
	Day Tank	50%			2030	\$12,900	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room - Basement									
Explanation : One 250 Gallon									
	Underground Storage	50%			LIFE	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : 5,000 Gallon									
Lighting									
Interior Lighting									
	Fluorescent	95%			2031	\$2,781,600	10	\$166,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
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%							
Alarm									
Security System									
	Generic	100%			2031	\$424,100	1	\$83,900	
Fire/Smoke Detection									
	No Component	90%							
	Generic, Digital	10%			2031	\$58,300	1-3	\$14,300	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2041	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Is Provided From 100 Centre Street							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	95%			2034	\$461,700	1	\$89,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Pres. Reducing Valve/LP Steam	5%			2034	\$5,800	5	\$600	
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	
	Convactor/Radiator	10%			2029	\$157,400	1	\$6,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2027	\$3,923,700	1	\$207,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Previously 2 Units. One Removed, Other Not In Service. Chilled Water Supplied From North Tower.							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2031	\$311,200	4	\$9,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two Pump Sets. Functional But Not In Operation.							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$3,734,000	1	\$118,400	
Heat Rejection									
	Water Cooling Tower	100%			2025	\$972,000	2	\$192,700	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$106,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2031	\$682,800	2	\$4,700	
	Roof	20%			2026	\$74,700	2	\$1,200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$2,456,800	1		
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$279,200	2061	* *	4	\$18,900	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : 2 Units In Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			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								
	Generic	100%							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others - 20%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 80%							
		Location : 1st Floor To Roof							
		Explanation : 4 Units							
	Hydraulic	20%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$96,500	
	Sprinkler								
	No Component	30%							
	Generic	70%			2041	* *	1-2	\$37,500	
	Fire Pump								
	Generic	100%			2034	\$183,700	1	\$35,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Chemical System								
No Component		99%						
Generic		1%		2026	\$200	1-3	\$700	

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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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$187,000	\$1,804,700
Interior Architecture	\$2,050,500	\$2,190,200
Electrical	\$1,066,100	\$4,741,500
Mechanical	\$4,045,800	\$13,062,500
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 C	\$265,100	\$551,400
Total	\$7,459,600	\$22,350,300

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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%	Now	\$93,900	LIFE	**	5	\$56,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : 8th Floor Recreation Yard									
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Lintels At Cell Floors, 4th Floor									
	Masonry: Granite	3%			LIFE	**	5	\$1,300	
	Metal Sect. OHD	2%			2036	**	5	\$3,700	
Windows									
	Aluminum	20%			2039	**	5	\$300	
	Glass Block	15%			LIFE	**	5	\$100	
	Metal/Detention Type	50%	0-2	\$22,900	2031	\$228,500	5	\$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%									
Location : Receiving Area, Kitchen, Day Room									
Thermally Inefficient, Extent : Severe, Area Affected : 50%									
Location : Throughout									
	Steel	15%	Now	\$8,600	2056	**	5	\$1,200	
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$13,500	
	Masonry: Limestone	10%	4+	\$3,700	LIFE	**	5	\$1,900	
Caulking Deteriorated, Extent : Light, Area Affected : 10%									
Location : Coping Stone									
Roof									
	Built-Up (BUR)	55%			2031	\$775,600	10	\$66,100	
	Copper/Terne	4%			2046	**	10	\$12,000	
	IRMA/Protected Membrane	9%	0-2	\$5,100	2031	\$257,300			
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Roof With Water Tank									
	Paver: Asphalt	25%	Now	\$21,000	2034	\$420,500			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Roof Yard									
	Skylight, Plastic	7%	Now	\$93,100	2044	**	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 7th Floor Roof									
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	45%			LIFE	* *	5	\$306,700		
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Basement And Throughout								
Cast in Place Concrete	5%	Now	\$26,600	LIFE	* *	5	\$34,100		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Steps At Loading Platform								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Steps At Loading Platform								
Quarry Tile	8%	Now	\$92,200	2036	* *	5	\$18,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement Laundry								
Terrazzo	20%			LIFE	* *	5	\$48,700		
Traffic Topping	5%			2031	\$747,300	5	\$19,500		
Vinyl Tile	12%			2031	\$1,038,200	3	\$18,700		
Wood	5%	Now	\$93,400	2046	* *	5	\$14,600		
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
	Location : Recreation Room On Eighth Floor								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Recreation Room On Eighth Floor								
Interior Walls									
Concrete Masonry Unit	15%	Now	\$89,300	LIFE	* *	5	\$18,900		
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Roof Stair								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Stair Bulkhead								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Column Pilasters 7th Floor								
Glass: Single Pane	3%			LIFE	* *	5	\$7,100		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Laminated Security Glass								
Metal Security Bars	5%			LIFE	* *				
Plaster	17%	Now	\$65,500	LIFE	* *	5	\$16,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Basement Throughout								
	Paint Peeling, Extent : Light, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : 7th Floor Offices								
SGFT/Glazed Masonry	35%			LIFE	* *				
Steel Plate	25%			LIFE	* *	5	\$47,300		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	10%	Now	\$150,400	2036	* *	5	\$19,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : At Entrance							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : First Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : First Floor							
	AcousTileSusp.Lay-In	5%			2044	* *	5	\$15,500	
	Exposed Struc: Concrete	40%			LIFE	* *	5	\$19,400	
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Exposed Struc: Steel	2%	Now	\$1,497,200	LIFE	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 30%							
		Location : 8th Floor Outdoor Recreation Yard							
	Gypsum Board	5%	Now	\$13,600	LIFE	* *	5	\$19,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement Throughout							
	Metal Panel	5%			LIFE	* *	5	\$19,400	
	Plaster	33%	Now	\$62,500	LIFE	* *	5	\$63,900	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 7th Floor Offices							
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$5,000	2044	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%			2044	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$110,300	2034	\$551,400			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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

Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,500	LIFE	* *	5	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room In The Basement							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2029	\$52,500	1	\$32,100	
	Automatic	50%			2036	* *	1	\$32,100	
Generators									
	Diesel	50%			2027	\$54,600	1	\$40,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room 1							
		Explanation : Emergency Generator Rated At 400 Kilowatts							
	Diesel	50%			2034	\$54,600	1	\$40,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room 2							
		Explanation : Emergency Generator Rated At 750 Kilowatts. Generator Is Not Regularly Tested.							
Batteries									
	Lead/Acid	100%			2025	\$2,500	5	\$7,700	
Fuel Storage									
	Day Tank	50%			2039	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2034	\$38,600	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 5,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2031	\$1,916,800	10	\$115,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2031	\$319,500	10	\$19,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	10%			2036	* *	10	\$19,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways, Kitchen, Visitors Area							
	Incandescent	2%			2026	\$70,700	2	\$100	
	LED	18%			2036	* *			

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

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

Lighting

Egress Lighting

Emergency, Service	35%			2026	\$45,300	1			
Emergency, Battery	5%			2031	\$17,600	10		\$2,500	
Exit, Service	50%			2026	\$45,300	1			
Exit, Battery	10%	0-2		2041		* *			

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

Location : Throughout Building

Explanation : Fixtures Are Old And Beyond Their Useful Life.

Exterior Lighting

HID	20%			2031	\$195,900	10		\$100	
No Component	80%								

Alarm

Security System

Generic	100%			2026	\$394,200	1		\$78,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

No Component	40%								
Generic, Digital	60%			2036		* *	1-3	\$77,200	

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

Location : Throughout The Building

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

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

Heating

Energy Source

Plant Campus Steam / PRV	100%			2041		* *	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Adjacent D C A S Building

Explanation : Steam Supplied From Adjacent Queens Borough Hall Building

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2027	\$126,400	5		\$12,400	
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Other Observation, Extent : Light, Area Affected : 5%

Location : Basement

Explanation : Shell And Tube Heat Exchanger With Circulating Pumps For 2nd Floor Hot Water Radiators.

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$590,400	2031	\$5,904,300	4	\$10,300	
Corroded, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Malfunctioning, Extent : Severe, Area Affected : 25%									
Location : Condensate Return System, Throughout									
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Vacuum Pump Leaks. Basement Mechanical Equipment Room									
Steam Traps Faulty, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Terminal Devices									
	Air Handler	55%	Now	\$1,303,900	2041	* *	1	\$63,900	
Corroded, Extent : Severe, Area Affected : 40%									
Location : Various									
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Various									
	Air Handler	15%			2031	\$592,700	1	\$19,400	
	Convactor/Radiator	18%	Now	\$15,500	2029	\$309,100	1	\$10,900	
Corroded, Extent : Severe, Area Affected : 15%									
Location : Various									
	Convactor/Radiator	2%			2036	* *	1	\$1,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Throughout									
Explanation : Hot Water Radiators									
	Unit Heater - Steam	10%			2026	\$119,300	4	\$2,900	
Air Conditioning									
Energy Source									
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	5%			2026	\$176,400	2	\$600	
R-22 Refrigerant, Extent : Light, Area Affected : 5%									
Location : Roof Of Visiting Area									
	Split Unit	5%			2036	* *			
Other Observation, Extent : Light, Area Affected : 5%									
Location : Various									
Explanation : R-410a									
	Split Unit	5%			2031	\$249,300			
	Window/Wall Unit	5%			2025	\$39,800	1		
	No Component	80%							
Heat Rejection									
	Evaporative Condenser	5%			2036	* *	2	\$7,300	
	No Component	95%							

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

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

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

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

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.182 / 4246 **Yr Built/Renovated** : 1992 / 1992
Area Sq Ft : 82,625 **Project Type** : CORRECTION
Date of Survey : 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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal Coiling Doors	1%			2039	**	5	\$4,100		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Loading Dock								
	Explanation : Location Noted								
Pre-Cast Concrete	99%			LIFE	**	5	\$834,400		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Cracking Effect Throughout								
Windows									
Metal/Detention Type	100%			2044	**	5	\$72,100		
Parapets									
Metal Rail	75%			2039	**	5-10	\$207,900		
Pre-Cast Concrete	25%			LIFE	**	5	\$48,300		
Roof									
Modified Bitumen	100%			2034	\$1,016,200	10	\$48,200		
	Debris Present, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Painted White								
	Explanation : Component Information								
Interior									
Floors									
Cast in Place Concrete	25%	4+	\$101,400	LIFE	**	5	\$67,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Loading Docking								
	Misaligned/Bulging, Extent : Severe, Area Affected : 1%								
	Location : Loading Dock Surface								
Raised Access Floor	5%	Now	\$344,200	2043	**	5	\$11,600		
	Loose/Delam Surface, Extent : Severe, Area Affected : 75%								
	Location : Throughout Control Rooms								
Terrazzo	68%	4+	\$303,000	LIFE	**	5	\$65,700		
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Throughout Corridors And Housing Areas								
Traffic Topping	2%	2-4	\$45,500	2039	**	5	\$1,500		
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Maintenance And Control Areas								
Interior Walls									
Cast in Place Concrete	10%	4+	\$42,200	LIFE	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout Basement								
Ceramic Tile	8%			2037	**	5	\$11,500		
Concrete Masonry Unit	69%			LIFE	**	5	\$79,500		
Glass: Single Pane	5%			LIFE	**	5	\$10,800		
Metal Security Bars	8%			LIFE	**	10	\$2,300		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2039	**	5	\$6,200	
				Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Throughout Control Areas					
	Exposed Struc: Concrete	50%	Now	\$357,100	LIFE	**	5	\$9,700	
				Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Random Locations Throughout Basement Other Observation, Extent : Light, Area Affected : 75% Location : Textured Surface Throughout Housing Areas Explanation : Additional Component					
	Metal Panel	25%	2-4	\$197,300	LIFE	**	5	\$38,600	
				Deformed/Dented, Extent : Light, Area Affected : 5% Location : Various Locations Throughout Corridors Staining/Discoloring, Extent : Light, Area Affected : 60% Location : Various Locations Throughout Corridors					
	Plaster	20%			LIFE	**	5-10	\$42,500	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2054	**			
				Other Observation, Extent : Light, Area Affected : 100% Location : Includes Razor Wire At Top Explanation : Additional Component					
	Retaining Walls								
	Cast in Place Concrete	100%			2069	**			
				Other Observation, Extent : N/A, Area Affected : 100% Location : Adjacent To Loading Dock Explanation : Location Noted					
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2047	**			
	Parking/Driveway								
	Asphalt	90%	4+	\$79,200	2043	**			
				Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Driveways					
	Cast in Place Concrete	10%	4+	\$12,000	2047	**			
				Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Loading Dock Area					
	Activity Yard								
	Asphalt	100%			2043	**			
				Other Observation, Extent : N/A, Area Affected : 100% Location : Southeast Corner Of Building Explanation : Location Noted					

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 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									
	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	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2032	\$26,500	1	\$25,400	
Lighting									
Interior Lighting									
	Fluorescent	30%			2029	\$726,800	10	\$22,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	70%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Original Fixtures Retrofitted							
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									
	LED	30%			2039	* *			
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2034	\$298,900	1	\$30,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$50,900	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2034	\$22,100	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	85%	Now	\$28,900	2030	\$577,300			
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Room - Damaged Insulation							
	Pres. Reducing Valve/LP Steam	15%			2037	* *	5	\$700	
Distribution									
	Hot Wtr Piping/Pump	85%	Now	\$29,600	2033	\$296,000	4	\$3,500	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Rooms							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Rooms							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Rooms							
	Steam Piping/Pump	15%	Now	\$38,300	2034	\$191,300			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 50%							
		Location : Basement Mechanical Room							
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Basement Mechanical Room							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 100%							
		Location : Basement Mechanical Room, Pipe Tunnels							
Terminal Devices									
	Air Handler	5%			2029	\$149,800	1	\$2,600	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
	Unit Heater - Hot Water	5%			2029	\$47,200			
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Mechanical Rooms							
		Explanation : Air Handlers With Cooling And Heating Coils, Reported Under Air Conditioning							
Controls									
	Digital	50%			2027	\$2,286,600			
	Pneumatic	50%			2028	\$1,538,700			
Air Conditioning									
	Energy Source								
	Electricity	7%			2042	* *	1		
	No Component	93%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Adjacent Building - 300 Bed Facility							
		Explanation : Chilled Water Provided From Adjacent Building - 300 Bed Facility							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	2%	4+	\$34,900	2044	* *	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room Roof - Unit Serving Elevator Machine Room, On Extended Life							
	No Component	93%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Adjacent Building - 300 Bed Facility							
		Explanation : Chilled Water Provided From Adjacent Building - 300 Bed Facility							
	No Component	5%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Penthouse Mechanical Room							
		Explanation : Refer To Heat Rejection And Terminal Devices							
Distribution									
	CW & CHW Wtr Pipe/Pump	93%	Now	\$1,700	2034	\$16,800	4	\$3,800	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Rooms							
	No Component	7%							
Terminal Devices									
	Air Handler/Dir Expansion	5%			2029	\$10,700	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room - 2 Units							
	Air Handler/Cool/Ht	95%	Now	\$10,300	2029	\$205,500	1	\$43,700	
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse Mechanical Room - Two Re-heat Coils In Ductwork							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
Heat Rejection									
	Air Cooled Condenser Unit	5%	Now	\$1,600	2044	* *	2	\$2,300	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Mechanical Room Roof - Two Air Cooled Condensing Units - Inoperable / Deteriorated							
	No Component	95%							
Ventilation									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$699,300	LIFE	**	2-5	\$46,100	
Broken, Extent : Severe, Area Affected : 20%									
Location : Duct Penetrations In Floor Slab - Pneumatic Fire / Smoke Dampers / Actuators									
Damaged, Extent : Severe, Area Affected : 2%									
Location : Basement Mechanical Room - Return Ductwork At Two Air Handlers									
Faulty Air Intake, Extent : Moderate, Area Affected : 100%									
Location : Outside Air Dampers / Actuators Faulty / Inoperable									
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Rooms									
Needs Cleaning, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Unbalanced System, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Exhaust Fans									
	Interior	100%			2029	\$706,200	2	\$2,500	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Mechanical Rooms									
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$2,045,000	1		
	HW Heat Exchanger								
	Steam Fired	100%			2044	**	4	\$8,200	
Abandoned in Place, Extent : Light, Area Affected : 50%									
Location : Basement Mechanical Room - 2 Of 4 Units Abandoned In Place									
Sanitary Piping									
	Cast Iron	100%	Now	\$200,600	LIFE	**	1		
Leak Evident, Extent : Severe, Area Affected : 5%									
Location : Basement Mechanical Room, 1st Floor Storage Room By Kitchen - Ceiling									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$4,900	4	\$2,600	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room - 1 Duplex Set									
	Sewage Ejector(s)								
	Electric	100%			2029	\$83,400	4	\$4,900	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room - 1 Duplex Set									
Fixtures									
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Two Units From Basement To Top Floor, Two Units From Basement To Penthouse									
Explanation : 4 Units									
Fire 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 Affected : 20%									
Location : Various Prison Cells									

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.183 / 4245 **Yr Built/Renovated** : 1992 / 1992
Area Sq Ft : 108,087 **Project Type** : CORRECTION
Date of Survey : 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

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



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%	4+	\$1,058,500	LIFE	**	5	\$492,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Cracking 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, Extent : Light, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Leaks Throughout Repaired								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Painted White								
Explanation : Component Information								
Interior								
Floors								
Cast in Place Concrete	25%	4+	\$132,600	LIFE	**	5	\$88,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout Basement And Penthouse								
Raised Access Floor	5%	Now	\$450,200	2043	**	5	\$15,200	
Loose/Delam Surface, Extent : Severe, Area Affected : 75%								
Location : Throughout Control Rooms								
Terrazzo	68%	4+	\$396,400	LIFE	**	5	\$85,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout Corridors And Housing Areas								
Traffic Topping	2%	0-2	\$89,300	2039	**	5	\$2,000	
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout Maintenance And Control Areas								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$43,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations In Basement								
Ceramic Tile	10%			2037	**	5	\$17,300	
Concrete Masonry Unit	67%			LIFE	**	5	\$93,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations In Basement								
Glass: Single Pane	5%			LIFE	**	5	\$13,000	
Metal Security Bars	8%			LIFE	**	10	\$2,800	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	2-4	\$13,000	2039	**	5	\$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout Maintenance And Control Areas								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout Maintenance And Control Areas								
Exposed Struc: Concrete	50%	Now	\$467,200	LIFE	**	5	\$12,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Other Observation, Extent : Light, Area Affected : 75%								
Location : Textured Surface Throughout Housing Areas								
Explanation : Additional Component								
Metal Panel	25%	2-4	\$258,100	LIFE	**	5	\$50,600	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors								
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Throughout Corridors								
Plaster	20%			LIFE	**	5-10	\$55,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Includes Razor Wire At Top								
Explanation : Additional Component								
Free Standing Walls								
Concrete Masonry Unit	100%	2-4	\$4,400	2054	**			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Mechanical Area North Of Building								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$113,200	2047	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Various Perimeter Locations								
Sinking/Subsiding, Extent : Severe, Area Affected : 60%								
Location : Various Perimeter Locations								
Parking/Driveway								
Asphalt	100%	4+	\$55,300	2043	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	100%			2043	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Northeast Corner Of Building								
Explanation : Location Noted								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$112,100	3	\$500	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : No Nameplate Ratings Available					
	Transformers								
	Dry Type	100%			2032	\$326,600	3	\$600	
	Feeders								
	Cable	100%			2042	* *	1		
	Raceway								
	Conduit	100%			2044	* *	1		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2034	\$375,900	5	\$2,800	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Switch Rated At 2,000 Amperes					
	Transformers								
	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, Extent : N/A, Area Affected : 100%					
				Location : Generator Room					
				Explanation : Two Diesel Generators Rated At 650 Kilowatts And 900 Kilowatts (Serves G R V C 200 Bed Facility)					
	Batteries								
	Lead/Acid	100%			2027	\$4,700	5	\$4,000	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2042	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallon Capacity Serving Both Generators							
	Main Tank	50%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 7,500 Gallon Capacity Tanks							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2029	\$950,800	10	\$29,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	70%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Original Fixtures Retrofitted							
	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%							
Alarm									
	Security System								
	Generic	100%			2034	\$391,000	1	\$40,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$66,600	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2034	\$28,900	1		

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	85%	Now	\$37,800	2030	\$755,300			
		Damaged, Extent : Moderate, Area Affected : 10% Location : Basement Mechanical Room - Damaged Insulation							
	Pres. Reducing Valve/LP Steam	15%			2030	\$18,800	5	\$1,000	
Distribution									
	Hot Wtr Piping/Pump	85%	Now	\$38,700	2033	\$387,200	4	\$4,500	
		Corroded, Extent : Moderate, Area Affected : 5% Location : Basement Mechanical Room - Air Separator Tank And Piping Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : Mechanical Rooms Leak Evident, Extent : Moderate, Area Affected : 10% Location : Mechanical Rooms							
	Steam Piping/Pump	15%	Now	\$50,000	2034	\$250,200			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 50% Location : Basement Mechanical Room Leak Evident, Extent : Severe, Area Affected : 20% Location : Basement Mechanical Room Steam Traps Faulty, Extent : Moderate, Area Affected : 100% Location : Basement Mechanical Room, Pipe Tunnels							
Terminal Devices									
	Air Handler	5%			2029	\$196,000	1	\$3,300	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Mechanical Rooms							
	Unit Heater - Hot Water	5%			2029	\$61,700			
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Mechanical Rooms Explanation : Air Handlers With Cooling And Heating Coils, Reported Under Air Conditioning							
Controls									
	Digital	50%			2027	\$2,991,200			
	Pneumatic	50%			2028	\$2,012,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	93%			2037	* *	1	\$108,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room - 2 Units							
	Exterior Pkg Unit - Cooling	2%	Now	\$45,700	2044	* *	2	\$100	
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Roof - Unit Serving Elevator Machine Room - Inoperable / Deteriorated							
	No Component	5%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Penthouse Mechanical Room							
		Explanation : Refer To Heat Rejection And Terminal Devices							
Distribution									
	CW & CHW Wtr Pipe/Pump	93%	Now	\$14,900	2034	\$297,600	4	\$5,000	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Rooms							
	No Component	7%							
Terminal Devices									
	Air Handler/Dir Expansion	5%			2029	\$189,700	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room - 2 Units							
	Air Handler/Cool/Ht	95%			2029	\$3,647,700	1	\$63,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
Heat Rejection									
	Air Cooled Condenser Unit	5%	Now	\$28,600	2044	* *	2	\$3,000	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Mechanical Room Roof - Two Air Cooled Condensing Units - Inoperable / Deteriorated							
	Water Cooling Tower	95%			2028	\$949,600	2	\$103,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior - Ground Level							
		Explanation : Location Noted							

Ventilation

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$914,800	LIFE	* *	2-5	\$60,300	
Broken, Extent : Severe, Area Affected : 20%									
Location : Duct Penetrations In Floor Slab - Pneumatic Fire / Smoke Dampers / Actuators									
Faulty Air Intake, Extent : Moderate, Area Affected : 100%									
Location : Outside Dampers / Actuators Faulty / Inoperable									
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Rooms									
Needs Cleaning, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Unbalanced System, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Exhaust Fans	100%			2029	\$923,800	2	\$3,300	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Mechanical Rooms									
Plumbing									
	H/C Water Piping	100%			2034	\$2,675,200	1		
	Brass/Copper								
	HW Heat Exchanger	100%			2044	* *	4	\$10,700	
	Steam Fired								
	Sanitary Piping	100%	Now	\$262,400	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 10%									
Location : Basement Mechanical Room Ceiling									
	Storm Drain Piping	100%			LIFE	* *	1		
	Cast Iron								
	Sewage Ejector(s)	100%			2029	\$109,100	4	\$6,500	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room - 1 Duplex Set									
	Fixtures	100%							
	Generic								
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Two Units From Basement To Top Floor; Two Units From Basement To Penthouse									
Explanation : 4 Units									
Fire Suppression									
	Standpipe	100%			2044	* *	1-5	\$54,500	
	Generic								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 300 BED FACILITY (GRVC)

Asset # : 4245

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

Fire Suppression

Sprinkler

No Component

Generic

20%

80% Now

\$230,400

2044

* *

1-2

\$21,000

Leak Evident, Extent : Severe, Area Affected : 5%

Location : Basement Mechanical Room - Corroded / Leaking

Heads Blocked, Extent : Moderate, Area Affected : 20%

Location : Various Prison 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.

*** 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 ANNA M. KROSS CENTER (AMKC)
Address : 18-18 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.010 / 2045 **Yr Built/Renovated** : 1986 / 2023
Area Sq Ft : 492,205 **Project Type** : CORRECTION
Date of Survey : 02-May-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$66,979,300	\$2,085,800
Interior Architecture	\$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 A	\$66,979,300	\$3,073,400
Importance Code B	\$21,243,200	\$79,978,600
Importance Code C	\$5,872,100	\$171,800
Total	\$94,094,600	\$83,223,700

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)
Asset # : 2045

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$64,400	LIFE	* *	5	\$139,500	
		Water Penetration, Extent : Moderate, Area Affected : 1%							
		Location : Administration Building Mechanical Room							
	Concrete Masonry Unit	6%	Now	\$115,300	LIFE	* *	5	\$34,900	
		Water Penetration, Extent : Moderate, Area Affected : 1%							
		Location : Administration Building Mechanical Room							
	Glass Block	1%			LIFE	* *	5	\$11,600	
	Masonry: Brick	80%	0-2	\$23,614,600	LIFE	* *	5	\$744,100	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : South Wall Of Dormitory Building							
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Penthouse/ Bulkheads							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 20%							
		Location : Below The Roof Line							
	Metal/Glass Curt Wall	2%			LIFE	* *	5	\$69,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Egress Stairs At Dormitory Building							
		Explanation : Location Noted							
	Metal Panel	5%	Now	\$118,800	2044	* *	5	\$87,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : South Facade Of Gymnasium And Maintenance Area							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Window Wall	3%			2044	* *	5	\$104,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ends Walls At Housing Quad Corridors							
		Explanation : Location Noted							

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal/Detention Type	97%	Now	\$39,617,500	2064	* *	5	\$346,100	
	Air Infiltration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Metal Louvers	3%	2-4	\$125,600	2043	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
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	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Gymnasium							
Modified Bitumen	68%	Now	\$2,064,900	2039	* *			
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : All Mod Units							
Panel/Paver: Cer/Brk	5%			2044	* *	10	\$48,100	
Single Ply Membrane	25%	0-2	\$711,500	2039	* *			
	Blisters, Extent : Moderate, Area Affected : 2%							
	Location : Various Locations On Administration Building							
	Debris Present, Extent : Moderate, Area Affected : 10%							
	Location : Administration Building Roof							
	Drains Clogged, Extent : Severe, Area Affected : 1%							
	Location : Administration Building Roof							
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	22%	4+	\$531,300	LIFE	* *	5	\$354,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout Maintenance Areas								
	Ceramic Tile	5%	Now	\$80,000	2037	* *	5	\$18,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Quarry Tile	1%	4+	\$417,800	2047	* *	5	\$5,500	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Staff Toilet Rooms								
	Sheet Vinyl/Rubber	1%	Now	\$928,900	2044	* *	5	\$5,500	
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Gymnasium								
	Terrazzo	22%	2-4	\$1,460,100	LIFE	* *	5	\$126,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Corridors And Housing Units								
	Traffic Topping	14%	Now	\$948,500	2034	\$9,484,800	5	\$64,500	
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile	25%	Now	\$4,902,600	2039	* *	3	\$69,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Uneven Substrate, Extent : Severe, Area Affected : 20%								
	Location : Main Corridors								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	10%	Now	\$227,100	2029	\$11,354,300	3	\$27,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Dark Side (North) Corridor								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	10%			LIFE	**	10	\$202,600		
Concrete Masonry Unit	53%	2-4	\$3,889,600	LIFE	**	5	\$171,800		
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Vertical Cracks, Extent : Light, Area Affected : 10%									
Location : Throughout Corridors And Mechanical Rooms									
Folding Partition	1%	Now	\$432,500	2042	**	5	\$10,100		
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Gymnasium									
Glass: Single Pane	3%			LIFE	**	5	\$36,500		
Metal Security Bars	3%			LIFE	**	10	\$4,900		
Plaster	10%	Now	\$190,000	LIFE	**	5	\$24,300		
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Dark Side (North) Corridor									
SGFT/Glazed Masonry	15%			LIFE	**	10	\$60,800		
Steel Plate	5%			LIFE	**	5	\$48,600		
Ceilings									
AcousTileSusp.Lay-In	25%	2-4	\$295,100	2047	**	5	\$92,100		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Administration Areas									
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : Administration Areas									
Exposed Struc: Concrete	25%	2-4	\$1,063,700	LIFE	**	5	\$28,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Stairways And Mechanical Rooms									
Exposed Struc: Steel	5%	2-4	\$341,200	LIFE	**				
Broken/Missing Elements, Extent : Severe, Area Affected : 1%									
Location : Basement Mechanical Room									
Metal Panel	10%	2-4	\$235,100	LIFE	**	5	\$92,100		
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Throughout Corridors And Maintenance Areas									
Deformed/Dented, Extent : Light, Area Affected : 10%									
Location : Throughout Corridors									
Plaster	35%	Now	\$4,533,800	LIFE	**	5	\$161,200		
Broken/Missing Elements, Extent : Severe, Area Affected : 75%									
Location : Dark Side (North) Corridor									
Cracking/Crumbling, Extent : Severe, Area Affected : 75%									
Location : Throughout Dark Side (North) Corridor, Stairs And Housing Units									
Site Enclosure									
Fence/Gates									
Chain Link	100%			2054	**				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Includes Razor Ribbon At Top									
Explanation : Additional Component									

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$44,200	2047		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Curbs At Main Entrance									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout Main Entrance And Loading Dock Area									
Parking/Driveway									
	Asphalt	90%	2-4	\$1,096,700	2043		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Cast in Place Concrete	10%			2047		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Loading Dock Area									
Explanation : Location Noted									
Activity Yard									
	Asphalt	50%	Now	\$97,100	2043		* *		
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Explanation : Vegetation Growth									
	Cast in Place Concrete	50%	Now	\$153,200	2047		* *		
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 50%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2044	* *	3	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Buildings 1 And 2 Electrical Room</i>									
<i>Explanation : One 600 Ampere, 4,160 Volt Main Disconnect Switch</i>									
	Fused Disc Sw	50%			2044	* *	3	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Buildings 3 And 4 Electrical Room</i>									
<i>Explanation : One 600 Ampere, 4,160 Volt Main Disconnect Switch</i>									
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.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Raceway								
	Conduit	100%			2044	* *	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	50%			2034	\$626,500	5	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Electrical Room							
		Explanation : Main Service Switch Rated At 4,000 Amperes							
	Fused Disc Sw	50%			2054	* *	5	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Electrical Room							
		Explanation : Main Service Switch Rated At 2,000 Amperes							
Transformers									
	Dry Type	100%			2032	\$51,500	5	\$1,800	
Switchgear / Switchboard									
	Fused Disc Sw	50%			2034	\$626,500	5	\$1,100	
	Molded Case Bkrs	40%			2054	* *	5	\$5,200	
	Molded Case Bkrs	10%			2034	\$125,300	5	\$1,300	
Raceway									
	Busway	5%			2032	\$66,000	1		
	Conduit	70%			2034	\$924,100	1		
	Conduit	25%			2044	* *	1		
Panelboards									
	Fused Disc Sw	10%			2033	\$138,500	5	\$1,100	
	Molded Case Bkrs	70%			2033	\$969,200	5	\$9,100	
	Molded Case Bkrs	20%			2042	* *	5	\$2,600	
Wiring									
	Braided Cloth	20%			2033	\$393,000	1		
	Thermoplastic	50%			2034	\$982,600	1		
	Thermoplastic	30%			2044	* *	1		
Motor Controllers									
	Locally Mounted	40%			2032		5	\$1,300	
	Locally Mounted	10%			2039	* *	5	\$300	
	Motor Control Center	50%			2032	\$1,262,200	5	\$6,700	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$14,500	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$151,400	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%	Now	\$40,200	2037	* *	1	\$171,500	
Start Syst Needs Repair, Extent : Moderate, Area Affected : 10%									
Location : PBA X Generator									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outdoor Enclosures Throughout The Site									
Explanation : There Are Seven Fixed Generators And Two Portable Generators Serving This Asset									
Batteries									
	Lead/Acid	100%			2027	\$4,700	5	\$18,200	
Fuel Storage									
	Day Tank	25%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : W17, 18, 19									
Explanation : 275 Gallon Capacity									
	Day Tank	25%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside Of Main Kitchen Area									
Explanation : 250 Gallon Capacity									
	Underground Storage	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Underground									
Explanation : 20,000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	20%			2029	\$2,886,400	10	\$90,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2029	\$721,600	10	\$22,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	75%			2039	* *			
Egress Lighting									
	Emergency, Service	40%			2034	\$233,700	1		
	Emergency, Battery	10%			2034	\$159,200	10	\$11,900	
	Exit, Service	50%			2029	\$204,500	1		
Exterior Lighting									
	HID	25%	Now	\$332,000	2029	\$1,106,500			
Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 25%									
Location : Building Perimeters									
	LED	5%			2039	* *			
	No Component	70%							

Alarm

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

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

Alarm

Security System
Generic

100%
2034 \$1,780,600 1 \$183,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance System

Fire/Smoke Detection
Generic, Digital

100% 2039 * * 1-3 \$303,300

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

Heating

Energy Source

Plant Campus Steam /
PRV

95% 2034 \$125,000 1

Electricity

1% 2054 * * 1

Natural Gas

4% 2044 * * 1

Other Observation, Extent : N/A, Area Affected : 100%
Location : Main Building - Roof
Explanation : Gas Service For Rooftop Units

Conversion Equipment

Furnace

1% 2034 \$29,500 1 \$2,400
Other Observation, Extent : N/A, Area Affected : 100%
Location : Main Building Roof By Penthouse Mechanical Room S7
Explanation : 1 Unit

Heat Exchanger, Shell &
Tube

78% 0-2 \$157,800 2030 \$3,156,100
Corroded, Extent : Moderate, Area Affected : 10%
Location : Building 3 - Basement Mechanical Room
Damaged, Extent : Moderate, Area Affected : 10%
Location : Building 3 - Basement Mechanical Room - Damaged Insulation

Pres. Reducing Valve/LP
Steam

20% 2030 \$114,200 5 \$5,800

Radiant Heater

1% 2034 \$246,900 2 \$2,300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Main Building - Maintenance Areas
Explanation : Electric Unit Heaters

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$290,400	2033	\$1,452,000	4	\$17,000	
	Corroded, Extent : Moderate, Area Affected : 5%							
	Location : Mechanical Rooms							
	Damaged, Extent : Severe, Area Affected : 2%							
	Location : Building 3 - Basement Mechanical Room - Deteriorated Expansion Tank							
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
	Location : Mechanical Rooms							
	Malfunctioning, Extent : Moderate, Area Affected : 10%							
	Location : Buildings 3, 4 - Radiant Heating Malfunctioning							
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Steam Piping/Pump	30%	Now	\$227,900	2034	\$2,278,700			
	Insul. Deteriorating, Extent : Light, Area Affected : 10%							
	Location : Mechanical Rooms							
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Various Locations							
	Steam Traps Faulty, Extent : Moderate, Area Affected : 100%							
	Location : Dormitory Building, Gymnasium Building, Basement Mechanical Rooms							
Terminal Devices								
Air Handler	15%			2029	\$2,677,500	1	\$45,700	
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Gymnasium Mechanical Room, Main Building Penthouse Mechanical Rooms S6, S7							
Convector/Radiator	76%	Now	\$589,500	2032	\$5,894,900	1	\$108,700	
	Damaged, Extent : Moderate, Area Affected : 10%							
	Location : 1st Floor Corridors - Fin Tube Covers With Heavy Paint Blocking Air Circulation							
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Unit Heater - Hot Water	2%	Now	\$5,600	2029	\$112,500			
	Unit Inoperable, Extent : Moderate, Area Affected : 5%							
	Location : 1st Floor Passageway Between North And South Buildings - 5 Units							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Rooms, 1st Floor Passageway Between North And South Buildings							
	Explanation : Location Noted							
Unit Heater - Steam	7%	Now	\$18,900	2029	\$377,300	4	\$3,200	
	Broken, Extent : Moderate, Area Affected : 5%							
	Location : Gymnasium - 4 Units							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Dormitory Building, Gymnasium							
	Explanation : Location Noted							
Controls								
Electrical	28%			2029	\$1,476,500			
Pneumatic	2%			2028	\$366,600			
No Component	70%							

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.

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

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

Asset # : 2045

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	45%			2042	* *	1		
	No Component	55%							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	2%			2028	\$309,100	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building - Penthouse Mechanical Room S6 - Unit With Remote Air Cooled Condenser							
	Reciprocating Compr/Chiller	2%			2029	\$279,900	1	\$4,600	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Main Building Roof By Penthouse Mechanical Room S7 - Packaged Air Cooled Chiller For Clinic R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building Roof By Penthouse Mechanical Room S7							
	Ext Pkg Unit - Heating/Cooling	8%			2042	* *	2	\$2,400	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building Roof Near Main Entrance, Building 2 - Roof Recent Installation, Extent : N/A, Area Affected : 100% Location : Main Building Roof Near Main Entrance, Building 2 - Roof							
	Ext Pkg Unit - Heating/Cooling	2%	Now	\$31,900	2034	\$318,700	2	\$500	
		Broken, Extent : Moderate, Area Affected : 25% Location : Building 2 - Ground Level - Quad 8 Unit - 2 Compressors Defective, Quad 5 Unit - Condenser Fan Defective Controller Not Working, Extent : Moderate, Area Affected : 25% Location : Building 2 - Ground Level - Quad 6 Unit R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Building 2 - Ground Level							
	Ext Pkg Unit - Heating/Cooling	1%	Now	\$159,400	2044	* *	2	\$200	
		Broken, Extent : Moderate, Area Affected : 100% Location : Main Building Roof - Unit No. 5 R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building Roof - Unit No. 5							
	Ext Pkg Unit - Heating/Cooling	8%			2029	\$1,274,900	2	\$2,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building Roof							
	Split Unit	10%			2034	\$2,252,400			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Dormitory Building, Buildings 1, 2 - Control Rooms							
	Split Unit	2%	Now	\$450,500	2044	* *			
		Unit Inoperable, Extent : Moderate, Area Affected : 100% Location : Buildings 3, 4, 5 - Control Rooms							
	Window/Wall Unit	10%			2027	\$359,300	1		
	No Component	55%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	2%			2044	* *	4	\$500	
	No Component	98%							
Terminal Devices									
	Air Handler/Cool/Ht	2%			2029	\$165,600	1	\$6,100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Main Building - Penthouse Mechanical Room S7							
	No Component	98%							
Heat Rejection									
	Dry Cooler	2%	2-4	\$39,200	2044	* *	2	\$5,500	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Main Building Roof By Penthouse Mechanical Room S6 - Air Cooled Condenser							
	No Component	98%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$833,200	LIFE	* *	2-5	\$274,500	
		Faulty Air Intake, Extent : Moderate, Area Affected : 20%							
		Location : Mechanical Rooms - Air Handlers Outside Air Intake Dampers							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 2%							
		Location : Main Building - Penthouse Mechanical Rooms S6, S7							
		Needs Cleaning, Extent : Moderate, Area Affected : 30%							
		Location : Various Prison Cells - Clogged Exhaust Ducts							
Exhaust Fans									
	Interior	10%			2029	\$420,700	2	\$1,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Main Building - Penthouse Mechanical Rooms S6, S7							
	Roof	45%			2039	* *	2	\$6,800	
	Roof	44%			2029	\$809,800	2	\$6,600	
	Wall Unit	1%			2029	\$4,100	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Building - Basement Mechanical Room							
		Explanation : 1 Unit							
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$243,700	2034	\$12,182,500	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Basement Mechanical Rooms							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (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, Extent : Light, Area Affected : 33%									
Location : Main Building - Basement Mechanical Room - 1 Unit									
Corroded, Extent : Moderate, Area Affected : 66%									
Location : Building 3 - Basement Mechanical Room - 2 Units									
On Extended Life, Extent : Light, Area Affected : 66%									
Location : Building 3 - Basement Mechanical Room - 2 Units									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2027	\$29,200	4	\$15,600	
Sewage Ejector(s)									
	Electric	100%			2029	\$496,600	4	\$29,400	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 6 Units From 1st To 2nd Floor; 1 Unit From 1st To 3rd Floor									
Explanation : 7 Units									
Fire Suppression									
	Standpipe								
	Generic	100%			2034	\$4,367,600	1-5	\$257,400	
Sprinkler									
	No Component	60%							
	Generic	40%	Now	\$104,900	2034	\$5,246,900	1-2	\$47,800	
Damaged, Extent : Moderate, Area Affected : 10%									
Location : Main Building - Basement Mechanical Room - 1 Sprinkler Main Closed Due To Leaks									

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.270 / 13661 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 11,146 **Project Type** : CORRECTION
Date of Survey : 08-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$55,700	
Interior Architecture	\$53,600	
Electrical		\$50,100
Total	\$109,300	\$50,100
Importance Code A	\$55,700	
Importance Code B	\$53,600	\$50,100
Total	\$109,300	\$50,100

EXPENSE	FY 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.

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

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

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

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

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

Interior

Ceilings

Exposed Struc: Steel

20%

LIFE

* *

Fiber Board

20%

2036

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Room At West End**Explanation : Material Actually Firberglass Reinforced 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/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2041

* *

5

\$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 800 Amperes*

Transformers

Dry Type

100%

2036

* *

5

Switchgear / Switchboard

Molded Case Bkrs

100%

2041

* *

5

\$300

Raceway

Conduit

100%

2051

* *

1

Panelboards

Molded Case Bkrs

100%

2039

* *

5

\$300

Wiring

Thermoplastic

100%

2051

* *

1

Motor Controllers

Locally Mounted

100%

2036

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

Stand-by Power

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	* *	1	\$3,400	
Generators									
	Not Accessible	100%							
Batteries									
	Not Accessible	100%							
Fuel Storage									
	Underground Storage	100%			LIFE	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Underground								
	Explanation : 2,500 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	10%			2031	\$15,200	10	\$1,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2031	\$15,200	10	\$1,000	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Crawl Space								
	LED	80%			2036	* *			
Egress Lighting									
	Emergency, Battery	50%			2031	\$18,000	10	\$1,300	
	Exit, Battery	50%			2031	\$12,400	10	\$400	
Exterior Lighting									
	HID	50%			2031	\$50,100	10		
	LED	50%			2036	* *			
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$4,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$6,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Pump Air Sourced	10%			2032		2	\$300	
	No Component	90%							
	Terminal Devices								
	Induction Unit	10%			2040	* *	1	\$400	
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2029	\$8,100	1		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$45,600	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Closet								
	Explanation : One 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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Crawl Space								
	Explanation : Duplex Unit								
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$700	
	Fixtures								
	Generic	100%							

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

CAPITAL	FY 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



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

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

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

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

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

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

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

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

Lighting

Interior Lighting

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
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Alarm

Fire/Smoke Detection

Generic, Digital	100%		2039	**	1-3	\$8,500
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors*

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

Heating

Energy Source

Electricity	20%		2051	**	1	
Natural Gas	80%		2051	**	1	

Conversion Equipment

Steam Boiler	100%	0-2	\$11,600	2044	**	1	\$12,300
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*Corroded, Extent : Moderate, Area Affected : 90%**Location : Boiler Steam Economizer, 2 Unit, In Boiler Room*

Distribution

Steam Piping/Pump	100%	Now	\$21,200	2051	**	
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*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Make Up Water Lines From Power Plan, Water Needs Chemical Treatment*

Terminal Devices

Air Handler	50%			2036	**	1	\$4,300
Fan Coil Unit/Heat	50%			2036	**	1	\$2,200

*Other Observation, Extent : Light, Area Affected : 50%**Location : Cogen Plant**Explanation : Unit Heater - Gas***Air Conditioning**

Energy Source

Electricity	100%			2047	**	1	
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT
Asset # : 14781

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Heat Pump Air Sourced	50%			2032	\$198,600	2	\$400	
	Window/Wall Unit	10%			2029	\$10,100	1		
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Power Distribution Modular Building							
		Explanation : 2 Exterior Wall Mount Air Condoner Units							
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2036	* *	1	\$8,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,700	
	Exhaust Fans								
	Roof	100%			2036	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$45,600	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$6,900	
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$3,900	

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)
Address : 10-10 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.040 / 2026 **Yr Built/Renovated** : 1963 / 1996
Area Sq Ft : 362,978 **Project Type** : CORRECTION
Date of Survey : 25-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$57,596,100	\$10,158,200
Interior Architecture	\$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 A	\$57,596,100	\$10,764,600
Importance Code B	\$9,405,600	\$71,638,800
Importance Code C	\$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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	3%	Now	\$53,800	LIFE	**	5	\$46,700		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Main Loading Dock.								
Masonry: Brick Cavity	90%	0-2	\$939,700	LIFE	**	5	\$279,900		
	Expansion Joint Failure, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Metal Panel	6%	2-4	\$238,400	2054	**	5	\$35,000		
	Deformed/Dented, Extent : Moderate, Area Affected : 15%								
	Location : Administrative Building And Annex								
Slate Panels	1%	Now	\$279,200	LIFE	**	5	\$2,300		
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Window Sills Throughout								
	Spalling, Extent : Severe, Area Affected : 100%								
	Location : Window Sills Throughout								
Windows									
Aluminum	5%			2042	**	5	\$6,900		
Metal/Detention Type	95%	Now	\$55,060,100	2054	**	5	\$240,500		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Recent Replace Evident, Extent : N/A, Area Affected : 20%								
	Location : Housing Units 9, 10, 11 And 12								
Parapets									
Cast Stone/Terra Cotta	3%	Now	\$8,600	LIFE	**	5	\$3,800		
	Caulking Deteriorated, Extent : Severe, Area Affected : 25%								
	Location : Throughout Coping Stones								
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	\$963,800	2034	\$9,637,800				
	Blisters, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
Metal Panel	2%			2047	**	10	\$16,000		
Soffits									
Metal Panel	100%	0-2	\$5,200	2044	**	5	\$3,800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Main Entrance								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	4+	\$445,300	LIFE	* *	5	\$118,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout Mechanical Rooms							
	Ceramic Tile	5%	Now	\$59,000	2037	* *	5	\$13,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Poured Epoxy/Resin	2%	0-2	\$234,600	2029	\$1,173,100			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium							
	Quarry Tile	5%	0-2	\$192,600	2039	* *	5	\$20,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Kitchen Area							
	Terrazzo	35%			LIFE	* *	5	\$297,100	
	Traffic Topping	18%	0-2	\$1,798,600	2034	\$8,993,100	5	\$61,100	
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Kitchen Area							
	Vinyl Tile	15%	0-2	\$433,900	2034	\$4,338,500	3	\$30,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	10%	Now	\$1,674,600	2034	\$8,373,200	3	\$20,400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 40%							
		Location : Throughout Housing Areas							
Interior Walls									
	Concrete Masonry Unit	55%	4+	\$1,147,900	LIFE	* *	5	\$126,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Glass: Special Gauge	5%			LIFE	* *	1		
		Recent Replace Evident, Extent : N/A, Area Affected : 10%							
		Location : 1/2 Inch Lexan Panes At Renovated Housing Units							
	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	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTile,Adhered	30%	Now	\$1,010,900	2039	* *	5	\$81,500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Lobby And Throughout							
	AcousTileSusp.Lay-In	5%			2047	* *	5	\$27,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Entry And Control Areas							
		Explanation : Location Noted							
	Exposed Struc: Concrete	30%	4+	\$941,300	LIFE	* *	5	\$25,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Rooms							
	Metal Panel	5%			LIFE	* *	5	\$67,900	
	Plaster	30%	0-2	\$191,100	LIFE	* *	5	\$101,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Corridors							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2054	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Includes Razor Ribbon At Top							
		Explanation : Additional Component							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	0-2	\$42,700	2047	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Curbs At Parking Area							
	Parking/Driveway								
	Asphalt	100%	2-4	\$1,641,000	2037	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Activity Yard								
	Asphalt	100%	Now	\$874,700	2049	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Small Activity Yards							
		Explanation : Vegetation Growth							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$185,300	5	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Disconnect Switch Rated At 5,000 Ampere							
	Transformers								
	Dry Type	100%			2032	\$51,500	5	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement (Electrical Room, By Electrical Room)							
		Explanation : Dry Type Transformers Rated At Various Capacities							
	Switchgear / Switchboard								
	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								
	Locally Mounted	100%			2032	\$1,199,100	5	\$2,400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$10,700	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2032	\$201,300	1	\$111,700	
	Generators								
	Diesel	50%			2030	\$200,800	1	\$70,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outdoor Enclosure							
		Explanation : One Diesel Generator Rated At 250 Kilowatts							
	Diesel	49%			2037	* *	1	\$68,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outdoor Enclosure							
		Explanation : Capacity Information Not Available							
	Diesel	1%			2030	\$4,000	1	\$1,400	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Basement - Generator Room							
	Batteries								
	Lead/Acid	100%			2025	\$4,700	5	\$13,400	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2033	\$24,700	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Generator Room							
		Explanation : Two Tanks Rated At 30 Gallons Each							
	Main Tank	50%			2037	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Oil Storage Room							
		Explanation : One Tank Rated At 1,870 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2029	\$6,385,800	10	\$199,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2034	\$2,660,700	10	\$83,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	15%			2039	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Building (Gymnasium, Lobby)							
		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								
	Generic	100%			2034	\$1,313,100	1	\$135,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building And Exterior Walls							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$1,804,300	1-3	\$230,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, And Manual Pull Stations							

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2034	\$97,100	1		
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2030	\$421,100	5	\$21,600	
	Distribution								
	Steam Piping/Pump	100%	Now	\$560,200	2034	\$5,601,500			
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor - Mechanical Room 1 - Defective Pressure Relief Valve And Steam Condensate Return Pump							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : 1st Floor - Mechanical Rooms							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor - Mechanical Rooms							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 10%							
		Location : First Floor - Mechanical Rooms							
	Terminal Devices								
	Air Handler	5%			2029	\$658,200	1	\$11,200	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 1st Floor - Fan Room							
	Convector/Radiator	90%	Now	\$103,000	2032	\$5,148,000	1	\$95,000	
		Damaged, Extent : Moderate, Area Affected : 2%							
		Location : South - Annex Corridor - Fin Tube Covers With Heavy Paint Blocking Air Circulation							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Steam	5%	Now	\$19,900	2029	\$198,700	4	\$1,700	
		Unit Inoperable, Extent : Moderate, Area Affected : 20%							
		Location : Kitchen Loading Dock - Steam Air Curtain, Gymnasium - 3 Units							
Air 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.

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	13%			2029	\$997,100	2	\$2,900	
		Abandoned in Place, Extent : Light, Area Affected : 2% Location : Courtyard - Packaged Unit For Sprung Not In Use R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roofs, Building Exterior Ground Level							
	Exterior Pkg Unit - Cooling	1%	Now	\$76,700	2044	* *	2	\$200	
		Broken, Extent : Moderate, Area Affected : 100% Location : Roof - Kitchen Office Unit R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof - Kitchen Office Unit							
	Exterior Pkg Unit - Cooling	10%			2034	\$767,000	2	\$2,200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roofs							
	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								
	Interior	4%			2034	\$124,100	2	\$400	
	Roof	50%	Now	\$33,900	2029	\$678,600	2	\$4,400	
		On Extended Life, Extent : Moderate, Area Affected : 70% Location : Roofs Unit Inoperable, Extent : Moderate, Area Affected : 10% Location : Roofs							
	Roof	45%			2034	\$610,800	2	\$5,000	
	Wall Unit	1%			2029	\$3,000	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Mechanical Room 1 Explanation : Location Noted							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$8,984,000	1		
		On Extended Life, Extent : Light, Area Affected : 90% Location : Throughout							
	HW Heat Exchanger								
	Steam Fired	100%			2044	* *	4	\$35,900	
		Abandoned in Place, Extent : Light, Area Affected : 50% Location : 1st Floor - Sewer Ejector Room, Mechanical Room 1 - 3 Of 6							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	90%			2029	\$126,000	4	\$10,400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 1st Floor - Mechanical Room 1 - Duplex Set							
	Submersible	10%			2027	\$2,200	4	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor - Sewer Ejector Room							
		Explanation : Location Noted							
	Sewage Ejector(s)								
	Electric	100%			2034	\$366,300	4	\$21,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor - Sewer Ejector Room - Duplex Set							
		Explanation : Location Noted							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Two Units From 1st To 2nd Floor, One Unit From 2nd To 3rd Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2034	\$3,220,900	1-5	\$189,800	
	Sprinkler								
	No Component	90%							
	Generic	10%			2034	\$967,300	1-2	\$10,200	

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*** 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%	Now	\$100	2040	* *	5		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilet And Shower								
Concrete Masonry Unit	58%			LIFE	* *	5	\$500	
Gypsum Board	10%			LIFE	* *	5	\$100	
Plaster	5%	Now	\$2,900	LIFE	* *	5		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East Wall								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : East Wall								
SGFT/Glazed Masonry	25%	Now	\$4,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Ceilings								
Exposed Struc: Concrete	75%			LIFE	* *	5	\$500	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Apparatus Room								
Gypsum Board	25%	Now	\$700	LIFE	* *	5	\$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilet In Original Building								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	* *			
Site Pavements								
On-Site Walkways								
Asphalt	75%			2034				
Wood	25%			2026		1-3		
Parking/Driveway								
Asphalt	100%	0-2	\$19,400	2034	\$387,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Panelboards								
	Molded Case Bkrs	100%			2047	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2051	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2044	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2036	* *	10	\$3,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	40%			2036	* *	1		
	Emergency, Battery	10%			2036	* *	10	\$100	
	Exit, Service	50%			2036	* *	1		
	Exterior Lighting								
	HID	100%			2036	* *	10		
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$2,200	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Pump Air Sourced	30%			2032		2	\$300	
	Other Observation, Extent : N/A, Area Affected : 60%							
	Location : Trailer Section							
	Explanation : 3 Package Units							
Radiant Heater	30%			2036	* *	2	\$500	
	Other Observation, Extent : Light, Area Affected : 30%							
	Location : Trailer Section							
	Explanation : 8 Electrical Radiant Heaters							
No Component	40%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Low Pressure Steam Provided From Adjacent Building							
Distribution								
Central Plant Steam Piping/Pmp	40%			2031	\$46,800	4	\$100	
No Component	60%							
Terminal Devices								
Fan Coil Unit/Heat	40%			2031	\$41,300	1	\$500	
Induction Unit	30%			2040	* *	1	\$400	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	60%			2047	* *	1		
No Component	40%							
Conversion Equipment								
Heat Pump Air Sourced	30%			2032	\$31,200	2	\$100	
	R-22 Refrigerant, Extent : Light, Area Affected : 30%							
	Location : 3 Package Units In Trailer Section							
Window/Wall Unit	30%			2029	\$7,900	1		
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks								
Electric	100%			2026	\$45,600	4		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Closet							
	Explanation : One 40 Gallon Unit							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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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 : RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Address : 15-15 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.030 / 2025 **Yr Built/Renovated** : 1969 / 2005
Area Sq Ft : 469,815 **Project Type** : CORRECTION
Date of Survey : 25-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2097042

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$52,319,200	\$114,576,500
Interior Architecture	\$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 A	\$52,319,200	\$115,248,100
Importance Code B	\$31,023,100	\$80,719,900
Importance Code C	\$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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	4+	\$536,200	LIFE	* *	5	\$465,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	65%	0-2	\$9,593,400	LIFE	* *	5	\$604,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	5%	0-2	\$1,188,500	2044	* *	5	\$87,200	
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Pre-Cast Concrete	20%	2-4	\$2,600,300	LIFE	* *	5	\$604,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Walkway Canopy At Main Entrance							
		Caulking Deteriorated, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	17%	Now	\$152,900	2042	* *	5	\$16,600	
		Air Infiltration, Extent : Light, Area Affected : 20%							
		Location : Administration Building/offices							
		Glazing Broken/Cracked, Extent : Light, Area Affected : 10%							
		Location : Administration Building/offices							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium							
	Metal/Detention Type	80%	Now	\$21,782,800	2034	\$108,914,100	5	\$285,400	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	3%			2037	* *	10	\$36,700	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Metal Panel	10%	Now	\$288,700	2044	* *	5	\$17,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Metal Rail	25%	Now	\$1,784,800	2047	* *	5	\$163,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Perimeter Of Administration Building							
	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, Extent : Moderate, Area Affected : 60%							
		Location : Throughout Corridor Roofs							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations In Corridors							
	Modified Bitumen	20%	0-2	\$607,300	2034	\$3,036,600			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Administration Building							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Administration Building							
	Single Ply Membrane	5%	Now	\$1,423,000	2044	* *			
		Adhesion Failure, Extent : Severe, Area Affected : 100%							
		Location : Center Administration Building							
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	2%			2035	* *	3	\$22,100	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Auditorium							
	Cast in Place Concrete	18%	Now	\$1,086,800	LIFE	* *	5	\$290,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Mechanical Rooms							
		Uneven Surface, Extent : Severe, Area Affected : 5%							
		Location : Various Stair Treads Throughout							
	Poured Epoxy/Resin	2%	2-4	\$159,100	2029	\$1,590,700			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Kitchen Area							
	Quarry Tile	2%	4+	\$104,500	2039	* *	5	\$11,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Kitchen							
	Terrazzo	25%	4+	\$6,636,800	LIFE	* *	5	\$143,900	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Main Corridor And Building Entrance Area.							
	Traffic Topping	3%	4+	\$101,600	2034	\$2,032,500	5	\$13,800	
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Control Rooms And Gymnasium							
	Vinyl Tile	32%	2-4	\$3,765,200	2034	\$12,550,600	3	\$88,400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	10%	4+	\$5,677,100	2039	* *	3	\$27,600	
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Wood	6%	0-2	\$2,540,400	2062	* *	5	\$41,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Plywood In Housing Units							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$296,800	LIFE	**			
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Various Locations In Corridors								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Mechanical Spaces And Various Locations In Corridors								
Ceramic Tile	5%			2037	**	5	\$40,500	
Concrete Masonry Unit	35%	4+	\$1,027,400	LIFE	**	5	\$113,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout 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								
AcousTileConcealSpLn	15%	2-4	\$171,300	2039	**	5	\$69,100	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Concrete	40%	4+	\$4,254,800	LIFE	**	5	\$46,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Mechanical Rooms								
Exposed Struc: Steel	5%			LIFE	**	10	\$73,700	
Metal Panel	30%	2-4	\$1,410,600	LIFE	**	5	\$276,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Various Locations Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Plaster	10%	Now	\$431,800	LIFE	**	5	\$46,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stair Halls								
Recent Repair Evident, Extent : Light, Area Affected : 5%								
Location : Roof Repairs At Roof Hatches								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Includes Razor Ribbon At Top								
Explanation : Additional Component								
Site Pavements								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
On-Site Walkways									
	Asphalt	23%	0-2	\$4,400	2037		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	75%	Now	\$67,300	2039		* *		
		Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
		Location : Along The Building And In The Parking Area							
		Tripping Hazard, Extent : Severe, Area Affected : 5%							
		Location : Various Locations Along The Building And Parking Area							
	Masonry: Brick	2%	0-2	\$2,100	2044		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance							
Parking/Driveway									
	Asphalt	90%	Now	\$416,500	2043		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 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		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	70%			2034	\$194,500	5	\$1,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Electrical Room									
Explanation : Two Main Disconnect Switches Rated At 4,000 Amperes And 5,000 Amperes									
	Fused Disc Sw	30%			2034	\$83,400	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Electrical Room									
Explanation : Main Disconnect Switch For Emergency Rated At 1,200 Amperes									
Transformers									
	Dry Type	100%			2032	\$51,500	5	\$1,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Electrical Room, Mechanical Rooms 1 And 3									
Explanation : Transformers Rated At Various Capacities									
Switchgear / Switchboard									
	Fused Disc Sw	40%			2034	\$501,200	5	\$800	
	Molded Case Bkrs	60%			2034	\$751,800	5	\$7,400	
Raceway									
	Conduit	95%			2034	\$1,254,100	1		
	Conduit	5%			2044	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2033	\$1,246,200	5	\$11,100	
	Molded Case Bkrs	10%			2042	* *	5	\$1,200	
Wiring									
	Braided Cloth	70%			2033	\$1,375,600	1		
	Thermoplastic	30%			2034	\$589,500	1		
Motor Controllers									
	Locally Mounted	100%			2032		5	\$3,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$13,800	
Stand-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, Extent : N/A, Area Affected : 100%									
Location : Basement And Outdoor Enclosure									
Explanation : Four Diesel Generators Rated At 600 Kilowatts Each									
Batteries									
	Lead/Acid	100%			2025	\$4,700	5	\$17,400	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2042	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One Tank Rated At 275 Gallons							
	Main Tank	50%			2037	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : One Tank Rated At 5,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	28%			2034	\$3,857,100	10	\$120,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	42%			2029	\$5,785,700	10	\$181,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	8%			2039	* *	10	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Gymnasium							
		Explanation : HID Lights							
	Incandescent	2%			2029	\$304,800	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Auditorium - Stage							
		Explanation : Incandescent Lights							
	LED	20%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Lobby, Hallways, Learning Center, Auditorium							
		Explanation : LED Lights							
Egress Lighting									
	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 Observation, Extent : N/A, Area Affected : 100%							
		Location : Auditorium							
		Explanation : Location Noted							
Exterior Lighting									
	HID	30%			2029	\$1,267,400	10	\$400	
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2034	\$1,699,600	1	\$175,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building And Exterior Walls							
		Explanation : CCTV Surveillance Camera System							

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RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$289,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, And Manual Pull Stations*

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

Heating

Energy Source

Plant Campus Steam /
PRV

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

1%

2034

\$235,600

2

\$2,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Loading Dock By Kitchen**Explanation : Electric Air Curtain And Unit Heater***Distribution**

Hot Wtr Piping/Pump

70%

Now

\$277,200

2033

\$1,385,900

4

\$16,200

*Broken, Extent : Moderate, Area Affected : 2%**Location : Basement Mechanical Room 1 - Expansion Tank**Corroded, Extent : Severe, Area Affected : 5%**Location : Basement Mechanical Rooms**Insul. Deteriorating, Extent : Moderate, Area Affected : 5%**Location : Basement Mechanical Rooms**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Basement Mechanical Rooms**On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout**Unbalanced System, Extent : Moderate, Area Affected : 50%**Location : Throughout*

Steam Piping/Pump

30%

Now

\$217,500

2034

\$2,175,100

*Insul. Deteriorating, Extent : Light, Area Affected : 20%**Location : Basement**Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Basement Mechanical Rooms*

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RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Air Handler	25%			2029	\$4,259,500	1	\$72,600	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Rooms, Roof									
	Convector/Radiator	70%			2032	\$5,182,600	1	\$106,200	
	Unit Heater - Hot Water	5%	Now	\$26,800	2029	\$268,400			
Unit Inoperable, Extent : Moderate, Area Affected : 20%									
Location : Passageway Between Auditorium And Gymnasium - 2 Units									
Controls									
	Digital	2%			2027	\$520,100			
	Pneumatic	10%	Now	\$1,749,800	2039	* *			
Broken, Extent : Moderate, Area Affected : 100%									
Location : Basement Mechanical Rooms									
	No Component	88%							
Air Conditioning									
Energy Source									
	Electricity	35%			2042	* *	1		
	No Component	65%							
Conversion Equipment									
	Reciprocating Compr/Chiller	2%			2029	\$267,100	1	\$4,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Mechanical Room 3									
Explanation : Unit Serving Auditorium Only, Refrigerant Nu22b									
	Exterior Pkg Unit - Cooling	8%			2034	\$794,200	2	\$2,300	
Abandoned in Place, Extent : Light, Area Affected : 20%									
Location : Roof By Main Entrance - 1 Unit									
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Roofs									
	Split Unit	10%			2034	\$2,150,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : 1st Floor Learning Center, Other Locations									
	Split Unit	5%			2029	\$1,075,000			
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Various Locations									
	Window/Wall Unit	10%			2027	\$343,000	1		
	No Component	65%							
Distribution									
	CW & CHW Wtr	2%			2034	\$10,200	4	\$700	
	Pipe/Pump								
	No Component	98%							

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Asset # : 2025

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	2%			2029	\$123,000	1	\$5,800	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room 3 - Air Handler For Auditorium									
	No Component	98%							
Heat Rejection									
	Dry Cooler	2%			2029	\$29,100	2	\$6,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Air Cooled Condenser For Auditorium Chiller									
	No Component	98%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$795,300	LIFE	* *	2-5	\$262,000	
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%									
Location : Basement Mechanical Rooms									
Exhaust Fans									
	Roof	98%	Now	\$172,200	2029	\$1,721,700	2	\$11,300	
Broken, Extent : Light, Area Affected : 10%									
Location : Roofs									
On Extended Life, Extent : Light, Area Affected : 80%									
Location : Roofs									
	Wall Unit	2%			2029	\$7,800	2	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Gymnasium									
Explanation : Location Noted									
Plumbing									
H/C Water Piping									
	Brass/Copper	98%			2034	\$11,395,800	1		
On Extended Life, Extent : Light, Area Affected : 80%									
Location : Throughout									
	Brass/Copper	2%	Now	\$11,600	2034	\$232,600	1		
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Basement Mechanical Room 1 - Hydronic System Make-up Reduced Pressure Zone Valve									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room 1									
HW Heat Exchanger									
	Steam Fired	100%			2034	\$4,378,100	4	\$69,700	
Abandoned in Place, Extent : Light, Area Affected : 33%									
Location : Basement Mechanical Room 1 - 1 Of 3									
On Extended Life, Extent : Light, Area Affected : 66%									
Location : Basement Mechanical Room 1 - 2 Of 3									

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Asset # : 2025

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$228,100	LIFE	**	1		
		Leak Evident, Extent : Moderate, Area 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%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2 Units From Basement To 2nd Floor; 1 Unit From Basement To 1st Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	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 : Moderate, Area Affected : 2%							
		Location : 1st Floor Space Ceiling Near Learning Center - Burst Pipe Due To Freeze							
		Condition - Line Shutoff							

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : RIKERS ISLAND FACILITIES GEORGE R. VIerno CENTER GRVC
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.180 / 4127 **Yr Built/Renovated** : 1986 / 2006
Area Sq Ft : 274,813 **Project Type** : CORRECTION
Date of Survey : 11-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	29%			LIFE	* *	5	\$188,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Loading Dock Area							
	Metal Panel	70%	Now	\$931,400	2044	* *	5	\$683,300	1
		Deformed/Dented, Extent : Severe, Area Affected : 20%							
		Location : Loading Dock Area							
	Metal Coiling Doors	1%			2047	* *	5	\$16,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Loading Dock							
		Explanation : Location Noted							
Windows									
	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, Extent : N/A, Area Affected : 100%							
		Location : West Facades							
		Explanation : Location Noted							
Roof									
	Modified Bitumen	2%	0-2	\$236,900	2044	* *			
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Various Connecting Corridors							
	Single Ply Membrane	95%	Now	\$2,109,000	2039	* *			
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%							
		Location : Various Locations Throughout							
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Patches At Various Roof Locations							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Loading Dock Canopy And Various Corridor Locations At Building Connections							
	Skylight, Plastic	3%			2039	* *	1		
Soffits									
	Metal Panel	100%	Now	\$13,800	2044	* *	5	\$10,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Loading Dock And Various Perimeter Locations							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	42%	Now	\$566,400	LIFE	**	5	\$377,900		
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations In Penthouse Mechanical Rooms								
Ceramic Tile	10%	Now	\$223,500	2037	**	5	\$20,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Toilet Rooms Throughout								
Quarry Tile	2%	2-4	\$58,300	2047	**	5	\$6,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Food Services Areas								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Food Services Areas								
	Worn/Eroded, Extent : Moderate, Area Affected : 75%								
	Location : Food Services Areas								
Sheet Vinyl/Rubber	1%			2039	**	5	\$6,200		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Gymnasium								
	Explanation : Location Noted								
Traffic Topping	10%	0-2	\$1,891,300	2042	**	5	\$25,700		
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Throughout Control Rooms And Food Service Areas								
Vinyl Tile	35%	Now	\$2,299,300	2039	**	3	\$54,000		
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	10%			2037	**	5	\$55,800		
Concrete Masonry Unit	73%	Now	\$1,476,500	LIFE	**	5	\$163,000		
	Diagonal Cracks, Extent : Severe, Area Affected : 2%								
	Location : Holding Rooms At Intake Area								
Folding Partition	1%	Now	\$298,000	2050	**	5	\$7,000		
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : 1st Floor Gymnasium								
Glass: Single Pane	3%			LIFE	**	5	\$25,100		
Gypsum Board	8%	Now	\$24,100	LIFE	**	5	\$26,800		
	Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
	Location : 1st Floor Gymnasium								
Metal Security Bars	5%			LIFE	**	10	\$5,600		

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$65,900	2039	* *	5	\$20,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 25%							
	Location : Control Rooms And Staff Lounges Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Control Rooms And Storage Areas Throughout							
Exposed Struc: Concrete	25%			LIFE	* *	5-10	\$128,500	
Metal Panel	65%	Now	\$853,200	LIFE	* *	5	\$334,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Various Corridor Locations At Building Connections							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Includes Razor Ribbon At Top							
	Explanation : Additional Component							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$186,600	2047	* *			
	Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
	Location : South Of Main Entrance And At Visitor Entrance							
	Sinking/Subsiding, Extent : Severe, Area Affected : 30%							
	Location : Throughout Building Perimeter							
	Other Observation, Extent : N/A, Area Affected : 5%							
	Location : Walkway To Main Entrance							
	Explanation : Recent Installation							
Parking/Driveway								
Asphalt	100%	Now	\$939,800	2043	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Parking Areas							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : South Truck Entrance							
	Sinking/Subsiding, Extent : Severe, Area Affected : 10%							
	Location : Various Locations At Building Perimeter							

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

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

Site Pavements

Activity Yard

Asphalt

20% 2-4 \$107,900 2043 * *

Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout Peripheral Activity Yards

Cast in Place Concrete

80% Now \$680,500 2047 * *

Cracking/Crumbling, Extent : Light, Area Affected : 25%

Location : Throughout Central Activity Yard

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

Location : Throughout Central Activity Yard

Explanation : Deteriorated And Missing Traffic Topping

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2034 \$185,300 5 \$1,200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Three Main Service Switches Rated At 2,000 Amperes Each

Transformers

Dry Type

100% 2032 \$51,500 5 \$1,000

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Various Capacities

Switchgear / Switchboard

Fused Disc Sw

100% 2034 \$877,100 5 \$1,200

Raceway

Conduit

100% 2044 * * 1

Panelboards

Molded Case Bkrs

100% 2033 \$923,100 5 \$7,200

Wiring

Thermoplastic

100% 2044 * * 1

Motor Controllers

Locally Mounted

10% 2032 \$119,900 5 \$200

Motor Control Center

90% 2032 \$1,514,600 5 \$6,700

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$8,100

Stand-by Power

Transfer Switches

Automatic

100% 2032 \$201,300 1 \$84,600

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RIKERS ISLAND FACILITIES GEORGE R. VIerno CENTER GRVC
Asset # : 4127

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%	Now	\$104,700	2037	* *	1	\$95,800	
Start Syst Needs Repair, Extent : N/A, Area Affected : 50%									
Location : Generator Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Second Floor Generator Room									
Explanation : Two Diesel Generators Rated At 1,100 Kilowatts Each.									
Batteries									
	Lead/Acid	100%			2027	\$4,700	5	\$10,200	
Fuel Storage									
	Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Second Floor Generator Room									
Explanation : 275 Gallon Capacity Serving Both Generators									
	Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside Underground									
Explanation : 8,000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	30%			2029	\$2,417,400	10	\$75,600	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	70%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Original Fixtures Retrofitted									
Egress Lighting									
	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%							
Alarm									
Security System									
	Generic	100%			2034	\$994,200	1	\$102,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance System									
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$1,366,100	1-3	\$174,500	

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	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 Observation, Extent : N/A, Area Affected : 100%								
	Location : Main Building Roof								
	Explanation : Two Units								
	Heat Exchanger, Shell & Tube	89%	Now	\$40,200	2030	\$2,010,600			
	Damaged, Extent : Moderate, Area Affected : 20%								
	Location : Mechanical Room J - Lower Level - Damaged Insulation								
	Pres. Reducing Valve/LP Steam	10%			2030	\$31,900	5	\$1,600	
Distribution									
	Hot Wtr Piping/Pump	90%	Now	\$208,500	2033	\$1,042,300	4	\$12,200	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Various Mechanical Rooms								
	Damaged, Extent : Moderate, Area Affected : 20%								
	Location : Various Mechanical Rooms - Defective Plug Valves								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 15%								
	Location : Various Mechanical Rooms								
	Leak Evident, Extent : Moderate, Area Affected : 15%								
	Location : Various Mechanical Rooms								
	Malfunctioning, Extent : Moderate, Area Affected : 20%								
	Location : Main Building Roof - Mechanical Room D - Pumps For Perimeter Heating - Malfunctioning								
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Unbalanced System, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Steam Piping/Pump	10%	Now	\$84,800	2034	\$424,100			
	Insul. Deteriorating, Extent : Moderate, Area Affected : 80%								
	Location : Mechanical Room J								
	Leak Evident, Extent : Severe, Area Affected : 50%								
	Location : Mechanical Room J, Piping Distribution Tunnels - Piping And Steam Condensate Tank								
	Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
	Location : Mechanical Room J, Piping Distribution Tunnels								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	15%			2029	\$1,494,900	1	\$25,500	
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Various Mechanical Rooms							
Convector/Radiator	45%	Now	\$389,800	2032	\$1,948,800	1	\$35,900	
	Damaged, Extent : Moderate, Area Affected : 50%							
	Location : Building Perimeter And Passageways - Fin Tube Covers Damaged And With Heavy Paint Blocking Air Circulation							
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Building Perimeter And Passageways							
Unit Heater - Hot Water	2%			2029	\$62,800			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Rooms, Building Exits, Other Locations							
	Explanation : Unit Heaters, Cabinet Heaters							
No Component	38%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Various Locations							
	Explanation : Heating Provided By Air Handlers With Hot And Cooling Coils, Reported Under Air Conditioning							
Controls								
Electrical	75%			2033	\$2,208,200			
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Various Mechanical Rooms - Air Handlers With Stand Alone Electric Controls							
Pneumatic	5%			2028	\$511,800			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room J							
	Explanation : Pneumatics For Steam Pressure Controls							
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	85%			2050	* *	1		
No Component	15%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Buildings 1,2 And Other Locations							
	Explanation : Areas Without Air Conditioning							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	45%			2042	* *	1	\$57,400	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Ground Level - Courtyards Between Buildings 6-10 And Buildings 3-9 - Scroll Packaged Air Cooled Chillers Recent Installation, Extent : Light, Area Affected : 100% Location : Ground Level - Courtyards Between Buildings 6-10 And Buildings 3-9 - 8 Units							
	Reciprocating Compr/Chiller	9%			2029	\$703,200	1	\$11,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building - Southwest Mechanical Room Roof - Scroll Packaged Air Cooled Chiller							
	Exterior Pkg Unit - Cooling	5%	2-4	\$290,300	2044	* *	2	\$700	
		Damaged, Extent : Moderate, Area Affected : 20% Location : Main Roof By Main Entrance - Condenser Coil Damaged Fins							
	Split Unit	1%	Now	\$125,800	2044	* *			
		Unit Inoperable, Extent : Moderate, Area Affected : 100% Location : Main Building Roof - Office Below - Deteriorated							
	Window/Wall Unit	5%			2029	\$100,300	1		
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Buildings 1, 2 And Other Locations Explanation : Areas Without Air Conditioning							
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Main Building - Various Locations Explanation : Areas Cooled By Water Cooled And Air Cooled Split Direct Expansion Systems, Reported Under Heat Rejection And Terminal Devices							
	Not Accessible	5%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Main Building Explanation : Water Cooled Packaged Units Connected To Dry Cooler Located On Southwest Mechanical Room Roof - No Access							
Distribution									
	CW & CHW Wtr Pipe/Pump	45%			2060	* *	4	\$6,100	
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Buildings 3-5, 4-6, 7-9, 8-10							
	CW & CHW Wtr Pipe/Pump	9%			2044	* *	4	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Main Building Roof - Southwest Mechanical Room Explanation : Location Noted							
	No Component	46%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	15%			2029	\$1,294,600	1		
		On Extended Life, Extent : Light, Area Affected : 100% Location : Main Building Mechanical Rooms							
	Air Handler/Cool/Ht	54%			2029	\$4,716,800	1	\$91,800	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Various Mechanical Rooms - Units With Chilled And Hot Water Coils							
	No Component	31%							
Heat Rejection									
	Dry Cooler	5%			2029	\$103,300	2	\$9,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Southwest Mechanical Room Roof - 1 Unit Explanation : Location Noted							
	Water Cooling Tower	15%	Now	\$341,100	2039	* *	2	\$33,200	
		Damaged, Extent : Severe, Area Affected : 100% Location : Main Building South Mechanical Room Roof - One Unit - Damaged / Deteriorated Other Observation, Extent : Light, Area Affected : 100% Location : Main Building South Mechanical Room Roof Explanation : Unit Connected To Split Water Cooled Direct Expansion Systems Below							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$2,326,000	LIFE	* *	2-5	\$153,200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Various Mechanical Rooms Needs Cleaning, Extent : Moderate, Area Affected : 100% Location : Throughout Unbalanced System, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Exhaust Fans								
	Interior	60%			2029	\$1,409,300	2	\$5,100	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Various Mechanical Rooms							
	Roof	40%			2029	\$411,000	2	\$3,400	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Roofs							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$6,801,900	1		
		Abandoned in Place, Extent : Light, Area Affected : 2% Location : Mechanical Room J - Pressure Booster System Abandoned In Place							
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$2,560,900	4	\$40,800	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Sanitary Piping								
	Cast Iron	100%	Now	\$667,100	LIFE	* *	1		
				Broken, Extent : Severe, Area Affected : 10%					
				Location : Kitchen Area - Collapsed Underground Pipe					
				Leak Evident, Extent : Moderate, Area Affected : 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.
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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 : RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.110 / 2554 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 28,838 **Project Type** : CORRECTION
Date of Survey : 08-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$214,600	\$380,500
Interior Architecture	\$1,206,200	\$80,300
Electrical		\$493,300
Total	\$1,420,800	\$954,100
Importance Code A	\$214,600	\$380,500
Importance Code B	\$1,038,900	\$573,600
Importance Code C	\$167,300	
Total	\$1,420,800	\$954,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$7,900	\$7,800	
Interior Architecture	\$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 A	\$1,400	\$9,400	\$9,200	\$1,400
Importance Code B	\$39,900	\$11,900	\$9,600	\$7,100
Importance Code C	\$49,800			
Total	\$91,100	\$21,300	\$18,900	\$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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Asset # : 2554

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 NEW CENTRAL WAREHOUSE
Asset # : 2554

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

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Asset # : 2554

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	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, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated At 355 Kilowatts								
	Batteries								
	Lead/Acid	100%			2025	\$4,700	5	\$1,100	
	Fuel Storage								
	Day Tank	50%			2039	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallon Capacity								
	Main Tank	50%			2046	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground								
	Explanation : 25,000 Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	20%			2031	\$78,700	10	\$5,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices								
	LED	80%			2039	* *			
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Main Warehouse								
	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, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	* *	1-3	\$17,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Asset # : 2554

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	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 : Moderate, Area Affected : 2% Location : Warehouse							
	No Component	75%							
	Exhaust Fans								
	Interior	15%			2036	**	2	\$100	
	Roof	40%			2036	**	2	\$400	
	No Component	45%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$45,600	4		
		Other Observation, Extent : Light, Area Affected : 100% Location : Closet Explanation : One 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%	Now	\$14,000	LIFE	**	1		
		Other Observation, Extent : Moderate, Area Affected : 2% Location : 1st Floor Explanation : Consistent Blockage At Front Of Building							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2036	**	1	\$1,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$14,500	
	Sprinkler								
	Generic	100%			2051	**	1-2	\$8,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Asset # : 2554

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

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** 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 NORTH FACILITY,OBCC 300 CELL ANX
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.063 / 4248 **Yr Built/Renovated** : 1994 / 2023
Area Sq Ft : 79,197 **Project Type** : CORRECTION
Date of Survey : 02-May-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,4,5
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,199,800	\$232,900
Interior Architecture	\$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 A	\$1,199,800	\$345,000
Importance Code B	\$1,873,600	\$10,354,400
Importance Code C	\$2,687,600	
Total	\$5,761,000	\$10,699,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$64,300			\$1,200
Electrical	\$20,300	\$13,000	\$14,800	\$14,000
Mechanical	\$56,200	\$11,400	\$14,400	\$7,500
Elevators/Escalators	\$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 B	\$128,100	\$34,200	\$39,100	\$32,400
Importance Code C	\$22,500			
Total	\$150,700	\$34,300	\$39,100	\$32,500



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	2-4	\$317,400	2044	* *	5	\$232,900	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Damaged Trim On South Facade								
Windows								
Metal/Detention Type	95%	0-2	\$676,400	2044	* *	5	\$35,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	5%			2043	* *	10	\$6,400	
Parapets								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Main Roof Surface								
Explanation : Metal Rail								
Roof								
IRMA/Protected Membrane	100%	Now	\$206,100	2039	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 5th Floor Elevator Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof Surface								
Explanation : Unable To Access (No Key)								
Interior								
Floors								
Cast in Place Concrete	15%	4+	\$58,300	LIFE	* *	5	\$38,900	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms								
Ceramic Tile	2%			2043	* *	5	\$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Staff Toilet Rooms								
Explanation : Location Noted								
Raised Access Floor	5%	Now	\$131,900	2037	* *	5	\$11,100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 50%								
Location : Control Rooms								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Various Control Rooms								
Explanation : Currently Under Construction								
Terrazzo	60%	4+	\$640,700	LIFE	* *	5	\$55,600	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Throughout Housing Areas								
Traffic Topping	18%			2039	* *	5	\$26,700	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	2-4	\$597,100	2047	**	5	\$5,600	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Shower And Toilet Rooms								
Concrete Masonry Unit	45%	2-4	\$918,100	LIFE	**	5	\$40,500	
Recent Construction, Extent : N/A, Area Affected : 25%								
Location : Various Housing Units Currently Being Renovated								
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Corridor And Stairways								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Various Housing Units								
Explanation : Currently Being Demolished								
Fiberglass Panel	25%	0-2	\$1,172,400	LIFE	**			
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : Some Locations Are Currently Being Renovated								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Housing Cells								
Explanation : Worn Out/ Damaged Finish								
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	20%			LIFE	**	5-10	\$29,600	
Exposed Struc: Steel	5%			LIFE	**	10	\$11,900	
Fiber Board	20%			2034	\$712,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Housing Cells								
Explanation : Location Noted								
Gypsum Board	5%	2-4	\$4,000	LIFE	**	5	\$7,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Maintenance Area								
Recent Replace Evident, Extent : N/A, Area Affected : 25%								
Location : Some Locations Are Currently Being Renovated								
Metal Panel	50%	Now	\$378,300	LIFE	**	5	\$74,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout Corridors								
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Bathrooms And Corridors								
Recent Replace Evident, Extent : N/A, Area Affected : 25%								
Location : Some Locations Are Currently Being Renovated								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Includes Razor Ribbon At Top								
Explanation : Additional 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.

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

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

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

Site Pavements

Activity Yard

Asphalt

100% Now \$143,700 2037 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%
Location : Activity Yard

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

Over 600 Volts

Service Equipment

Fused Disc Sw

100% 2034 \$112,100 3 \$300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Outdoor Electrical And Generator Room
Explanation : One 600 Ampere Main Disconnect Switch

Transformers

Dry Type

100% 2032 \$326,600 3 \$400

Feeders

Cable

100% 2033 \$39,200 1

Raceway

Conduit

100% 2034 \$94,400 1

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2034 \$48,800 5 \$300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Outdoor Electrical And Generator Room
Explanation : One 4,000 Ampere Main Disconnect Switch

Transformers

Dry Type

100% 2032 \$51,500 5 \$300

Switchgear / Switchboard

Molded Case Bkrs

100% 2034 \$313,300 5 \$2,100

Raceway

Conduit

100% 2034 \$223,400 1

Panelboards

Fused Disc Sw

10% 2033 \$17,300 5 \$200

Molded Case Bkrs

90% 2033 \$155,800 5 \$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

Stand-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.*

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2030	\$209,400	1	\$30,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Outdoor Electrical And Generator Room</i>									
<i>Explanation : One 900 Kilowatts Capacity</i>									
Batteries									
	Lead/Acid	100%			2025	\$4,700	5	\$2,900	
Fuel Storage									
	Day Tank	50%			2042	* *	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : At Generator</i>									
<i>Explanation : One 275 Gallon Capacity</i>									
	Main Tank	50%			2049	* *	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Outside Vault</i>									
<i>Explanation : One 10,000 Gallon Capacity</i>									
Lighting									
Interior Lighting									
	Under Construction	100%							
Egress Lighting									
	Emergency, Service	50%			2034	\$47,000	1		
	Exit, Service	50%			2034	\$32,900	1		
Exterior Lighting									
	LED	30%			2039	* *			
	No Component	70%							
Lightning Protection									
Arresters/Cabling									
	Not Accessible	100%							
Alarm									
Security System									
	Generic	100%			2034	\$286,500	1	\$29,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : CCTV Surveillance System</i>									
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$48,800	

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	1%			2044	* *	1		
	Not Accessible	99%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Building Exterior - Steam Room Vault							
		Explanation : No Access - High Pressure Steam Service							
Conversion Equipment									
	Radiant Heater	1%			2034	\$39,700	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Exterior - Electrical Room							
		Explanation : Electric Unit Heaters							
	Not Accessible	99%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Building Exterior - Steam Room Vault							
		Explanation : No Access - Steam Pressure Reducing Valves							
Distribution									
	Steam Piping/Pump	100%	Now	\$61,100	2044	* *			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Rooms							
Terminal Devices									
	Air Handler	80%			2029	\$2,297,700	1	\$39,200	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
	Convactor/Radiator	20%	Now	\$49,900	2032	\$249,600	1	\$4,600	
		Damaged, Extent : Moderate, Area Affected : 40%							
		Location : Various Locations - Fin Tube Covers Damaged With Heavy Paint Blocking Air Circulation							
Controls									
	Digital	100%			2032	\$4,383,400			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout - Central Building Management System For This Building And Adjacent Buildings							
		Other Observation, Extent : N/A, Area Affected : 80%							
		Location : Mechanical Rooms							
		Explanation : Electric Honeywell Controls For Air Handlers Abandoned In Place							
Air Conditioning									
	Energy Source								
	Electricity	10%			2050	* *	1		
	No Component	90%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	5%	Now	\$124,300	2039	* *	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 2nd Floor Mechanical Room Unit Inoperable, Extent : Moderate, Area Affected : 100% Location : 2nd Floor Mechanical Room - 1 Unit Serving Control Rooms							
	Window/Wall Unit	5%			2032	\$28,900	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Control Rooms Explanation : Location Noted							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$335,200	LIFE	* *	2-5	\$44,200	
		Unbalanced System, Extent : Moderate, Area Affected : 10% Location : Control Rooms							
	Exhaust Fans								
	Interior	19%			2029	\$128,600	2	\$500	
	Wall Unit	1%			2034	\$700	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Elevator Machine Room, Building Exterior Electrical Room Explanation : Two Units							
	Not Accessible	80%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Roof Explanation : No Access							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
		Abandoned in Place, Extent : Light, Area Affected : 2% Location : 2nd Floor Mechanical Room - Pressure Booster System							
	HW Heat Exchanger								
	Steam Fired	100%			2054	* *	4	\$11,700	
		Abandoned in Place, Extent : Light, Area Affected : 33% Location : 2nd Floor Mechanical Room - 1 Of 3							
	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.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX
Asset # : 4248

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Instantaneous Hot Water Electric	1%			2039		* *		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor Corridor							
	Explanation : One Unit							
No Component	99%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE		* *		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Through 5th Floor							
	Explanation : 2 Units							
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, Extent : N/A, Area Affected : 0%							
	Location : Outer Fire Pump Room							
	Explanation : No Access							

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** 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 NORTH FACILITY,OBCC 500 CELL ANX
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.065 / 4249 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 136,605 **Project Type** : CORRECTION
Date of Survey : 01-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,987,800	\$1,330,500
Interior Architecture	\$1,314,300	\$1,522,800
Electrical		\$902,800
Mechanical	\$190,900	\$5,363,900
Total	\$3,493,000	\$9,120,100
Importance Code A	\$1,987,800	\$1,489,000
Importance Code B	\$1,111,700	\$7,580,100
Importance Code C	\$393,600	\$51,000
Total	\$3,493,000	\$9,120,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,400			
Interior Architecture		\$19,200		
Electrical	\$29,500	\$25,500	\$25,100	\$22,200
Mechanical	\$26,200	\$36,100	\$36,100	\$19,700
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$129,400	\$130,100	\$110,500	\$91,300
Importance Code A	\$27,500	\$400		
Importance Code B	\$101,800	\$129,700	\$110,500	\$91,300
Importance Code C				
Total	\$129,400	\$130,100	\$110,500	\$91,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX
Asset # : 4249

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal Panel	100%			2041	**	5-10	\$1,756,100	
Windows									
	Metal/Detention Type	100%	Now	\$407,300	2041	**	5	\$53,400	
Air Infiltration, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Main Corridor And Various Locations Throughout.									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Corridors									
Parapets									
	Metal Rail	100%	Now	\$24,400	2036	**	5	\$21,400	
Deteriorated Finish, Extent : Light, Area Affected : 25%									
Location : Throughout									
Roof									
	Built-Up (BUR)	100%	Now	\$1,101,500	2041	**			
Drains Clogged, Extent : Light, Area Affected : 10%									
Location : 5th Floor Roof									
Miss/Damaged Flashings, Extent : Light, Area Affected : 5%									
Location : Adjacent To Bulkheads									
Vegetation Growth, Extent : Severe, Area Affected : 10%									
Location : Adjacent To Bulkhead Door									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : 1st Floor Breezeway And 5th Floor Elevator Vestibule									
Interior									
Floors									
	Cast in Place Concrete	45%	Now	\$301,600	LIFE	**	5	\$201,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : Throughout Basement									
	Raised Access Floor	5%	Now	\$227,600	2034	\$1,138,000	5	\$19,200	
Loose/Delam Surface, Extent : Severe, Area Affected : 50%									
Location : Throughout									
	Terrazzo	35%			LIFE	**	5	\$55,900	
	Traffic Topping	15%			2036	**	5	\$38,300	
Interior Walls									
	Cast in Place Concrete	45%			LIFE	**			
	Concrete Masonry Unit	23%	Now	\$393,600	LIFE	**	5	\$43,500	
Vertical Cracks, Extent : Light, Area Affected : 5%									
Location : Mechanical Rooms									
	Glass: Special Gauge	5%			LIFE	**	1		
	Metal Panel	3%			LIFE	**			
	Metal: Cage/Fence	6%			LIFE	**			
	Steel Plate	18%			LIFE	**	5	\$51,000	

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

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

Interior

Ceilings

Exposed Struc: Concrete	47%			LIFE	**	5	\$15,000	
Exposed Struc: Steel	8%			LIFE	**			
Metal Panel	30%	Now	\$391,500	LIFE	**	5	\$76,700	

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

Location : Throughout

Corrosion/Rusting, Extent : Moderate, Area Affected : 15%

Location : Throughout

Plaster	15%			LIFE	**	5	\$19,200	
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2041	**	3	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch

Transformers

Dry Type	100%			2036	**	3	\$800	
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Feeders

Cable	100%			2039	**	1		
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Raceway

Conduit	100%			2041	**	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2041	**	5	\$600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room And Generator Room

Explanation : One 2,500 Ampere And Two 1,600 Ampere Main Disconnect Switches

Transformers

Dry Type	100%			2036	**	5	\$500	
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Switchgear / Switchboard

Molded Case Bkrs	100%			2041	**	5	\$3,600	
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Raceway

Conduit	100%			2041	**	1		
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Panelboards

Fused Disc Sw	10%			2039	**	5	\$300	
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Molded Case Bkrs	90%			2039	**	5	\$3,200	
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Wiring

Thermoplastic	100%			2041	**	1		
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Motor Controllers

Locally Mounted	100%			2036	**	5	\$900	
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Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	* *	1	\$42,000	
	Generators								
	Diesel	100%			2034	\$209,400	1	\$52,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Two 1,100 Kilowatts Capacity							
	Batteries								
	Lead/Acid	100%			2025	\$4,700	5	\$5,100	
	Fuel Storage								
	Day Tank	50%			2039	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 275 Gallon Capacity							
	Main Tank	50%			2046	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : Two 25,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Under Construction	100%							
	Egress Lighting								
	Emergency, Service	50%			2031	\$81,100	1		
	Exit, Service	50%			2031	\$56,800	1		
	Exterior Lighting								
	HID	5%			2031	\$61,400	10		
	LED	95%			2039	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2046	* *	5	\$500	
Alarm									
	Security System								
	Generic	100%			2031	\$494,200	1	\$51,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	* *	1-3	\$84,200	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2041	**	1		
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%	0-2	\$3,200	2034	\$158,500	5	\$4,100	
	Leak Evident, Extent : Light, Area Affected : 100% Location : First Floor Mechanical Equipment Room								
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2051	**	4	\$6,700	
	Terminal Devices								
	Air Handler	100%			2031	\$4,954,100	1	\$84,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	2%			2036	**	1	\$1,300	
	No Component	98%							
	Terminal Devices								
	Air Handler/Dir Expansion	2%			2036	**	1		
	No Component	98%							
	Heat Rejection								
	Air Cooled Condenser Unit	2%			2036	**	2	\$1,900	
	No Component	98%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,200	
	Exhaust Fans								
	Interior	80%			2036	**	2	\$3,300	
	Roof	20%			2036	**	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	HW Heat Exchanger								
	Steam Fired	50%	Now	\$190,900	2061	**	4	\$6,800	
	Unit Inoperable, Extent : Moderate, Area Affected : 50% Location : First Floor Mechanical Equipment Room, 1 Of 2 Defective Instantaneous Hot Water Heat Exchangers								
	Steam Fired	50%			2041	**	4	\$10,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Leak Evident, Extent : Moderate, Area Affected : 10% Location : Observed On Basement Level, Leaks Originate On Upper Floors								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : Light, Area Affected : 100%								
	Location : Two Units Basement To 5th Floor, Three Units 1st To 5th Floor								
	Explanation : 5 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$68,900	
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$38,300	
	Fire Pump								
	Generic	100%			2034	\$251,400	1	\$25,500	

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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 : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)
Address : 15-00 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.080 / 2029 **Yr Built/Renovated** : 1935 / 2021
Area Sq Ft : 87,169 **Project Type** : CORRECTION
Date of Survey : 04-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$12,514,200	\$346,200
Interior Architecture	\$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 A	\$12,514,200	\$523,400
Importance Code B	\$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



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$73,900	LIFE	* *	5	\$32,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Window Sills And Base Of Walls At Loading Dock Areas							
	Masonry: Brick	85%	2-4	\$3,455,600	LIFE	* *	5	\$108,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% Location : Penthouse And Throughout All Walls Recent Repair Evident, Extent : N/A, Area Affected : 25% Location : Throughout							
	Metal Panel	5%	Now	\$16,400	2044	* *	5	\$12,000	
		Deformed/Dented, Extent : Severe, Area Affected : 10% Location : Panels Surrounding Walls At Upper Roof And Penthouse							
	Metal: Cage/Fence	5%	Now	\$12,200	2039	* *	5	\$14,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Exterior Egress Stairs							
Windows									
	Metal/Detention Type	100%	Now	\$7,832,400	2044	* *	5	\$68,400	
		Air Infiltration, Extent : Severe, Area Affected : 25% Location : Throughout Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Throughout Thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout							
Parapets									
	Metal Rail	100%			2039	* *	5-10	\$168,900	
Roof									
	Built-Up (BUR)	33%	Now	\$547,000	2044	* *			
		Miss/Damaged Flashings, Extent : Light, Area Affected : 5% Location : 6th Floor Roof At Penthouse Water Penetration, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Modified Bitumen	55%	Now	\$256,100	2039	* *			
		Water Penetration, Extent : Moderate, Area Affected : 20% Location : Throughout 1st Floor Roof							
	Single Ply Membrane	12%	Now	\$349,200	2044	* *			1
		Miss/Damaged Flashings, Extent : Light, Area Affected : 5% Location : Drip Edge Surrounding Penthouse Water Penetration, Extent : Severe, Area Affected : 25% Location : Above Mechanical Room							
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	4+	\$42,800	LIFE	* *	5	\$28,500	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%	Now	\$35,400	2037	* *	5	\$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Basement And Toilet Rooms								
Poured Epoxy/Resin	3%	0-2	\$8,500	2029	\$422,600			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Terrazzo	25%	2-4	\$587,700	LIFE	* *	5	\$25,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Traffic Topping	12%			2034	\$1,439,800	5	\$19,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Area And Guard Rooms								
Explanation : Location Noted								
Vinyl Tile	45%	0-2	\$625,100	2034	\$3,125,700	3	\$22,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Interior Walls								
Ceramic Tile	10%	Now	\$50,000	2037	* *	5	\$11,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms Throughout								
Concrete Masonry Unit	40%	2-4	\$853,600	LIFE	* *	5	\$37,700	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout Corridors								
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Basement/ Mechanical Rooms								
Glass: Single Pane	4%			LIFE	* *	5	\$14,100	
Metal Security Bars	10%			LIFE	* *	10	\$4,700	
Plaster	18%	Now	\$39,800	LIFE	* *	5	\$12,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stairways And Corridors								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : At Various Dormitories								
SGFT/Glazed Masonry	18%			LIFE	* *	10	\$21,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)
Asset # : 2029

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%	4+	\$20,900	2039	* *	5	\$6,500	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout Various Offices							
	Exposed Struc: Concrete	25%	2-4	\$471,000	LIFE	* *	5	\$5,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Corridors And Dormitories							
	Metal Panel	10%	2-4	\$166,500	LIFE	* *	5	\$16,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Kitchen Areas							
	Plaster	55%	Now	\$420,600	LIFE	* *	5	\$44,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2054	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Includes Razor Ribbon At Top							
		Explanation : Additional Component							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	2-4	\$6,500	2047	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Loading Dock And Rear Areas							
	Parking/Driveway								
	Asphalt	60%	2-4	\$275,700	2043	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Front And Rear Parking Areas							
	Cast in Place Concrete	40%	4+	\$62,800	2047	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Front And Rear Parking Areas							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$87,300	5	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Switch Rated At 1,200 Amperes. Fed From Power House.								
	Transformers								
	Dry Type	100%			2039	* *	5	\$300	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2034	\$156,600	5	\$200	
	Molded Case Bkrs	50%			2044	* *	5	\$1,100	
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2033	\$11,500	5	\$100	
	Molded Case Bkrs	90%			2033	\$207,700	5	\$2,100	
	Molded Case Bkrs	5%			2050	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$26,800	
	Generators								
	Diesel	100%			2037	* *	1	\$33,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoor Enclosure								
	Explanation : 530 Kilowatt Capacity. Feeds Annex Building MOD 4. For This Building Generator Is Located In The Power House.								
	Batteries								
	Lead/Acid	100%			2027	\$4,700	5	\$3,200	
	Fuel Storage								
	Day Tank	50%			2042	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoors								
	Explanation : 70 Gallon Capacity								
	Main Tank	50%			2049	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoors								
	Explanation : 2,000 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	10%			2034	\$255,600	10	\$8,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	90%			2039	* *			

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

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

Lighting

Egress Lighting

Emergency, Service	49%		2039	**	1		
Emergency, Battery	1%		2042	**	10		\$200

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Locker Rooms*

Exit, Service	50%		2039	**	1		
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Exterior Lighting

LED	30%		2039	**			
No Component	70%						

Alarm

Security System

Generic	100%		2039	**	1		\$32,600
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital	100%		2039	**	1-3		\$53,700
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Plant Campus Steam / PRV	99%		2034	\$23,100	1		
Electricity	1%		2044	**	1		

Conversion Equipment

Heat Exchanger, Shell & Tube	10%		2037	**			
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor - Kitchen Mechanical Room**Explanation : Steam / Glycol Heat Exchanger*

Pres. Reducing Valve/LP Steam	89%		2030	\$90,000	5		\$4,600
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Radiant Heater	1%		2034	\$43,700	2		\$400
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Exits By Kitchen, Electrical Room**Explanation : Electric Cabinet Heaters, Air Curtains, Electric Unit Heater*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$3,700	2033	\$36,700	4	\$400	
		Leak Evident, Extent : Moderate, Area Affected : 10% Location : 1st Floor - Kitchen Mechanical Room Other Observation, Extent : N/A, Area Affected : 100% Location : Kitchen Building Explanation : Glycol Hydronic Heating							
	Steam Piping/Pump	90%	Now	\$242,100	2034	\$1,210,700			
		Leak Evident, Extent : Moderate, Area Affected : 10% Location : Roof At Air Handling Units, Basement Mechanical Room On Extended Life, Extent : Light, Area Affected : 75% Location : Throughout							
Terminal Devices									
	Air Handler	10%			2029	\$316,100	1	\$5,400	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Kitchen Roof							
	Convactor/Radiator	80%	Now	\$109,900	2032	\$1,098,900	1	\$20,300	
		Broken, Extent : Moderate, Area Affected : 10% Location : Various Locations On Extended Life, Extent : Light, Area Affected : 90% Location : Throughout							
	Unit Heater - Steam	10%			2034	\$95,500	4	\$1,200	
Controls									
	Digital	80%	Now	\$386,000	2027	\$3,859,700			
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Throughout - Not Operational							
	No Component	20%							
Air Conditioning									
Energy Source									
	District Chilled Water	74%			2044	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Room Explanation : Chilled Water Supplied From Site Chilled Water Plant							
	Electricity	16%			2050	* *	1		
	No Component	10%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%	Now	\$27,400	2028	\$273,700	2	\$400	
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Offices							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Offices							
		Explanation : Packaged / Terminal A/C Units With Steam Coils							
	Split Unit	4%	Now	\$31,900	2039	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Unit Inoperable, Extent : Light, Area Affected : 100%							
		Location : Penthouse - System Not Operational							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse - Telecom Room, Engineer Office, Electrical Room, Plumbing Shop							
		Explanation : Multi-split System With 4 Wall Mounted Ductless Units							
	Split Unit	1%			2039	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Room							
	Window/Wall Unit	1%			2029	\$6,400	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Location Noted							
	No Component	84%							
Distribution									
	CW & CHW Wtr Pipe/Pump	74%			2044	* *	4	\$3,200	
	No Component	26%							
Terminal Devices									
	Air Handler/Cool/Ht	74%			2034	\$385,900	1	\$39,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roofs							
		Explanation : 6 Rooftop Air Handlers With Chilled And Steam Coils							
	No Component	26%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	95%			LIFE	* *	2-5	\$73,100	
	Ductwork/Diffusers	5%	Now	\$18,400	LIFE	* *	2-5	\$2,400	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Main Roof At Air Handler							
Exhaust Fans									
	Interior	5%			2039	* *	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Locker Room							
		Explanation : Location Noted							
	Roof	95%			2034	\$309,700	2	\$2,500	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	95%			2044	**	1		
	Brass/Copper	5%	Now	\$107,900	2064	**	1		
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Basement Mechanical Room, Kitchen Mechanical Room - Domestic Hot Water Lines									
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$812,300	2064	**	4	\$8,600	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Basement Mechanical Room, Kitchen Mechanical Room - 3 Instantaneous Steam Heat Exchangers - Malfunctioning / Deteriorated									
	Sanitary Piping								
	Cast Iron	95%			LIFE	**	1		
	Cast Iron	5%	Now	\$105,800	LIFE	**	1		
Leak Evident, Extent : Severe, Area Affected : 100%									
Location : Kitchen Mechanical Room - Basement Crawlspace									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$33,600	4	\$2,800	
	Sewage Ejector(s)								
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Kitchen Mechanical Room - Basement Crawlspace									
Explanation : No Access Due To Sewage Leaks In Crawlspace									
	Backflow Preventer								
	Generic	100%			2029	\$75,000	1	\$5,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : One Unit From Basement To 7th Floor; One Unit From 1st To 6th Floor									
Explanation : 2 Units									
Fire Suppression									
	Standpipe								
	Generic	100%			2044	**	1-5	\$44,000	
	Sprinkler								
	No Component	20%							
	Generic	80%			2044	**	1-2	\$19,500	

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX
Address : HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.500 / 14636 **Yr Built/Renovated** : 1935 / 1985
Area Sq Ft : 78,100 **Project Type** : CORRECTION
Date of Survey : 04-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,487,900	\$874,600
Interior Architecture	\$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 A	\$3,487,900	\$874,600
Importance Code B	\$1,517,000	\$12,240,300
Importance Code C	\$3,333,900	
Total	\$8,338,800	\$13,114,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$32,200			
Interior Architecture	\$55,100			\$6,400
Electrical	\$7,300	\$7,300	\$8,800	\$8,300
Mechanical	\$60,900	\$8,900	\$13,100	\$7,300
Site Pavements	\$42,400			
Total	\$197,800	\$16,200	\$21,900	\$22,000
Importance Code A	\$32,200			
Importance Code B	\$103,800	\$16,200	\$21,900	\$22,000
Importance Code C	\$61,900			
Total	\$197,800	\$16,200	\$21,900	\$22,000



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$192,300	LIFE	**	5	\$83,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : East Facade								
Exposed Struc: Steel	5%			LIFE	**	5	\$34,700	
Masonry: Brick	65%	Now	\$2,293,000	LIFE	**	5	\$72,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : North And West Walls								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	15%	Now	\$426,100	2044	**	5	\$31,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Dormitory 4								
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Dormitory 4								
Windows								
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 : Throughout								
Steel	5%	Now	\$400	2042	**	5	\$900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Parapets								
Metal Rail	100%			2039	**	5-10	\$582,200	
Roof								
Modified Bitumen	75%			2042	**	10	\$136,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Roofs Except Dormitory 4								
Skylight, Metal/Glass	5%			2060	**	10	\$30,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Skylights Recently Replaced								
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Dormitory 4								
Explanation : No Access/ Under Construction								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Cast in Place Concrete	100%			LIFE	* *	5	\$28,700	
Interior									
	Floors								
	Cast in Place Concrete	25%			LIFE	* *	5	\$139,400	
	Ceramic Tile	8%	Now	\$55,400	2037	* *	5	\$5,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Shower Rooms And Toilet Rooms							
	Sheet Vinyl/Rubber	7%	Now	\$112,500	2034	\$1,124,600	5	\$6,700	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Corridors							
	Vinyl Tile	40%	Now	\$814,000	2034	\$2,713,400	3	\$19,100	
		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%							
		Location : Throughout							
	Under Construction	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Dormitory 4							
		Explanation : No Access/ Under Construction							
Interior Walls									
	Concrete Masonry Unit	55%	0-2	\$1,366,900	LIFE	* *	5	\$30,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Dormitory 3 And Throughout Corridors							
	Glass: Single Pane	4%			LIFE	* *	5	\$8,200	
	Gypsum Board	8%			LIFE	* *	5-10	\$18,700	
	Masonry: Brick	3%			LIFE	* *	10	\$1,200	
	Metal Security Bars	5%			LIFE	* *	10	\$1,400	
	Plywood/Hardboard	5%			LIFE	* *	10	\$700	
	Under Construction	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Dormitory 4							
		Explanation : No Access/ Under Construction							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	25%	2-4	\$204,100	2039	* *	5	\$15,900		
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 75%									
Location : Guard Areas And Offices Throughout									
Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$8,000		
Cracking/Crumbling, Extent : Light, Area Affected : 25%									
Location : Throughout Dormitories And Shower Rooms									
Exposed Struc: Steel	5%			LIFE	* *	10	\$12,700		
Metal Panel	10%			LIFE	* *	5	\$31,900		
Plaster	35%	Now	\$261,400	LIFE	* *	5	\$27,900		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout Corridors									
Under Construction	20%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Dormitory 4									
Explanation : No Access/ Under Construction									
Site Enclosure									
Fence/Gates									
Chain Link	100%	4+	\$51,500	2054	* *				
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Emergency Generator On North Side									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%	2-4	\$42,400	2047	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Ramps At Various Exits And Sidewalks Throughout									
Parking/Driveway									
Asphalt	75%	Now	\$1,315,700	2043	* *				
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : East Driveway And Parking Area On North Side									
Cast in Place Concrete	25%	Now	\$599,700	2047	* *				
Cracking/Crumbling, Extent : Severe, Area Affected : 60%									
Location : Driveway At Rear Courtyard Area									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	100%			2034	\$223,400	1		
Panelboards									
	Molded Case Bkrs	100%			2033	\$173,100	5	\$2,100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2044	* *	1		
Stand-by Power									
	Transfer Switches								
	Not Accessible	100%							
	Generators								
	Not Accessible	100%							
	Batteries								
	Not Accessible	100%							
	Fuel Storage								
	Not Accessible	100%							
Lighting									
	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%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$29,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$48,100	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2044	* *	1		
Conversion Equipment									
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Mechanical Room									
Explanation : Pressure Reducing Valve / Low-pressure Steam Not Accessible - No Keys									
Distribution									
	Steam Piping/Pump	100%	Now	\$26,300	2034	\$1,313,700			
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%									
Location : Dorm No. 3 Building Exterior - Riser To Rooftop Air Handler									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Convector/Radiator	90%			2032	\$1,207,400	1	\$24,700	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
	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 - Heating/Cooling	15%			2034	\$413,400	2	\$800	
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Roof - Multiple Units									
	Split Unit	33%			2029	\$1,285,600			
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Various Locations									
	Split Unit	20%			2034	\$779,100			
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Various Locations									
	Window/Wall Unit	2%			2029	\$12,400	1		
	No Component	20%							
	No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Dorm No. 3 Building									
Explanation : Refer To Heat Rejection And Terminal Devices									
Terminal Devices									
	Air Handler/Dir Expansion	10%			2029	\$251,600	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Dorm No. 3 Roof									
Explanation : Rooftop Air Handler With Steam And Direct Expansion Coils									
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2029	\$38,000	2	\$5,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Dorm No. 3 Roof									
Explanation : One Air Cooled Condensing Unit									
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$75,200	
Exhaust Fans									
	Roof	100%			2034	\$318,300	2	\$2,600	
Plumbing									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2034	\$2,107,000	1		
			On Extended Life, Extent : Light, Area Affected : 100%						
			Location : Throughout						
	HW Heat Exchanger Not Accessible	100%							
			Other Observation, Extent : N/A, Area Affected : 0%						
			Location : Mechanical Room						
			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	

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.060 / 2028 **Yr Built/Renovated** : 1985 / 2023
Area Sq Ft : 265,049 **Project Type** : CORRECTION
Date of Survey : 02-May-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$7,246,600	\$542,900
Interior Architecture	\$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 A	\$7,246,600	\$840,300
Importance Code B	\$8,125,200	\$50,515,300
Importance Code C	\$2,642,100	\$90,100
Total	\$18,013,900	\$51,445,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$12,000			
Interior Architecture	\$99,900		\$4,400	\$14,900
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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	4+	\$132,300	LIFE	* *	5	\$114,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Front Of Building And Central Activity Yard							
	Concrete Masonry Unit	3%			LIFE	* *	5	\$8,600	
	Metal Panel	87%	2-4	\$1,275,700	2044	* *	5	\$374,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Windows									
	Aluminum	2%	Now	\$5,700	2042	* *	5	\$300	
		Water Penetration, Extent : Moderate, Area Affected : 100%							
		Location : Gymnasium							
	Metal/Detention Type	95%	Now	\$4,101,300	2044	* *	5	\$53,700	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Corridors							
	Metal Louvers	3%	4+	\$2,000	2037	* *			
		Bent/Warped Elements, Extent : Light, Area Affected : 1%							
		Location : North Mechanical Penthouse							
Parapets									
	Metal Panel	93%			2044	* *	5	\$10,000	
	Metal: Cage/Fence	7%			2039	* *	5-10	\$1,500	
Roof									
	Metal Panel	100%	Now	\$1,737,300	2039	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%							
		Location : Perimeter Gutters And Leaders Throughout							
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Gymnasium							
Soffits									
	Metal Panel	100%			2044	* *	5-10		
Interior									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%	2-4	\$487,700	LIFE	* *	5	\$130,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Throughout Maintenance And Mechanical Rooms								
Ceramic Tile	5%	0-2	\$107,800	2037	* *	5	\$9,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout Staff Toilet Rooms								
Poured Epoxy/Resin	5%	0-2	\$2,141,500	2034	\$2,141,500			
Worn/Eroded, Extent : Moderate, Area Affected : 75%								
Location : Kitchen								
Quarry Tile	5%			2039	* *	5	\$29,800	
Raised Access Floor	5%	0-2	\$883,200	2047	* *	5	\$37,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 50%								
Location : Control Rooms And Telecom Room								
Sheet Vinyl/Rubber	3%	2-4	\$75,000	2034	\$1,500,600	5	\$8,900	
Worn/Eroded, Extent : Light, Area Affected : 20%								
Location : Minor Cracks In Gymnasium								
Terrazzo	25%	4+	\$893,500	LIFE	* *	5	\$77,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Traffic Topping	7%	Now	\$51,100	2034	\$2,553,800	5	\$17,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Control Areas And Corridor Stairs								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout Control Areas And Corridor Stairs								
Vinyl Tile	30%	Now	\$1,900,800	2034	\$6,336,000	3	\$44,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	64%	2-4	\$816,100	LIFE	**	5	\$90,100	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 2%							
	Location : Throughout Corridors							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 2%							
	Location : Throughout Corridors							
Folding Partition	1%			2042	**	5	\$8,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Gymnasium							
	Explanation : Location Noted							
Glass: Single Pane	3%			LIFE	**	5	\$15,800	
Glass: Special Gauge	2%			LIFE	**	1		
Gypsum Board	14%	0-2	\$132,900	LIFE	**	5	\$29,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Corridors							
Metal Security Bars	5%			LIFE	**	10	\$3,500	
Plaster	3%			LIFE	**	5-10	\$9,000	
SGFT/Glazed Masonry	8%	2-4	\$97,600	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Dormitory Bathrooms							
Ceilings								
AcousTileConcealSpLn	8%	0-2	\$49,200	2039	**	5	\$19,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Staff Toilet Rooms In Administrative Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Exposed Struc: Steel	7%	Now	\$257,200	LIFE	**			
	Other Observation, Extent : Severe, Area Affected : 1%							
	Location : Stair To North Mechanical Penthouse							
	Explanation : Missing Spray-on Fireproofing							
Gypsum Board	5%	Now	\$33,400	LIFE	**	5	\$24,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Throughout Corridor Outside Gymnasium							
Metal Panel	80%	2-4	\$405,100	LIFE	**	5	\$396,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Includes Razor Ribbon At Top							
	Explanation : Additional Component							
Free Standing Walls								
Cast in Place Concrete	100%	4+	\$5,700	2069	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Central Activity Yard							

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$258,400	2047		* *			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Main Entry Area And Central Activity Yard</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Main Entry Area, Central Activity Yard And Loading Dock Ramp</i>									
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Central Activity Yard</i>									
<i>Tripping Hazard, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Main Entry Area And Central Activity Yard</i>									

Parking/Driveway

Asphalt	90%	2-4	\$1,088,900	2043		* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout Main Parking Area</i>									
Cast in Place Concrete	10%	2-4	\$248,200	2047		* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Loading Dock Area</i>									

Activity Yard

Cast in Place Concrete	100%	Now	\$481,300	2047		* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Central Activity Yard</i>									
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Central Activity Yard</i>									
<i>Tripping Hazard, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Central Activity Yard</i>									

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%				2034	\$112,100	3	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Outdoor Cage</i>									
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>									

Transformers

Dry Type	100%				2032	\$326,600	3	\$1,500	
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Feeders

Cable	100%				2033	\$39,200	1		
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Raceway

Conduit	100%				2034	\$94,400	1		
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Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$185,300	5	\$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two 2,000 Ampere Main Disconnect Switches								
	Transformers								
	Dry Type	100%			2032	\$51,500	5	\$1,000	
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2034	\$877,100	5	\$1,100	
	Raceway								
	Conduit	100%			2034	\$880,100	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	\$923,100	5	\$7,000	
	Wiring								
	Thermoplastic	100%			2034	\$1,310,100	1		
	Motor Controllers								
	Locally Mounted	15%			2032	\$179,900	5	\$300	
	Motor Control Center	80%			2032	\$1,346,300	5	\$5,800	
	Variable Frequency Drive	5%			2039	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$7,800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	**	1	\$81,600	
	Generators								
	Diesel	100%			2037	**	1	\$102,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoor Cage								
	Explanation : One 900 Kilowatt Capacity								
	Batteries								
	Lead/Acid	100%			2027	\$4,700	5	\$9,800	
	Fuel Storage								
	Main Tank	100%			2049	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside Cage Above Ground								
	Explanation : One 5,000 Gallon Capacity								
Lighting									
	Interior Lighting								
	LED	100%			2039	**			
	Egress Lighting								
	Emergency, Service	50%			2039	**	1		
	Exit, Service	50%			2034	\$110,100	1		
	Exterior Lighting								
	LED	30%			2039	**			
	No Component	70%							

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

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

Alarm

Security System
Generic

100% 2039 * * 1 \$99,000
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance System

Fire/Smoke Detection
Generic, Digital

100% 2039 * * 1-3 \$163,300

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

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2034 \$45,200 1
Other Observation, Extent : N/A, Area Affected : 100%
Location : 1st Floor - Main Mechanical Room
Explanation : Low Pressure Steam Service, No Pressure Reducing Valves

Conversion Equipment

Heat Exchanger, Shell &
Tube

100% Now \$27,800 2030 \$1,390,800
Damaged, Extent : Moderate, Area Affected : 10%
Location : 1st Floor - Main Mechanical Room - Damaged Insulation

Distribution

Hot Wtr Piping/Pump

45% Now \$16,000 2056 * * 4 \$3,800
Not Insulated, Extent : Moderate, Area Affected : 40%
Location : Various Locations - Above Ceiling
Recent Replace Evident, Extent : N/A, Area Affected : 100%
Location : Various Locations - Hydronic Piping

Hot Wtr Piping/Pump

45% Now \$32,100 2033 \$320,800 4 \$3,800
Corroded, Extent : Moderate, Area Affected : 5%
Location : Mechanical Rooms
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%
Location : Mechanical Rooms, Other Locations - Damaged / Missing
On Extended Life, Extent : Light, Area Affected : 100%
Location : Various Locations

Steam Piping/Pump

10% Now \$13,100 2034 \$261,100
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%
Location : Main Mechanical Room, Mechanical Room Near Kitchen

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%			2029	\$2,454,200	1	\$41,900	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
	Convector/Radiator	58%	Now	\$154,600	2032	\$1,546,300	1	\$28,500	
		Damaged, Extent : Moderate, Area Affected : 60%							
		Location : Throughout Except Dormitory Buildings - Fin Tube Covers Damaged With Heavy Paint Blocking Air Circulation							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 30%							
		Location : Dormitory Buildings - Radiator Covers And Valves Replaced							
	Unit Heater - Hot Water	2%			2029	\$38,700			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Rooms, Other Locations							
		Explanation : Location Noted							
Controls									
	Digital	100%			2033	\$14,670,000			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout - Central Building Management System For This Building And Adjacent Buildings							
		Other Observation, Extent : N/A, Area Affected : 55%							
		Location : Mechanical Rooms							
		Explanation : Electric Honeywell Controls For Air Handlers Abandoned In Place							
Air Conditioning									
	Energy Source								
	Electricity	15%			2050	* *	1		
	Steam/HW System	15%			2044	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor - Main Mechanical Room							
		Explanation : Low Pressure Steam For Absorption Chiller							
	No Component	70%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	15%			2043	* *	1	\$27,500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor - Main Mechanical Room Explanation : 1 Unit For Administrative Areas, Clinic, Visitors Area And Other Locations							
	Ext Pkg Unit - Heating/Cooling	10%			2034	\$547,800	2	\$1,000	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Above Intake Area - 1 Unit With Hot Water Coils							
	Split Unit	3%			2034	\$232,300			
		R-410a Refrigerant, Extent : Light, Area Affected : 66% Location : Conference Room And One Office - 2 Units Other Observation, Extent : N/A, Area Affected : 33% Location : Carpenter Shop Explanation : 1 Unit With Refrigerant R-404a							
	Split Unit	2%			2029	\$154,800			
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Telecom Room - 2 Units							
	No Component	70%							
Distribution									
	CW & CHW Wtr Pipe/Pump	15%	Now	\$1,200	2034	\$23,700	4	\$1,300	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : Mechanical Rooms - Damaged / Missing							
	No Component	85%							
Terminal Devices									
	Air Handler/Cool/Ht	15%			2029	\$284,700	1	\$15,700	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Mechanical Rooms							
	No Component	85%							
Heat Rejection									
	No Component	85%							
	Not Accessible	15%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Roof Explanation : Cooling Tower Not Accessible							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	Now	\$286,400	LIFE	* *	2-5	\$9,400	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 30% Location : Mechanical Rooms Not Insulated, Extent : Moderate, Area Affected : 30% Location : Mechanical Rooms							
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$134,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2029	\$1,156,800	2	\$4,100	
		On Extended Life, Extent : Light, Area 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, Area Affected : 33%							
		Location : 1st Floor - Main Mechanical 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, Area Affected : 100%							
		Location : 1st Floor - Main Mechanical Room							
		Explanation : Duplex Set							
	Backflow Preventer								
	Generic	100%			2034	\$228,100	1	\$16,200	
	Fixtures								
	Generic	100%							
Fire 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	

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : RIKERS ISLAND FACILITIES POWERHOUSE
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.090 / 2030 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 40,450 **Project Type** : CORRECTION
Date of Survey : 08-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,787,100	\$1,964,600
Interior Architecture	\$1,082,300	\$675,400
Electrical	\$823,700	\$1,814,500
Mechanical	\$339,500	\$938,800
Site Pavements		\$999,800
Total	\$5,032,700	\$6,393,100
Importance Code A	\$2,787,100	\$2,644,000
Importance Code B	\$2,083,000	\$2,749,200
Importance Code C	\$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
Importance Code A	\$114,300	\$31,100	\$4,000	\$4,200
Importance Code B	\$38,700	\$31,100	\$18,500	\$5,800
Importance Code C	\$81,000			
Total	\$234,000	\$62,200	\$22,500	\$10,000



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

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

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

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

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

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

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

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

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

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

Site Pavements

On-Site Walkways

Asphalt

53% Now \$20,800 2034 \$415,500

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

Cast in Place Concrete

47% 2036 * *

Parking/Driveway

Asphalt

78% Now \$11,700 2034 \$584,300

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

Cast in Place Concrete

22% 2036 * *

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

Over 600 Volts

Service Equipment

Fused Disc Sw

100% 2041 * * 3 \$100

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

Transformers

Dry Type

100% 2036 * * 3 \$200

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

Feeders

Cable

100% 2039 * * 1

Raceway

Conduit

100% 2041 * * 1

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2051 * * 5 \$1,100

Transformers

Dry Type

100% 2036 * * 5 \$100

Switchgear / Switchboard

Air Circuit Breaker

60% 2051 * * 5 \$100

Fused Knife Sw

20% 2031 \$239,800 5

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

Molded Case Bkrs

20% 2051 * * 5 \$200

Raceway

Conduit

80% 2031 \$1,211,000 1

Conduit

20% 2041 * * 1

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

Electrical		Current Repair		Future Replacement		Maintenance			
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		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : First Floor.									
	Molded Case Bkrs	85%			2039	* *	5	\$900	
Wiring									
	Thermoplastic	100%			2041	* *	1		
Motor Controllers									
	Locally Mounted	5%			2029	\$5,700	5		
	Locally Mounted	5%			2036	* *	5		
	Motor Control Center	80%			2036	* *	5	\$900	
	Variable Frequency Drive	10%			2044	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	* *	1	\$12,400	
Generators									
	Diesel	100%			2040	* *	1	\$15,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outdoor Enclosure									
Explanation : Two 1,250 Kilowatts									
Batteries									
	Lead/Acid	100%			2025	\$4,700	5	\$1,500	
Fuel Storage									
	Day Tank	50%			2047	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : At Generators									
Explanation : Two 850 Gallons									
	Main Tank	50%			2046	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : Two 20,000 Gallons									

Lighting

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

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

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks Electric	100%			2029	\$45,600	4		
				Other Observation, Extent : Light, Area 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 Affected : 50%					
				Location : Various Locations In Basement					
				On Extended Life, Extent : Severe, Area Affected : 100%					
				Location : Various Locations In Basement					
	Backflow Preventer Generic	100%			2036	* *	1	\$2,500	
	Fixtures Generic	100%							

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

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

CAPITAL	FY 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
Total	\$741,800	\$2,573,200

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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	65%			LIFE	**	5	\$839,400	
	Masonry: Brick Cavity	3%			LIFE	**	5	\$7,700	
	Pre-Cast Concrete	32%			LIFE	**	5	\$268,600	
	Windows								
	Metal/Detention Type	100%			2051	**	5	\$77,400	
	Parapets								
	Pre-Cast Concrete	100%			LIFE	**	5	\$84,400	
	Roof								
	Metal Panel	5%			2048	**	10	\$47,000	
	Single Ply Membrane	95%			2036	**	10	\$487,000	
Interior									
	Floors								
	Cast in Place Concrete	80%			LIFE	**	5	\$727,600	
	Traffic Topping	12%			2036	**	5	\$62,400	
	Vinyl Tile	8%			2036	**	3	\$12,500	
	Interior Walls								
	Concrete Masonry Unit	70%			LIFE	**	5	\$194,500	
	Glass: Single Pane	4%			LIFE	**	5	\$20,800	
	Metal Security Bars	4%			LIFE	**			
	Metal: Cage/Fence	4%			LIFE	**			
	SGFT/Glazed Masonry	18%			LIFE	**			
	Ceilings								
	AcousTileSusp.Lay-In	10%			2044	**	5	\$41,600	
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$26,000	
	Metal Panel	75%			LIFE	**	5	\$389,800	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	3	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 600 Ampere Main Disconnect Switch								
Transformers									
	Dry Type	100%			2044	* *	3	\$1,500	
Feeders									
	Cable	100%			2047	* *	1		
Raceway									
	Conduit	100%			2051	* *	1		
Under 600 Volts									

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

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

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2036	* *	10	\$242,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$12,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	70%			2036	* *	1		
	Exit, Service	30%			2036	* *	1		
Exterior Lighting									
	HID	100%			2036	* *	10	\$900	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2059	* *	5	\$5,400	
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$103,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$171,200	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	98%			2036	**	2	\$16,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rooftop							
		Explanation : 4 Packaged Rooftop Air Conditioning Units							
	Split Unit	2%			2036	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$361,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$154,900	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$8,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2051	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Mechanical Room							
		Explanation : Instantaneous Steam To Hot Water Heat Exchangers							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2036	**	1	\$17,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Units From 1st To 5th Floor, 2 Units From Basement To 5th Floor							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$140,100	
	Sprinkler								
	Generic	100%			2051	**	1-2	\$77,800	
	Fire Pump								
	Generic	100%			2040	**	1	\$51,900	

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER
Address : 11-11 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.020 / 2046 **Yr Built/Renovated** : 1971 / 2023
Area Sq Ft : 565,795 **Project Type** : CORRECTION
Date of Survey : 04-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2097042

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$31,030,000	\$3,077,900
Interior Architecture	\$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 B	\$33,375,300	\$49,371,600
Importance Code C	\$6,638,700	\$249,100
Total	\$71,043,900	\$52,976,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$10,900			
Interior Architecture	\$18,300			\$24,900
Electrical	\$110,900	\$92,100	\$112,400	\$95,000
Mechanical	\$1,740,100	\$118,900	\$111,800	\$149,300
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$1,915,800	\$246,500	\$259,700	\$304,700
Importance Code A	\$10,900			\$3,300
Importance Code B	\$1,886,600	\$246,500	\$259,700	\$301,400
Importance Code C	\$18,300			
Total	\$1,915,800	\$246,500	\$259,700	\$304,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER
Asset # : 2046

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	Now	\$267,300	LIFE	* *	5	\$58,000	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Loading Dock Area							
	Cement - Fiber Panel	5%	2-4	\$101,500	2034	\$1,015,500			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : West Facade							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Main Entrance And West Facade							
	Masonry: Brick Cavity	62%	Now	\$3,015,600	LIFE	* *	5	\$359,300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
		Location : Courtyards And Bulkheads							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%							
		Location : At Windows Throughout							
	Metal Panel	30%	Now	\$2,221,500	2044	* *	5	\$326,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Female Gymnasium/ Locker Room Building							
		Deformed/Dented, Extent : Light, Area Affected : 2%							
		Location : Mods #1 - #4 And Attached Buildings							
	Metal Coiling Doors	1%			2039	* *	5	\$18,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Loading Dock							
		Explanation : Location Noted							
Windows									
	Aluminum	20%	2-4	\$1,203,400	2042	* *	5	\$21,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Glazing Clouded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal/Detention Type	75%	0-2	\$22,771,400	2044	* *	5	\$298,400	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Housing Areas							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Housing Areas							
	Metal Louvers	5%			2037	* *	10	\$68,200	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Metal Rail	95%			2039	* *	5-10	\$430,800	
	Metal: Cage/Fence	5%			2039	* *	5-10	\$9,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Razor Ribbon On Chain Link Fencing								
	Explanation : Additional Component								
Roof									
	Modified Bitumen	65%			2042	* *	10	\$426,100	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : All Buildings Except Mods #1-#4								
	Modified Bitumen	10%	Now	\$1,381,000	2044	* *			
	Blisters, Extent : Moderate, Area Affected : 50%								
	Location : Mod #1 And Female Gymnasium/ Locker Room Building								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Mod #1 And Female Gymnasium/ Locker Room Building								
	Single Ply Membrane	25%			2042	* *	10	\$163,900	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Mods #2, #3 And #4								
Soffits									
	Metal Panel	100%	Now	\$10,900	2044	* *	5	\$20,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Loading Dock Area								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$217,600	LIFE	* *	5	\$145,200	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Mechanical Rooms And Other Areas Throughout							
	Ceramic Tile	5%	0-2	\$72,100	2037	* *	5	\$16,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Staff Toilets							
	Quarry Tile	3%			2039	* *	5	\$29,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Location Noted							
	Terrazzo	40%	2-4	\$4,783,800	LIFE	* *	5	\$207,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor Lobby And Main Corridors							
	Traffic Topping	10%	0-2	\$1,526,000	2034	\$7,630,100	5	\$41,500	
		Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Guard Areas (The Bubbles)							
	Vinyl Tile	30%	0-2	\$5,300,600	2039	* *	3	\$74,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Wood	2%			2049	* *	5	\$24,900	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Plywood In Mod #1 Dormitory							
Interior Walls									
	Concrete Masonry Unit	85%	0-2	\$5,641,200	LIFE	* *	5	\$249,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Throughout Corridors And Mechanical/ Electrical Rooms							
	Gypsum Board	10%			LIFE	* *	5-10	\$124,600	
	SGFT/Glazed Masonry	5%			LIFE	* *	10	\$18,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTile,Adhered	5%	Now	\$205,800	2039	**	5	\$16,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout Guard Rooms And Basement Throughout</i>									
	AcousTileConcealSpLn	30%	Now	\$123,500	2039	**	5	\$124,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
	Exposed Struc: Concrete	30%	0-2	\$5,750,300	LIFE	**	5	\$31,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Mod #1 Dormitory, Corridors And Mechanical Rooms</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Mod #1 Dormitory, Corridors And Mechanical Rooms</i>									
	Fiber Board	5%			2034	\$997,600			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Kitchen Area</i>									
<i>Explanation : Location Noted</i>									
	Metal Panel	30%	2-4	\$1,271,000	LIFE	**	5	\$248,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout 1st Floor And Corridors</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout Corridors</i>									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2054	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Includes Razor Ribbon At Top</i>									
<i>Explanation : Additional Component</i>									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$239,900	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout Sidewalks And Loading Dock</i>									
Parking/Driveway									
	Asphalt	100%	Now	\$677,100	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout Parking Areas</i>									
Activity Yard									
	Asphalt	100%	2-4	\$93,400	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$277,900	5	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 4,000 Ampere Main Disconnect Switches							
Transformers									
	Dry Type	90%			2039	* *	5	\$1,900	
	Dry Type	10%			2032	\$5,200	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical And Electrical Rooms							
		Explanation : Various 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	\$1,300	
	Molded Case Bkrs	60%			2042	* *	5	\$8,900	
	Molded Case Bkrs	30%			2033	\$415,400	5	\$4,500	
Wiring									
	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, Extent : Moderate, Area Affected : 20%							
		Location : Basement Mechanical Rooms							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Basement Mechanical Rooms							
		Explanation : Compartment Units Not Operational							
	Variable Frequency Drive	10%			2047	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$16,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$174,100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	25%			2037	* *	1	\$54,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 800 Kilowatts For Mod 2 And 4							
	Diesel	25%			2037	* *	1	\$54,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 1,000 Kilowatts For Mod 1 And 3							
	Diesel	25%			2037	* *	1	\$54,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 700 Kilowatts For Main Building And Kitchen							
	Diesel	24%			2037	* *	1	\$52,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outdoor Enclosure. Outside Perimeter Building #1							
		Explanation : No Capacity Information Available							
	Diesel	1%			2030	\$32,200	1	\$2,200	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
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 : Two 4,000 Gallon And One 275 Gallon							
Lighting									
Interior Lighting									
	Fluorescent	10%			2029	\$1,300,300	10	\$40,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2029	\$2,600,600	10	\$81,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	70%			2039	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Original Fixtures Retrofitted With 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	

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

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

Lighting

Exterior Lighting

HID	10%		2034	\$508,800	10	\$200		
LED	20%		2039	* *				
No Component	70%							

Alarm

Security System

Generic	100%		2039	* *	1	\$211,300		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital	100%		2039	* *	1-3	\$348,700		
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Plant Campus Steam / PRV	83%		2034	\$81,700	1			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : High Pressure Steam From Main Plant*

Electricity	15%		2034		1			
Natural Gas	2%		2044	* *	1			

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Main Building**Explanation : For Two Packaged Rooftop Units*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	58%	Now	\$105,700	2030	\$2,114,400			
		Damaged, Extent : Moderate, Area Affected : 100% Location : Basement Mechanical Room - Damaged Insulation Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Room Explanation : Steam / Hw Heat Exchangers For Perimeter Hydronic Heating Throughout							
	Pres. Reducing Valve/LP Steam	25%			2043	* *	5	\$6,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Room Explanation : For Air Handlers And Unit Heaters With Steam Coils And For Domestic Hot Water Generation							
	No Component	17%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Mods 1, 2, 3, 4 Buildings Explanation : Packaged Rooftop Units And Split Systems With Electric / Heat Pump Heating, Reported Under Air Conditioning							
Distribution									
	Hot Wtr Piping/Pump	39%	Now	\$12,100	2033	\$605,000	4	\$8,500	
		Insul. Deteriorating, Extent : Light, Area Affected : 5% Location : Various Mechanical Rooms On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout							
	Hot Wtr Piping/Pump	14%			2050	* *	4	\$4,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : From Basement Mechanical Room To Penthouse Mechanical Rooms Explanation : Location Noted							
	Steam Piping/Pump	30%	Now	\$340,800	2034	\$1,704,100			
		Corroded, Extent : Moderate, Area Affected : 10% Location : Basement - Various Locations Insul. Deteriorating, Extent : Moderate, Area Affected : 30% Location : Basement - Various Locations Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement - Various Locations On Extended Life, Extent : Light, Area Affected : 75% Location : Basement Steam Traps Faulty, Extent : Moderate, Area Affected : 50% Location : Basement							
	No Component	17%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Air Handler	19%			2029	\$2,536,200	1	\$52,100	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Rooms									
	Air Handler	5%			2034	\$667,400	1	\$13,700	
	Convector/Radiator	51%	Now	\$295,800	2032	\$2,958,200	1	\$65,700	
Damaged, Extent : Moderate, Area Affected : 20%									
Location : Various Locations - Damaged Covers With Heavy Paint Covering Blocking Air Circulation									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Unit Heater - Steam	2%			2029	\$80,600	4	\$1,200	
	No Component	17%							
	Under Construction	6%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Penthouse Mechanical Rooms									
Explanation : Heating And Ventilating Units									
Controls									
	Digital	30%	Now	\$1,559,500	2027	\$7,797,600			
Malfunctioning, Extent : Moderate, Area Affected : 50%									
Location : Various Locations									
	Pneumatic	10%	Now	\$1,749,100	2039		* *		
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Basement Mechanical Rooms - Controllers Without Compressed Air Supply, Dampers Disconnected, Other Deficiencies									
	No Component	20%							
	Under Construction	40%							
Air Conditioning									
	Energy Source								
	Electricity	90%			2042		* *	1	
	No Component	10%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Centrifugal, Elec Chiller	5%			2037	* *	1	\$24,000	
				R-134a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Basement - 1 Unit For Main Building					
	Ext Pkg Unit - Heating/Cooling	2%			2034	\$287,200	2	\$500	
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Main Building Roof - 2 Units With Gas Heat					
	Ext Pkg Unit - Heating/Cooling	5%			2029	\$717,900	2	\$1,400	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Mod 1 Building - Roof - 11 Units With Electric Heat					
	Ext Pkg Unit - Heating/Cooling	8%			2039	* *	2	\$2,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mods 3, 4 Buildings - Roofs					
				Explanation : Location Noted					
	Split Unit	10%			2039	* *			
	Split Unit	5%			2029	\$1,014,700			
	Window/Wall Unit	5%			2027	\$161,900	1		
	No Component	20%							
	Under Construction	40%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location : Buildings 1, 2, 3, 4, 5, 6 - Roofs					
				Explanation : Various Packaged Rooftop Units And Split System					
Distribution									
	CW & CHW Wtr Pipe/Pump	5%			2044	* *	4	\$1,100	
	No Component	95%							
Terminal Devices									
	Air Handler/Cool/Ht	5%			2034	\$663,300	1	\$13,700	
	No Component	95%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2034	\$99,000	2	\$15,400	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	68%			LIFE	* *	2-5	\$266,200	
	Ductwork/Diffusers	2%	Now	\$75,100	LIFE	* *	2-5	\$4,900	
				Damaged, Extent : Light, Area Affected : 100%					
				Location : Mechanical Rooms - Flexible Connections, Access Doors					
	Under Construction	30%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location : Buildings 1, 2, 3, 4, 5, 6 - Roofs					
				Explanation : Ductwork Under Construction					

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	10%			2034	\$379,000	2	\$1,400	
	Roof	90%			2034	\$1,492,500	2	\$12,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$10,976,300	1		
		On Extended Life, Extent : Light, Area Affected : 90%							
		Location : Throughout							
	Water Heater With Tanks								
	Electric	1%			2029	\$500	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 1 Unit, 30 Gallons Approx.							
	No Component	99%							
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$4,132,600	4	\$65,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room, Penthouse Mechanical Rooms							
		Explanation : Instantaneous And Tank Type Steam Heat Exchangers							
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,153,100	LIFE	**	1		
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Basement Tunnel Underground - Buildings 2 And 4							
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Basement - Various Locations							
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Basement - Kitchen Waste Lines, Other Locations							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Compressed Air	100%	Now	\$17,600	2034	\$352,600	4	\$5,700	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Main Building - Basement							
	Backflow Preventer								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : Water Mains Not Accessible							
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 8 Units							
	Hydraulic	10%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : 1 Freight 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 : Moderate, Area Affected : 5%							
		Location : Mod 1 Building - 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 : 100%							
		Location : Kitchen							
		Explanation : 180 Square Foot Hood							

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC
Address : 19-19 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.070 / 2792 **Yr Built/Renovated** : 1988 / 2006
Area Sq Ft : 300,745 **Project Type** : CORRECTION
Date of Survey : 23-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2109477

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$41,560,900	\$17,060,400
Interior Architecture	\$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 A	\$41,560,900	\$17,234,800
Importance Code B	\$5,358,500	\$40,307,900
Importance Code C		\$10,662,200
Total	\$46,919,400	\$68,204,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,200	\$20,500		
Interior Architecture	\$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 A	\$2,200	\$21,100		
Importance Code B	\$156,300	\$129,500	\$140,500	\$108,500
Importance Code C				
Total	\$158,500	\$150,600	\$140,500	\$108,500



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	48%	Now	\$708,300	LIFE	* *	5	\$472,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Mechanical Room And Corridors							
	Ceramic Tile	10%	Now	\$244,500	2034	\$4,890,600	5	\$22,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Quarry Tile	2%	Now	\$63,800	2036	* *	5	\$6,800	
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Kitchen							
	Traffic Topping	5%	Now	\$207,000	2036	* *	5	\$14,100	
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : Mess Hall Kitchen And Basement Corridor							
	Vinyl Tile	35%	Now	\$838,700	2031	\$8,386,800	3	\$59,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 35%							
		Location : Corridors Throughout							
		Uneven Substrate, Extent : Severe, Area Affected : 15%							
		Location : At Housing And Central Corridor Connections							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
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/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	AcousTileSusp.Lay-In	10%	Now	\$27,800	2036	* *	5	\$21,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	20%	Now	\$58,500	LIFE	* *	5	\$108,500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	55%	Now	\$3,047,900	LIFE	* *	5	\$298,500	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Corridors And Other Areas Throughout							
		Staining/Discoloring, Extent : Severe, Area Affected : 75%							
		Location : Throughout							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2041	* *	5	\$1,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Six 1,600 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2036	* *	5	\$1,100	
Switchgear / Switchboard									
	Fused Disc Sw	90%			2031	\$789,400	5	\$1,200	
	Fused Disc Sw	10%			2051	* *	5	\$100	
Raceway									
	Conduit	95%			2031	\$836,100	1		
	Conduit	5%			2051	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2030	\$830,800	5	\$7,100	
	Molded Case Bkrs	10%			2047	* *	5	\$800	
Wiring									
	Thermoplastic	100%			2031	\$1,310,100	1		
Motor Controllers									
	Locally Mounted	10%			2029	\$119,900	5	\$200	
	Motor Control Center	90%			2029	\$1,514,600	5	\$7,400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$4,400	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2036	* *	1	\$92,500	
Generators									
	Diesel	80%			2034	\$167,500	1	\$93,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Second Floor Generator Room									
Explanation : Two 800 Kilowatts									
	Diesel	20%			2034	\$41,900	1	\$23,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outdoor Enclosures									
Explanation : Two Additional Generators. No Capacity Information Was Available									
Batteries									
	Lead/Acid	100%			2025	\$4,700	5	\$11,100	
Fuel Storage									
	Day Tank	20%			2039	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 250 Gallon For All Generators									
	Main Tank	80%			2046	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : 10,000 Gallon Capacity									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	75%			2031	\$6,613,600	10	\$206,900	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2036	* *	10	\$55,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2039	* *			
Egress Lighting									
	Emergency, Service	50%			2031	\$178,500	1		
	Exit, Battery	50%			2031	\$410,600	10	\$10,200	
Exterior Lighting									
	HID	100%			2031	\$2,704,400	10	\$900	
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$112,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$185,300	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2041	* *	1		
Conversion Equipment									
	Heat Exchanger, Shell & Tube	50%			2034	\$1,236,200			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : Mechanical Room 2nd Floor							
	Pres. Reducing Valve/LP Steam	50%			2034	\$174,400	5	\$8,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : Mechanical Room 2nd Floor							
Distribution									
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$14,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Mechanical Room 1st Floor							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%			2031	\$4,362,700	1	\$74,400	
	Air Handler	10%			2036	**	1	\$18,600	
	Convactor/Radiator	4%			2036	**	1	\$3,900	
	Convactor/Radiator	46%			2036	**	1	\$44,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	5%			2029	\$472,100	2	\$900	
	Reciprocating Compr/Chiller	10%			2031	\$855,000	1	\$14,000	
	Reciprocating Compr/Chiller	10%			2036	**	1	\$14,000	
	Ext Pkg Unit - Heating/Cooling	10%			2036	**	2	\$1,800	
	Split Unit	5%			2036	**			
	No Component	60%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	10%			2051	**	4	\$1,500	
	No Component	90%							
	Terminal Devices								
	Air Handler/Cool/Ht	10%			2036	**	1	\$18,600	
	Fan Coil - 2 Pipe	5%			2031	\$353,600	1	\$4,900	
	No Component	85%							
	Heat Rejection								
	Dry Cooler	10%			2031	\$106,400	2	\$20,900	
	Water Cooling Tower	10%			2032	\$117,100	2	\$30,300	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$167,700	
	Exhaust Fans								
	Interior	60%			2031	\$1,542,300	2	\$5,500	
	Roof	40%	Now	\$9,000	2031	\$449,800	2	\$2,900	
	Other Observation, Extent : Severe, Area Affected : 1%								
	Location : Roof								
	Explanation : 1 Exhaust Fan Broken								
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2041	**	1		
	Galvanized Steel	80%			2036	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2041	**	4	\$44,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			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.
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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 : RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING
Address : 14-12 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.200 / 4129 **Yr Built/Renovated** : 1990 / 2015
Area Sq Ft : 8,392 **Project Type** : CORRECTION
Date of Survey : 08-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 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
Total	\$67,600	\$860,800

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$5,300	LIFE	* *	5	\$4,600	
Broken/Missing Elements, Extent : Light, Area Affected : 3%								
Location : Exterior Fire Exit Stair Footings Disconnected From Lower Stair Rail Posts, Leaving Bottom Of Stair Hanging In The Air								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Exterior Stairs								
Metal, Corrugated	95%			2051	* *	1		
Windows								
Aluminum	100%	Now	\$67,600	2039	* *	5	\$1,200	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Office Areas								
Parapets								
Metal Panel	20%			2051	* *	5	\$1,700	
Metal: Cage/Fence	80%	Now	\$8,200	2036	* *	5	\$5,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%	2-4	\$25,000	2036	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
Location : Over Elevator Shaft								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Over Elevator And Throughout								
Soffits								
Metal, Corrugated	100%	4+	\$3,800	2051	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Carpet	10%			2030	\$43,100	3	\$1,900	
Ceramic Tile	5%			2040	* *	5	\$600	
Raised Access Floor	20%			2040	* *	5	\$9,500	
Sheet Vinyl/Rubber	15%	4+	\$47,800	2031	\$239,100	5	\$1,400	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vinyl Tile	50%	Now	\$6,700	2036	* *	3	\$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Thresholds And 2nd Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout Administrative Spaces								
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.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	90%	Now	\$8,400	2044	* *	5	\$5,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : Personnel Room And Open Administrative Areas Misaligned/Bulging, Extent : Moderate, Area Affected : 15% Location : 2nd Floor Office Staining/Discoloring, Extent : Light, Area Affected : 35% Location : Administration, Kitchen And Locker Room Areas Other Observation, Extent : Light, Area Affected : 90% Location : Throughout Explanation : Fiberglass Reinforced Panels								
	Gypsum Board	10%			LIFE	* *	5	\$1,600	
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	50%	Now	\$3,900	2036	* *	5	\$4,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Exterior Stair Throughout Corrosion/Rusting, Extent : Moderate, Area Affected : 5% Location : Exterior Stair Throughout Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5% Location : Loading Dock North Side								
	Chain Link	50%			2051	* *			
	Free Standing Walls								
	Cast in Place Concrete	100%	Now	\$1,000	2051	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Loading Dock								
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	21%	Now	\$1,300	2036	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Stairs Throughout								
	Cast in Place Concrete	59%			2036	* *			
	Metal	20%	Now	\$4,700	2041	* *	1-3	\$600	
	Cracked Weld, Extent : Moderate, Area Affected : 5% Location : Exterior Stairs Throughout Loose Connections, Extent : Moderate, Area Affected : 10% Location : Exterior Stairs Throughout Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25% Location : Exterior Stairs Throughout								
	Parking/Driveway								
	Asphalt	100%	0-2	\$3,100	2034	\$154,900			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : North Lot								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2036	* *	10	\$2,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Fluorescent	65%			2031	\$117,400	10	\$5,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2031	\$5,000	1		
	Exit, Service	50%			2026	\$2,700	1		
	Exterior Lighting								
	HID	100%			2031	\$75,500	10		
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2031	\$41,700	1-3	\$5,300	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			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	90%			2031	\$273,900	1	\$4,700	
	Convactor/Radiator	10%			2036	* *	1	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2036	* *	2	\$100	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	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		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : One 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								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Chemical System								
	Dry	20%			2029	\$6,300	1-3	\$14,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Clean Agent System Being Installed To Protect Communication Equipment							
	No Component	80%							

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Address : 17-17 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.100 / 2031 **Yr Built/Renovated** : 1964 /
Area Sq Ft : 73,895 **Project Type** : CORRECTION
Date of Survey : 08-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,387,300	\$3,719,800
Interior Architecture	\$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 A	\$1,461,500	\$7,425,900
Importance Code B	\$5,629,300	\$1,627,100
Importance Code C	\$357,400	\$5,653,700
Total	\$7,448,200	\$14,706,800

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



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Asset # : 2031

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

Interior

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

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Asset # : 2031

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$235,700	LIFE	* *	5	\$157,300	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Tire Shop And Various Locations Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Mechanic Shop M-3 And Various Locations In Garage Service Area								
Ceramic Tile	5%	Now	\$12,000	2027	\$600,900	5	\$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Mens Toilet And Shower Facilities								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Raised Access Floor	5%			2034	\$615,600	5	\$20,700	
Vinyl Tile	25%	Now	\$147,200	2026	\$1,472,100	3	\$10,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Offices Throughout 1st And 2nd Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Offices Throughout 1st And 2nd Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Offices Throughout 1st And 2nd Floor								
Interior Walls								
Concrete Masonry Unit	80%	2-4	\$244,300	LIFE	* *	5	\$27,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Room M-8 And Perimeter Walls								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Walls								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : Room M-8 And Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : From Lower Roofs								
Gypsum Board	10%			LIFE	* *	5	\$5,100	
Metal: Cage/Fence	10%			LIFE	* *			

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Asset # : 2031

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	9%			2036	* *	5	\$10,000	
	AcousTileSusp.Lay-In	6%	Now	\$10,600	2036	* *	5	\$3,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : 1st And 2nd Floor Office Area							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : 1st And 2nd Floor Office Area							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Throughout 2nd Floor							
	Exposed Struc: Concrete	10%	Now	\$63,900	LIFE	* *	5	\$1,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Radio Shop							
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : Radio Shop							
	Exposed Struc: Steel	65%	Now	\$665,900	LIFE	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 5%							
		Location : Mens Locker Room And Various Locations Adjacent To North Wall In Service Area Of Garage Above Windows							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations In Main Garage							
	Gypsum Board	10%			LIFE	* *	5	\$13,800	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2051	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$16,900	2036	* *			
		Sinking/Subsiding, Extent : Moderate, Area Affected : 20%							
		Location : Main Entrance East Side							
	Parking/Driveway								
	Asphalt	90%	Now	\$113,100	2034	\$5,653,700			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : South Lot							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 5%							
		Location : South Lot							
	Cast in Place Concrete	10%			2044	* *			

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

Under 600 Volts

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Asset # : 2031

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Asset # : 2031

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

Lighting

Egress Lighting

Emergency, Service

50%

2026

\$43,900

1

Exit, Service

50%

2026

\$24,100

1

Exterior Lighting

HID

100%

2036

* *

10

\$200

Alarm

Security System

Generic

100%

2031

\$267,300

1

\$27,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Analog

100%

2026

\$367,300

1-3

\$45,500

Mechanical

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

Heating

Energy Source

Plant Campus Steam /
PRV

80%

Now

\$800

2041

* *

1

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Steam Room 1st Floor**Explanation : Leak At Main Valve*

Electricity

20%

2041

* *

1

Conversion Equipment

Radiant Heater

100%

Now

\$74,100

2031

\$3,706,200

2

\$27,400

*Not in Service, Extent : Severe, Area Affected : 5%**Location : Various Offices**Other Observation, Extent : Light, Area Affected : 20%**Location : Office Area, Garage**Explanation : 40 Electrical Radiants, Excessive Noise On 3 Units*

Distribution

Hot Wtr Piping/Pump

80%

Now

\$12,500

2039

* *

4

\$2,900

*Corroded, Extent : Severe, Area Affected : 10%**Location : Throughout*

No Component

20%

Terminal Devices

Unit Heater - Steam

80%

2026

\$647,400

4

\$8,100

No Component

20%

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Asset # : 2031

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

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

Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

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

CAPITAL	FY 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.

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER
Asset # : 2864

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER
Asset # : 2864

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

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

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER
Asset # : 2864

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	* *	1	\$3,700	
	Generators								
	Not Accessible	100%							
	Batteries								
	Not Accessible	100%							
	Fuel Storage								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2026	\$71,000	10	\$2,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	80%			2031	\$283,900	10	\$8,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2031	\$7,200	1		
	Exit, Battery	50%			2031	\$16,500	10	\$400	
	Exterior Lighting								
	HID	100%			2031	\$108,800	10		
Alarm									
	Security System								
	Generic	100%			2031	\$43,800	1	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2026	\$60,200	1-3	\$7,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells							

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER
Asset # : 2864

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

Fire Suppression

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER
Asset # : 2864

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	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.
** 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 WEST FACILITY
Address : 16-06 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.150 / 2865 **Yr Built/Renovated** : 1993 / 1998
Area Sq Ft : 202,636 **Project Type** : CORRECTION
Date of Survey : 25-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$14,199,200	\$15,296,500
Interior Architecture	\$6,203,300	\$33,979,600
Electrical	\$176,600	\$11,511,400
Mechanical	\$857,600	\$7,400,500
Site Pavements	\$4,430,600	
Total	\$25,867,200	\$68,188,000
Importance Code A	\$14,199,200	\$15,703,000
Importance Code B	\$5,952,800	\$52,485,000
Importance Code C	\$5,715,200	
Total	\$25,867,200	\$68,188,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$31,900			
Interior Architecture	\$45,100			\$15,600
Electrical	\$23,500	\$18,900	\$19,300	\$25,400
Mechanical	\$4,400	\$4,800	\$12,200	\$3,900
Site Pavements	\$44,300			
Total	\$149,100	\$23,800	\$31,500	\$44,800
Importance Code A	\$31,900	\$800		\$800
Importance Code B	\$107,400	\$23,000	\$31,500	\$44,100
Importance Code C	\$9,900			
Total	\$149,100	\$23,800	\$31,500	\$44,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	Now	\$5,637,400	2044	* *	5	\$413,600	1
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Administration And Control Buildings									
Deformed/Dented, Extent : Severe, Area Affected : 20%									
Location : Administration And Control Buildings									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Walls Of Cellular Structures Reported As Membrane Roof									
Explanation : Component Clarification									
Windows									
	Aluminum	100%	Now	\$7,817,700	2059	* *	5	\$42,600	
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
	Single Ply Membrane	75%	0-2	\$744,100	2034	\$14,882,900			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Food Service Cellular Structure									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Cellular Structures									
Explanation : Location Noted									
	Not Accessible	25%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Administration And Food Service Buildings									
Explanation : No Access									
Soffits									
	Metal Panel	100%	Now	\$31,900	2054	* *	5	\$3,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Administration Buildings And Canopies Over On-site Walkways									

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$155,800		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Food Service Building								
	Explanation : Location Noted								
Poured Epoxy/Resin	2%	2-4	\$38,400	2029	\$768,800				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Food Service Building								
Quarry Tile	3%	0-2	\$75,700	2039	**	5	\$8,000		
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Food Service Cellular Structure								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Food Service Cellular								
Sheet Vinyl/Rubber	50%	Now	\$2,244,700	2034	\$22,447,000	5	\$133,500		
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Holding And Housing Areas Within Cell Structures								
Vinyl Tile	35%	Now	\$1,326,900	2034	\$6,634,500	3	\$46,700		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Interior Walls									
Concrete Masonry Unit	15%	2-4	\$302,700	LIFE	**	5	\$13,400		
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Food Service Building								
Gypsum Board	20%	2-4	\$240,300	LIFE	**	5	\$26,700		
	Worn/Eroded, Extent : Light, Area Affected : 15%								
	Location : Throughout Administration And Control Buildings								
Metal Security Bars	15%			LIFE	**	10	\$6,700		
Plywood/Hardboard	50%	0-2	\$741,600	LIFE	**				
	Worn/Eroded, Extent : Light, Area Affected : 20%								
	Location : Holding And Housing Areas Within Cellular Structures								
Ceilings									
Fiber Board	35%	Now	\$195,900	2034	\$3,917,900				
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Administration And Control Buildings								
Metal Panel	10%	2-4	\$118,800	LIFE	**	5	\$46,500		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Food Service Building								
Plywood/Hardboard	55%	0-2	\$878,700	2044	**	1			
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Holding And Housing Areas Within Cellular Structures								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Cellular Structures								

Site Enclosure

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2054		* *		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Includes Razor Ribbon At Top					
				Explanation : Additional Component					
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	2-4	\$3,200	2039		* *		
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Walkways Connecting The Cellular Structures					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Stairs At Administration Buildings And Throughout					
Parking/Driveway									
	Asphalt	75%	0-2	\$3,043,300	2037		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 20%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Moderate, Area Affected : 2%					
				Location : Driveway Connecting The Cellular Structures					
	Cast in Place Concrete	25%	0-2	\$1,387,300	2039		* *		
				Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
Activity Yard									
	Cast in Place Concrete	100%	2-4	\$41,100	2039		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 25%					
				Location : Throughout					

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Not Accessible	100%							
	Transformers								
	Dry Type	100%			2032	\$51,500	5	\$700	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mess Hall					
				Explanation : Various Dry Type Transformers Rated At Various Capacities					
	Switchgear / Switchboard								
	Not Accessible	100%							
	Raceway								
	Conduit	100%			2034	\$880,100	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	\$923,100	5	\$5,300	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
	Thermoplastic	100%		2034	\$1,310,100	1		
Motor Controllers								
	Not Accessible	100%						
Ground								
Grounding Devices								
	Not Accessible	100%						
Stand-by Power								
Transfer Switches								
	Not Accessible	100%						
Generators								
	Not Accessible	100%						
Batteries								
	Not Accessible	100%						
Fuel Storage								
	Not Accessible	100%						
Lighting								
Interior Lighting								
	Fluorescent	95%		2029	\$5,644,500	10	\$176,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Complex</i>								
	HID	5%		2029	\$231,200	10	\$300	
Egress Lighting								
	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	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mess Hall , West Facility</i>								
	Exit, Battery	2%		2029	\$11,100	10	\$300	
Exterior Lighting								
	HID	25%		2029	\$455,500	10	\$200	
	HID	5%		2034	\$91,100	10		
	No Component	70%						
Alarm								
Security System								
	Generic	100%		2034	\$733,100	1	\$75,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Complex</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
	Generic, Digital	100%		2034	\$1,007,300	1-3	\$128,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Complex</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, And Manual Pull Stations</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Radiant Heater	4%			2034	\$406,500	2	\$3,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Dinning Sprung, Other Locations							
		Explanation : Electric Unit / Cabinet Heaters							
	No Component	80%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Throughout							
		Explanation : Packaged Units Provide Electric Heating And Cooling, Reported Under Air Conditioning							
	Not Accessible	16%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Electric Unit / Cabinet Heaters							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2029	\$6,560,900	2	\$12,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sprungs Exterior And Administrative Buildings Roofs							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%	Now	\$857,600	LIFE	**	2-5	\$56,500	
		Broken, Extent : Moderate, Area Affected : 2%							
		Location : Dinning Sprung - Kitchen Area							
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations At Packaged Units - Sprungs Exterior							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations At Packaged Units - Sprungs Exterior							
	Not Accessible	50%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Interior Ductwork							
	Exhaust Fans								
	Interior	25%			2034	\$433,000	2	\$1,600	
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Interior Exhaust Fans							
Plumbing									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	25%			2044	* *	1		
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Copper Piping							
Water Heater With Tanks									
	Electric	10%			2029	\$22,800	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Dinning Sprung							
		Explanation : Two 120 Gallon Units							
	Not Accessible	90%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Electric Water Heaters							
Sanitary Piping									
	Cast Iron	25%			LIFE	* *	1		
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Cast Iron Piping							
Fixtures									
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Plumbing Fixtures							
	Generic	25%							
Fire Suppression									
	Standpipe								
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Standpipe							
	Generic	25%			2044	* *	1-5	\$25,500	
Sprinkler									
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Sprinklers							
	Generic	25%			2044	* *	1-2	\$14,200	

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 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			
Total	\$46,800	\$62,800	\$1,700	\$600



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

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

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

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

Site Pavements

Parking/Driveway

Asphalt

50% 4+ \$8,500 2040 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : South Lot*

Cast in Place Concrete

50% 0-2 \$29,000 2044 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : North Lot*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2041 * * 5 \$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 600 Amperes*

Transformers

Dry Type

100% 2036 * * 5

Switchgear / Switchboard

Molded Case Bkrs

100% 2041 * * 5 \$100

Raceway

Conduit

100% 2041 * * 1

Panelboards

Molded Case Bkrs

100% 2039 * * 5 \$100

Wiring

Thermoplastic

100% 2041 * * 1

Motor Controllers

Locally Mounted

100% 2036 * * 5

Ground

Grounding Devices

Generic

100% LIFE * * 5

Lighting

Interior Lighting

Fluorescent

90% 2026 \$48,400 10 \$2,100

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Incandescent

10% 2026 \$6,300 2

Egress Lighting

Exit, Battery

100% 2031 \$5,600 10 \$200

Exterior Lighting

HID

100% 2036 * * 10

Alarm

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

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

Alarm

Security System
Generic

100%
2031 \$9,000 1 \$900
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

100%
2031 \$12,400 1-3 \$1,600
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors

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

Heating

Energy Source
Plant Campus Steam /
PRV

100%
2041 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Steam From Adjacent Building

Conversion Equipment
Heat Exchanger, Plate &
Frame

100%
2040 * * 1 \$1,200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement
Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

100%
2047 * * 4 \$100

Terminal Devices

Air Handler

50%
2036 * * 1 \$800

Convactor/Radiator

50%
2044 * * 1 \$400

Air Conditioning

Energy Source
Electricity

100%
2047 * * 1

Conversion Equipment
Split Unit

100%
2036 * *
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Side Of The Building
Other Observation, Extent : Light, Area Affected : 100%
Location : Side Of The Building
Explanation : 3 Split Type Units

Ventilation**Distribution**

Ductwork/Diffusers

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

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

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

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Address : #1 HALLECK STREET @ EAST RIVER
Borough : BRONX **Agency's Number** : V.C.B.C.
Program / Asset # : DOC0010.000 / 2866 **Yr Built/Renovated** : 1989 / 2011
Area Sq Ft : 310,000 **Project Type** : CORRECTION
Date of Survey : 15-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 2780 **Lot** : 73 **BIN** : 2101256

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,518,100	\$2,421,300
Interior Architecture	\$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 A	\$2,061,300	\$5,594,800
Importance Code B	\$24,652,600	\$21,102,700
Importance Code C	\$4,324,100	\$1,355,800
Total	\$31,038,000	\$28,053,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$85,900	\$42,300		\$27,600
Electrical	\$62,800	\$55,400	\$56,300	\$50,500
Mechanical	\$93,700	\$265,000	\$150,700	\$171,800
Site Pavements	\$47,300	\$84,000	\$3,500	\$3,500
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$314,300	\$471,300	\$235,200	\$278,100
Importance Code A		\$31,500	\$30,700	\$30,700
Importance Code B	\$267,000	\$355,800	\$201,000	\$243,900
Importance Code C	\$47,300	\$84,000	\$3,500	\$3,500
Total	\$314,300	\$471,300	\$235,200	\$278,100



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal Panel	100%			2041	* *	5-10	\$2,900,300		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : This Is Ship Construction - Painted Steel Plates Welded Together. Exterior Walls Are Only Visible On Dockside									
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		
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Roof									
Metal Panel	80%	Now	\$209,500	2044	* *				
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : This Component Is Actually Painted Steel Surfaces									
Skylight, Metal/Glass	2%			2041	* *	10	\$9,200		
Traffic Topping	18%	Now	\$214,600	2041	* *				
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Outdoor Recreation Areas									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Outdoor Recreation Areas									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outdoor Recreation Areas									
Explanation : Steel Deck Is Covered With Cementitious Deck Topping									
Interior									
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%	Now	\$672,100	2041	* *	5	\$10,600		
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%									
Location : Kitchen									
Steel Plate	45%	Now	\$2,904,600	LIFE	* *	1			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Boiler, Mechanical, Generator, Potable Water Tank Rooms, Corridors, Showers And Bathrooms									
Traffic Topping	3%	Now	\$253,600	2041	* *	5	\$8,800		
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Gymnasium									
Vinyl Tile	43%	Now	\$561,100	2031	\$5,610,800	3	\$75,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Fiberglass Panel	3%			LIFE	**			
Glass: Single Pane	3%			LIFE	**	5	\$21,500	
Metal Security Bars	10%	Now	\$2,684,200	LIFE	**			
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Cell Doors Inoperable								
Steel Plate	84%	Now	\$1,639,800	LIFE	**	5	\$481,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Corridors, Showers, Bathrooms, Mechanical, Electrical, Plumbing And Janitor Closets, Kitchen								
Ceilings								
AcousTileSusp.Lay-In	15%			2036	**	5	\$70,500	
Exposed Struc: Steel	20%			LIFE	**			
Metal Panel	35%	Now	\$547,500	LIFE	**	5	\$205,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Panel	30%			LIFE	**	5	\$176,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inmate Cells								
Explanation : This Component Is Actually Steel Plates.								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	**			
Site Pavements								
On-Site Walkways								
Metal	100%			2041	**	1-3	\$276,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : From Parking Lot To Barge								
Explanation : Dock Planks								
Parking/Driveway								
Asphalt	100%	0-2	\$43,700	2034	\$874,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CORRECTION - 072
VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Asset # : 2866

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2029	\$26,900	5	\$1,100	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$457,500	5	\$8,200	
	Raceway								
	Conduit	100%			2031	\$459,000	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$481,500	5	\$8,200	
	Wiring								
	Thermoplastic	100%			2031	\$683,300	1		
	Motor Controllers								
	Locally Mounted	5%			2029	\$31,300	5	\$100	
	Motor Control Center	95%			2029	\$833,900	5	\$8,000	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$105,000	1	\$95,400	
	Generators								
	Diesel	100%			2027	\$109,200	1	\$120,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Generator Room And Fifth Floor Mechanical Room								
	Explanation : Two 2,000 Kilowatt And One 455 Kilowatt Capacity								
	Batteries								
	Lead/Acid	100%			2025	\$2,500	5	\$11,500	
	Fuel Storage								
	Day Tank	50%			2030	\$12,900	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Generator Room And Fifth Floor Mechanical Room								
	Explanation : Two 2500 And One 250 Gallon Capacity								
	Main Tank	50%			2034	\$38,600	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Bottom Level								
	Explanation : Two 40,000 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	85%			2026	\$4,029,900	10	\$241,700	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2031	\$474,100	10	\$28,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	5%			2039	* *			

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2026	\$96,000	1		
Exit, Service	50%			2026	\$67,200	1		
Exterior Lighting								
HID	20%			2031	\$290,800	10	\$200	
LED	80%			2039	* *			
Alarm								
Security System								
Generic	100%			2036	* *	1	\$115,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Facility</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	\$191,000	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	* *	5	\$96,000	
Conversion Equipment								
Steam Boiler	100%	Now	\$543,200	2029	\$2,716,000	1	\$276,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Level Boiler Room</i>								
<i>Explanation : 3 Units. Boiler No. 3 Requires Retubing.</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$499,100	2041	* *			
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Piping Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pressure Reducing Valves In Boiler Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Valves Throughout</i>								
Terminal Devices								
Air Handler	95%	0-2	\$557,100	2026	\$5,570,800	1	\$163,900	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	5%			2026	\$88,500	4	\$2,100	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Centrifugal,Compressor Turbine	100%			2040	* *	1	\$335,500	
				R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 6 Sets, Roof					
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	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$273,700	LIFE	* *	2-5	\$172,900	
				Corroded, Extent : Moderate, Area Affected : 10% Location : Various Areas					
Exhaust Fans									
	Interior	100%			2026	\$1,382,000	2	\$9,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$4,002,100	1		
				Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : 1 Of 2 Ultraviolet Potable Water Purifiers Out Of Service.					
HW Heat Exchanger									
	Steam Fired	100%	Now	\$150,700	2041	* *	4	\$30,700	
				Corroded, Extent : Severe, Area Affected : 40% Location : Various Locations On Extended Life, Extent : Severe, Area Affected : 40% Location : Various Locations Other Observation, Extent : Severe, Area Affected : 20% Location : Various Locations Explanation : Strainers And Mixing Valves Defective.					
Sanitary Piping									
	Cast Iron	100%	0-2	\$78,500	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 50% Location : Sediments In Drains Causing Back-ups. Mechanical Equipment Room					
Sump Pump(s)									
	Non-Submersible	100%			2026	\$62,400	4	\$9,800	
Sewage Ejector(s)									
	Electric	100%			2026	\$163,200	4	\$18,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2031	\$139,200	1	\$19,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Pier							
		Explanation : Located On Shore							
Fixtures									
	Generic	100%							
		Other Observation, Extent : Severe, Area Affected : 2%							
		Location : Law Library							
		Explanation : Water Closet Broken							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Units From Basement To 3rd Floor; 2 Units From Main Deck, 1st To 3rd Floor, 1 Unit From Basement To 1st Floor							
		Explanation : 4 Passenger; 1 Freight							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$1,434,800	1-5	\$162,100	
	Sprinkler								
	Generic	100%			2031	\$4,309,200	1-2	\$86,800	
	Fire Pump								
	Generic	100%			2027	\$297,500	1	\$57,900	
	Chemical System								
	No Component	99%							
	Generic	1%			2026	\$200	1-3	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set							

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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

Asset Name : BAIN CORRECTIONAL CENTER BARGE PIER
Address : HUNTS POINT FOOT OF HALLECK ST
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0011.100 / 14102 **Yr Built/Renovated** :
Area Sq Ft : 4,140 **Project Type** : CORRECTION
Date of Survey : 25-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2780 **Lot** : 73 **BIN** :

CAPITAL**Total**

Importance Code

Total

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

DEPARTMENT OF CORRECTION - 072
BAIN CORRECTIONAL CENTER BARGE PIER
Asset # : 14102

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated 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.
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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 : RIKERS ISLAND FACILITIES CONCRETE PIER
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.144 / 1837 **Yr Built/Renovated** :
Area Sq Ft : 9,197 **Project Type** : CORRECTION
Date of Survey : 12-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER
Asset # : 1837

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck	Concrete	40%	0-2	\$416,600	LIFE	* *	5	\$6,900	
		Spalling, Extent : Severe, Area Affected : 90% Location : Underdeck							
	Concrete	10%	4+	\$26,000	LIFE	* *	5	\$1,700	
		Cracking, Extent : Moderate, Area Affected : 10% Location : Deck Surface Spalling, Extent : Moderate, Area Affected : 10% Location : Deck Surface							
	Timber	25%			LIFE	* *	5	\$9,700	
		Aging, Extent : Moderate, Area Affected : 100% Location : Access Walkway							
	Not Accessible	25%							
Pile Caps	Timber	10%	Now	\$92,100	LIFE	* *	4	\$7,200	
		Broken, Extent : Severe, Area Affected : 50% Location : Pile Cap Ends							
	Timber	90%			LIFE	* *	4	\$65,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Entire Length Of Pile Caps Explanation : Age							
Piles and Bracing	Timber	5%	Now	\$55,000	LIFE	* *	4-5	\$2,100	
		Broken, Extent : Severe, Area Affected : 70% Location : Bracing Elements							
	Timber	20%	2-4	\$219,800	LIFE	* *	4-5	\$8,200	
		Rotting/Splitting, Extent : Moderate, Area Affected : 50% Location : Isolated Piles In Tidal Zone Marine Borer Infestation, Extent : Severe, Area Affected : 50% Location : Primarily At Offshore End							
	Timber	25%	4+	\$274,800	LIFE	* *	4-5	\$10,300	
		Rotting/Splitting, Extent : Moderate, Area Affected : 20% Location : Isolated Piles In Tidal Zone							
	Not Accessible	50%							
Fender Facing	Timber	60%			2034	\$497,200	3	\$27,900	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Mid-level Elements At Breasting Dolphins Explanation : Age							
	Timber	40%	Now	\$99,400	2046	* *	3	\$14,000	
		Rotting/Splitting, Extent : Severe, Area Affected : 50% Location : Primarily At Top Elements Marine Borer Infestation, Extent : Severe, Area Affected : 50% Location : Bottom Elements In Tidal Zone							

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER
Asset # : 1837

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Piles									
	Steel	8%	Now	\$90,000	2046	* *	3-5	\$15,800	
		Corrosion, Extent : Severe, Area Affected : 30%							
		Location : Tidal Zone							
	Steel	17%	2-4	\$191,100	2046	* *	3-5	\$33,600	
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : At Breasting Dolphins							
	Timber	15%	Now	\$210,200	2046	* *	4	\$3,300	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : At Offshore End Of Pier							
	No Component	40%							
	Not Accessible	20%							
Deck Elements									
Railing									
	Fencing	43%	4+	\$5,600	2032	\$56,000	3	\$100	
		Corrosion, Extent : Light, Area Affected : 20%							
		Location : Primarily At Base Of Fence Posts							
	Fencing	47%	Now	\$24,500	2032	\$61,200	3	\$200	
		Broken, Extent : Severe, Area Affected : 12%							
		Location : Severe Damage At West End Of Timber Access Walkway							
		Loose Connections, Extent : Severe, Area Affected : 70%							
		Location : Chain-link Mesh Is Loose On East Side							
	No Component	10%							
Coping/Curb									
	Timber	70%			LIFE	* *			
		Rotting/Splitting, Extent : Light, Area Affected : 5%							
		Location : Isolated Locations							
	No Component	30%							
Electrical									
Conduit									
	Steel	100%	Now	\$43,000	2029	\$429,600			
		Broken, Extent : Light, Area Affected : 10%							
		Location : Widespread Disconnected Sections							
Lighting Fixture									
	Sodium	88%	Now	\$9,500	2025	\$95,300			
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : 17 Fixtures At Asset Total							
		Explanation : Disconnected							
	Sodium	12%	Now	\$13,000	2026	\$13,000			
		Broken, Extent : Light, Area Affected : 100%							
		Location : Two Fixtures At End Of Timber Access 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.
** 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 FERRY DOCK'S CONCRETE TRESTLE
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.143 / 1836 **Yr Built/Renovated** :
Area Sq Ft : 930 **Project Type** : CORRECTION
Date of Survey : 12-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

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

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

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

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

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

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

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

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

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Piles and Bracing								
	Steel	5%	4+	\$23,000	LIFE	* *	5	\$5,300	
		Other Observation, Extent : Moderate, Area Affected : 40%							
		Location : Offshore H-piles Southern 105 Feet							
		Explanation : Knife Edging							
	Steel	25%			LIFE	* *	5	\$26,600	
		Corrosion, Extent : Light, Area Affected : 30%							
		Location : Splash Zone							
		Missing Coating, Extent : Light, Area Affected : 30%							
		Location : Splash Zone							
	Timber	20%	Now	\$165,600	LIFE	* *	4-5	\$6,200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Offshore Two Rows Of Piles And All Cross Braces							
		Marine Borer Infestation, Extent : Severe, Area Affected : 20%							
		Location : Offshore Two Rows Of Piles							
	Timber	30%	2-4	\$248,500	LIFE	* *	4-5	\$9,300	
		Rotting/Splitting, Extent : Moderate, Area Affected : 40%							
		Location : Center Piles Above Mean Low Water							
	Not Accessible	20%							
Fender									
	Wales and Chocks								
	Timber	90%			2040	* *	4	\$13,100	
	Timber	5%	Now	\$6,700	2046	* *	4	\$700	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Isolated Missing Chocks Primarily At North End							
	No Component	5%							
Piles									
	Timber	60%			2040	* *	4	\$4,000	
		Rotting/Splitting, Extent : Light, Area Affected : 20%							
		Location : At Tops Of Piles							
	No Component	5%							
	Not Accessible	35%							
Deck Elements									
	Coping/Curb								
	Timber	100%			LIFE	* *			

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

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

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

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : RIKERS ISLAND FACILITIES GRAVITY WALL
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.230 / 13475 **Yr Built/Renovated** :
Linear Ft : 287 **Project Type** : CORRECTION
Date of Survey : 10-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

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

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

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

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

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

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

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

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

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

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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (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, Extent : Severe, Area Affected : 10%									
Location : 5 Locations: Southwest Side 1,800 Feet West Of Bridge, Due West At Outfall, And 3 Locations North-northwest 250, 880, And 1,300 Feet East Of The Concrete Pier									
Explanation : Exposed 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.
** 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 STEEL SHEET PILE BULKHEAD
Address : RIKERS ISLAND NORTH END, INSHORE OF MARINA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.250 / 13509 **Yr Built/Renovated** :
Linear Ft : 204 **Project Type** : CORRECTION
Date of Survey : 10-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 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.

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

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

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

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

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

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt	5%	Now	\$1,100	2046	* *	5	\$100	
		Settlement, Extent : Severe, Area Affected : 15%							
		Location : North End							
	Asphalt	25%			2040	* *	5	\$600	
	Concrete	10%	Now	\$9,000	2046	* *	5	\$100	
		Cracking, Extent : Severe, Area Affected : 25%							
		Location : 130 Feet From South							
		Settlement, Extent : Moderate, Area Affected : 100%							
		Location : 130 Feet From South							
	Gravel	55%			2040	* *	2-5	\$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%							
		Location : South End							
		Explanation : Sinkholes Adjacent To Bulkhead							
Fender									
	Piles								
	Timber	45%			2040	* *	4	\$2,200	
		Worn, Extent : Light, Area Affected : 20%							
		Location : Tidal Zone							
	No Component	10%							
	Not Accessible	45%							
Wales and Chocks									
	Timber	35%	Now	\$35,500	2046	* *	4	\$3,900	
		Broken, Extent : Severe, Area Affected : 80%							
		Location : Isolated Elements Along Face Of Bulkhead							
		Displaced Elements, Extent : Severe, Area Affected : 20%							
		Location : Isolated Elements Along Face Of Bulkhead							
	Timber	55%			2040	* *	4	\$6,100	
		Worn, Extent : Moderate, Area Affected : 30%							
		Location : Isolated Elements Along Face Of Bulkhead							
	No Component	10%							

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

Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TIMBER BULKHEAD
Asset # : 4161

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

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

CAPITAL	FY 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.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES MARINA
Asset # : 13603

Marinas/Docks		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	95%			2051	**	1-3	\$6,700	
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								
Floating 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%								
Location : Splash Zone								
Not Accessible	50%							
Fenders								
Vinyl	95%			2029	\$115,200	2	\$16,000	
Vinyl	5%	Now	\$6,100	2031	\$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	**	5	\$1,500	
Concrete	48%	Now	\$2,900	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 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								
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								
Explanation : Broken								
Not Accessible	22%							
Protective Structure								

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

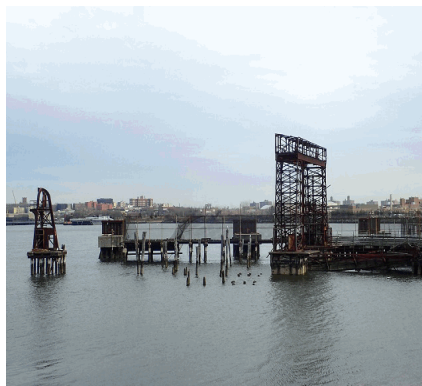
Asset Name : RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.146 / 1839 **Yr Built/Renovated** :
Area Sq Ft : 3,050 **Project Type** : CORRECTION
Date of Survey : 10-Mar-2020 **Landmark Status** : NONE
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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS
Asset # : 1839

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

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

Print Date : 03-Oct-2023

DEPARTMENT OF CORRECTION - FY 2024

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

CAPITAL	FY 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



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES SMALL FERRY DOCK
Asset # : 13510

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

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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$35,900	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	\$4,100	2031	\$20,600			
	Broken, Extent : Severe, Area Affected : 100%							
	Location : 12 Feet Of Broken Rail Due To Impact From Gangway							

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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CORRECTION - 072

Project : CORRECTION

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Special Systems		56,000,000		0
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Special Systems	2,300,000	2,300,000	2,300,000	2,300,000

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

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