

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM
Address : 199 CHAMBERS STREET @ WEST ST.
Borough : MANHATTAN **Agency's Number** : 2-25002
Program / Asset # : CUN0005.020 / 2098 **Yr Built/Renovated** : 1982 / 2015
Area Sq Ft : 23,337 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 23-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16 **Lot** : 215 **BIN** : 1084587

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$45,800
Electrical		\$485,100
Mechanical		\$649,400
Total		\$1,180,300
Importance Code A		\$45,800
Importance Code B		\$1,134,500
Total		\$1,180,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$11,200	\$4,200	
Interior Architecture	\$900		\$8,300	
Electrical	\$2,100	\$1,600	\$1,600	\$2,000
Mechanical	\$4,400	\$26,400	\$5,900	\$3,200
Total	\$7,400	\$39,300	\$20,000	\$5,200
Importance Code A		\$11,200	\$4,200	
Importance Code B	\$7,400	\$28,100	\$15,800	\$5,200
Importance Code C				
Total	\$7,400	\$39,300	\$20,000	\$5,200



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.

CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM
Asset # : 2098

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	**	5	\$24,000	
Metal Panel	10%			2046	**	5-10	\$20,600	
Window Wall	10%			2046	**	5	\$11,200	
Windows								
Aluminum	100%			2042	**	5	\$8,400	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5		
Pre-Cast Concrete	5%			LIFE	**	5		
Roof								
Cast in Place Concrete	25%			LIFE	**			
Modified Bitumen	65%			2036	**	10	\$45,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%			2046	**	10	\$23,500	
Interior								
Floors								
Carpet	45%			2025	\$205,400	3	\$23,700	
Cast in Place Concrete	5%			LIFE	**	5	\$3,800	
Ceramic Tile	5%			2035	**	5	\$1,800	
Quarry Tile	30%			2039	**	5	\$15,800	
Vinyl Tile	10%			2031	**	3	\$1,300	
Wood	5%			2054	**	5	\$3,300	
Interior Walls								
Gypsum Board	45%			LIFE	**	5	\$6,700	
Masonry: Brick	15%			LIFE	**			
Plaster	20%			LIFE	**	5	\$1,500	
Wood	20%			LIFE	**	5	\$19,800	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Main Theater</i>								
<i>Explanation : Wood Laminate</i>								
Ceilings								
AcousTileConcealSpLn	50%			2039	**	5	\$21,900	
Gypsum Board	20%			LIFE	**	5	\$8,800	
Metal Panel	20%			LIFE	**	5	\$8,800	
Plaster	10%			LIFE	**	5	\$2,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	95%			2034	**	5	\$600	

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM

Asset # : 2098

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	5%			2026	\$11,900	10	\$1,100	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Fluorescent	25%			2026	\$59,600	10	\$5,400	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Incandescent	70%			2026	\$166,900	2	\$400	
Egress Lighting								
Emergency, Service	30%			2026	\$3,500	1		
Emergency, Battery	20%			2026	\$6,400	10	\$1,100	
Exit, Service	50%			2026	\$1,700	1		
Exterior Lighting								
HID	30%			2026	\$27,000	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$21,600	1	\$2,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$246,700	1-3	\$14,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Horns, Alarm Bells And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	30%			2034	**	4	\$300	
Central Plant Steam Piping/Pmp	70%			2036	**	4	\$1,200	
Terminal Devices								
Air Handler	70%			2026	\$219,600	1	\$10,100	
Fan Coil Unit/Heat	30%			2026	\$100,200	1	\$2,300	
Air Conditioning								

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM
Asset # : 2098

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%			2036	**	4	\$1,700
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2026	\$250,200	1	\$14,400
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000
	Exhaust Fans							
	Interior	100%			2026	\$79,400	2	\$700
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2036	**	1	
	Water Heater							
	Electric	100%			2021	\$19,700	4	\$200
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s)							
	Electric	100%			2026	\$6,400	4	\$900
	Fixtures							
	Generic	100%						
Fire Suppression	Standpipe							
	Generic	100%			2036	**	1-5	\$11,800
	Sprinkler							
	No Component	80%						
	Generic	20%			2036	**	1-2	\$1,300

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)
Address : 199 CHAMBERS STREET @ WEST ST.
Borough : MANHATTAN **Agency's Number** : 1-25001
Program / Asset # : CUN0005.010 / 2097 **Yr Built/Renovated** : 1983 / 2015
Area Sq Ft : 662,615 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 23-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,7,8
Block : 16 **Lot** : 215 **BIN** : 1066406

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,192,500	\$1,349,800
Interior Architecture	\$845,800	\$1,541,600
Electrical	\$248,500	\$9,819,100
Mechanical	\$20,492,900	\$14,711,300
Total	\$23,779,800	\$27,421,900
Importance Code A	\$2,192,500	\$1,510,200
Importance Code B	\$21,587,300	\$25,532,400
Importance Code C		\$379,300
Total	\$23,779,800	\$27,421,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$13,700		\$9,400
Interior Architecture	\$47,200		\$115,300	
Electrical	\$113,600	\$70,200	\$65,500	\$68,300
Mechanical	\$213,400	\$212,700	\$368,400	\$173,400
Elevators/Escalators	\$98,800	\$98,800	\$98,800	\$98,800
Total	\$472,900	\$395,400	\$647,900	\$349,800
Importance Code A		\$15,400		\$9,400
Importance Code B	\$451,400	\$380,000	\$647,900	\$340,500
Importance Code C	\$21,500			
Total	\$472,900	\$395,400	\$647,900	\$349,800



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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)
Asset # : 2097

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$82,100	LIFE	**	5	\$71,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Columns At West And South Facades</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Columns</i>								
<i>Explanation : Current Temporary Supports Are Beginning To Show Rust And Bulging</i>								
Masonry: Brick Cavity	60%			LIFE	**	5	\$171,100	
Metal Panel	15%			2046	**	5-10	\$294,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Harrison Street</i>								
Window Wall	20%			2046	**	5	\$213,900	
Windows								
Aluminum	65%			2042	**	5	\$82,900	
Aluminum	30%	Now	\$1,881,800	2051	**	5	\$19,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout All Operable Windows</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout All Operable Windows</i>								
Metal Louvers	5%			2035	**	10	\$39,900	
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5	\$13,700	
Metal Rail	5%			2043	**	5-10	\$15,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$16,100	
Roof								
IRMA/Protected Membrane	20%			2026	\$445,400	10	\$54,700	
Modified Bitumen	15%			2034	**	10	\$41,100	
Modified Bitumen	60%			2036	**	10	\$164,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2031	**	10	\$13,700	
Interior								
Floors								
Carpet	10%			2025	\$1,334,800	3	\$153,700	
Cast in Place Concrete	15%			LIFE	**	5	\$336,200	
Ceramic Tile	5%			2035	**	5	\$51,200	
Quarry Tile	5%			2039	**	5	\$76,800	
Sheet Vinyl/Rubber	10%			2031	**	5	\$153,700	
Vinyl Tile	50%			2031	**	3	\$192,100	
Under Construction	5%							

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)

Asset # : 2097

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$43,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$34,500	
Glass: Single Pane	3%			LIFE	**	5	\$19,400	
Gypsum Board	60%			LIFE	**	5	\$310,300	
Masonry: Brick	15%			LIFE	**			
Wood	2%			LIFE	**	5	\$69,000	
Under Construction	5%							
Ceilings								
AcousTileConcealSpLn	15%	2-4	\$380,700	2039	**	5	\$96,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Outside Gymnasium</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
AcousTileSusp.Lay-In	50%			2031	**	5	\$512,300	
Exposed Struc: Steel	7%			LIFE	**			
Exposed Struc: Steel	3%	Now	\$132,100	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Mechanical Spaces</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First Floor Mechanical Spaces</i>								
<i>Explanation : Fire Protection Missing / Crumbling</i>								
Gypsum Board	15%			LIFE	**	5	\$192,100	
Metal Panel	10%			LIFE	**	5	\$128,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2026	\$160,400	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- 4000 Ampere Main Service Disconnect Switches</i>								
Transformers								
Dry Type	100%			2024	\$16,100	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>Explanation : 1- 150 Kva, 1- 50 Kva, 2-45 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$872,800	5	\$2,800	
Raceway								
Conduit	100%			2026	\$1,030,400	1		

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)

Asset # : 2097

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2025	\$100,700	5	\$1,500	
Molded Case Bkrs	80%			2034	**	5	\$14,000	
Molded Case Bkrs	10%			2042	**	5	\$1,700	
Wiring								
Thermoplastic	10%			2046	**	1		
Thermoplastic	90%			2026	\$1,253,300	1		
Motor Controllers								
Locally Mounted	20%			2024	\$81,500	5	\$900	
Motor Control Center	60%			2024	\$1,533,900	5	\$10,800	
Motor Control Center	20%			2031	**	5	\$3,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$9,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$22,400	1	\$203,900	
Generators								
Diesel	100%			2022	\$123,900	1	\$256,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 600 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$24,500	
Fuel Storage								
Day Tank	50%			2025	\$24,600	5	\$61,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 50 Gallons Rated Capacity</i>								
Main Tank	50%			2029	\$40,900	5	\$9,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 5000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2026	\$1,044,100	10	\$425,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2031	**	10	\$60,800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	18%			2026	\$268,500	10	\$109,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
HID	2%			2026	\$21,700	10	\$400	

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Asset # : 2097

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	55%			2026	\$183,000	1		
Emergency, Service	5%			2031	**	1		
Exit, Service	35%			2021	\$63,800	1		
Exit, Service	5%			2031	**	1		
Exterior Lighting								
HID	30%			2031	**	10	\$600	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$613,800	1	\$74,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2026	\$2,101,200	1-3	\$126,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Steam Room</i>								
<i>Explanation : Steam Provided By Con Ed</i>								
Conversion Equipment								
Under Construction	100%							
Distribution								
Hot Wtr Piping/Pump	30%			2034	**	4	\$9,800	
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steam Room</i>								
Central Plant Steam Piping/Pmp	70%			2036	**	4	\$34,300	
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Steam Room</i>								
Terminal Devices								
Air Handler	70%			2021	\$6,234,500	1	\$286,800	
Fan Coil Unit/Heat	30%			2026	\$2,845,700	1	\$64,200	
Air Conditioning								

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Asset # : 2097

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Plant Campus Steam / PRV	85%			2036	**	1		
Electricity	15%			2034	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	85%			2021	\$11,145,800	1	\$609,500	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
<i>Explanation : (2) Steam Turbine Driven Chillers Using R500 Refrigerant</i>								
Centrifugal, Elec Chiller	10%			2041	**	1	\$71,700	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Reciprocating Compr/Chiller	5%			2026	\$268,800	1	\$15,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	**	4	\$49,000	
Terminal Devices								
Air Handler/Cool/Ht	80%	Now	\$568,300	2026	\$5,682,900	1	\$295,000	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Room, Defective Climate Control System</i>								
Fan Coil - 4 Pipe	20%			2026	\$2,965,900	1	\$42,800	
Heat Rejection								
Air Cooled Condenser Unit	10%			2036	**	2	\$46,200	
Air Cooled Condenser Unit	5%			2026	\$63,800	2	\$23,100	
Water Cooling Tower	85%	Now	\$204,300	2024	\$2,043,100	2	\$453,500	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$369,500	
Exhaust Fans								
Interior	100%			2021	\$2,253,400	2	\$20,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Room</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)

Asset # : 2097

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2036	**	4	\$98,300	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment Under Construction	100%							
Sewage Ejector(s) Electric	100%			2026	\$182,400	4	\$26,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : 5 Duplex Units</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) Cellar To 8th Floor, (3) Cellar To 7th Floor</i>						
		<i>Explanation : 4 Units</i>						
Escalators								
Under 20' Rise	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Multiple Levels</i>						
		<i>Explanation : 20 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$334,100	
Sprinkler								
No Component Generic	80% 20%			2036	**	1-2	\$37,100	
Fire Pump								
Generic	100%			2029	\$407,800	1	\$123,700	
Chemical System								
Generic	100%			2021	\$26,700	1-3	\$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.

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL
Address : 245 GREENWICH STREET @ PARK PL.
Borough : MANHATTAN **Agency's Number** : BMCC-FH
Program / Asset # : CUN0005.030 / 4131 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 357,774 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 23-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,12,15,ph
Block : 127 **Lot** : 1 **BIN** : 1001414

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$150,800	\$240,000
Interior Architecture	\$209,600	\$667,400
Electrical	\$39,900	\$368,000
Mechanical	\$46,800	\$135,400
Total	\$447,000	\$1,410,800
Importance Code A	\$150,800	\$240,000
Importance Code B	\$296,200	\$828,600
Importance Code C		\$342,200
Total	\$447,000	\$1,410,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$33,300	\$29,200
Interior Architecture		\$12,300	\$46,200	\$18,500
Electrical	\$48,900	\$55,700	\$57,100	\$54,200
Mechanical	\$218,800	\$102,600	\$228,700	\$102,600
Elevators/Escalators	\$186,000	\$186,000	\$186,000	\$186,000
Total	\$453,600	\$356,600	\$551,400	\$390,400
Importance Code A			\$34,100	\$29,200
Importance Code B	\$453,600	\$356,600	\$517,300	\$361,200
Importance Code C				
Total	\$453,600	\$356,600	\$551,400	\$390,400



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.
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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL

Asset # : 4131

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%			LIFE	**	5	\$94,700	
Metal Panel	10%			2052	**	5-10	\$86,800	
Metal Coiling Doors	2%			2043	**	5	\$7,900	
Granite Panels	3%			LIFE	**	5	\$2,800	
Window Wall	10%			2052	**	5	\$47,300	
Windows								
Aluminum	95%			2048	**	5	\$175,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fixed Windows</i>						
Metal Louvers	5%			2039	**	10	\$57,700	
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5	\$5,000	
Metal Rail	20%			2043	**	5-10	\$24,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,100	
Roof								
IRMA/Protected Membrane	25%			2034	**	10	\$14,500	
IRMA/Protected Membrane	30%			2034	**	10	\$17,400	
		<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Over Terrace</i>						
Metal Panel	10%			2043	**	10	\$10,600	
Modified Bitumen	30%			2034	**	10	\$17,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Over 14 And 12 Floors</i>						
		<i>Explanation : Green Roof</i>						
Skylight, Metal/Glass	5%			2052	**	10	\$9,700	
Interior								
Floors								
Carpet	5%			2027	\$321,200	3	\$37,000	
Cast in Place Concrete	5%			LIFE	**	5	\$53,900	
Ceramic Tile	5%			2039	**	5	\$24,700	
Granite Panels	5%			LIFE	**	5	\$18,500	
Quarry Tile	5%			2043	**	5	\$37,000	
Vinyl Tile	75%			2034	**	3	\$138,700	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$33,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$26,800	
Gypsum Board	85%			LIFE	**	5	\$342,200	
Ceilings								
AcousTileSusp.Lay-In	85%			2043	**	5	\$419,200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$61,600	

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL

Asset # : 4131

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	**	5	\$1,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 4- 4000 Amperes Main Disconnect Switches</i>							
Transformers								
Dry Type	100%			2043	**	5	\$1,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 4- 1500 Kva, 208/480/277 Volts</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	**	5	\$1,500	
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Fused Disc Sw	10%			2048	**	5	\$800	
Molded Case Bkrs	90%			2048	**	5	\$8,500	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2043	**			
Ground								
Grounding Devices								
Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Connected To Metal Water Pipe, Point Of Contact Not Visible Covered With Insulation Material</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$110,100	
Generators								
Diesel	100%			2039	**	1	\$138,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Emergency Generator Rated At 1000 Kilowatts</i>							
Batteries								
Nickel Cadmium	100%			2021	\$1,500	5	\$79,700	
Lighting								
Interior Lighting								
Fluorescent	85%			2034	**	10	\$278,900	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	15%			2034	**	10	\$49,200	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL

Asset # : 4131

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	40%			2061	**	1		
Exit, Service	10%			2034	**	1		
Exterior Lighting								
Fluorescent	10%			2034	**	10	\$3,300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	**	5	\$10,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$40,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$220,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2052	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam From Con Ed</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2039	**	5	\$21,200	
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : A Hot Water Converter For Heating Devices</i>						
Distribution								
Hot Wtr Piping/Pump	25%			2048	**	4	\$6,600	
Central Plant Steam Piping/Pmp	75%			2052	**	4	\$19,800	

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL

Asset # : 4131

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	75%			2034	**	1	\$165,900	
Convactor/Radiator	25%			2043	**	1	\$28,900	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2039	**	1	\$387,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 3 Units. Refrigerant: R-123</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$26,500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$221,200	
Heat Rejection								
Water Cooling Tower	100%			2030	**	2	\$360,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$199,500	
Exhaust Fans								
Interior	100%			2034	**	2	\$11,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
HW Heat Exchanger								
Steam Fired	100%			2052	**	4	\$53,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$7,600	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$14,200	
Backflow Preventer								
Generic	100%			2034	**	1	\$21,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) Basement To 15th Floor, (11) 1st To 14th Floor</i>						
		<i>Explanation : 12 Units</i>						

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL

Asset # : 4131

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Escalators							
	Under 20' Rise	20%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : 6 Units</i>					
	No Component	80%						
Fire Suppression	Standpipe							
	Generic	100%			2052		**	1-5 \$180,400
	Sprinkler							
	Generic	100%			2052		**	1-2 \$100,200
	Fire Pump							
	Generic	100%			2039		**	1 \$66,800

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE
Address : 2205 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21056
Program / Asset # : CUN0007.560 / 2070 **Yr Built/Renovated** : 1925 / 2003
Area Sq Ft : 7,548 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 3232 **Lot** : 78 **BIN** : 2015058

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$351,300	
Interior Architecture	\$100,900	
Electrical		\$77,100
Mechanical	\$55,600	\$34,800
Site Pavements	\$41,600	
Total	\$549,500	\$111,900
Importance Code A	\$407,000	
Importance Code B	\$100,900	\$111,900
Importance Code C	\$41,600	
Total	\$549,500	\$111,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$45,300			
Interior Architecture	\$55,700			\$1,900
Electrical	\$10,000	\$200	\$300	\$300
Mechanical	\$4,300	\$600	\$12,600	\$600
Site Enclosure	\$34,000			
Total	\$149,200	\$800	\$12,900	\$2,900
Importance Code A	\$45,300	\$400	\$400	\$400
Importance Code B	\$65,700	\$500	\$12,500	\$2,500
Importance Code C	\$38,200			
Total	\$149,200	\$800	\$12,900	\$2,900



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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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE

Asset # : 2070

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$174,400	LIFE	**	5	\$11,300	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Low Wall Near Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Low Wall Near Entrance</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Low Wall Near Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	10%	Now	\$66,600	LIFE	**	5	\$1,400	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Yard Retaining Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Side</i>								
<i>Explanation : Loose Units</i>								
Metal Panel	20%	Now	\$8,300	2049	**	5	\$7,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Stucco Cement	5%	0-2	\$8,400	2034	**	5	\$1,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$15,200	2034	**	5	\$2,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE

Asset # : 2070

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Windows								
	Aluminum	52%			2045	**	5	\$1,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Vinyl Windows</i>						
	Steel	48%	Now	\$57,500	2054	**	5	\$6,700
		<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : West Facade</i>						
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : West Facade</i>						
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : West Facade</i>						
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : West Facade</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : West Facade</i>						
Parapets								
	Metal Panel	10%	0-2	\$2,000	2039	**	5	\$200
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
	Metal: Cage/Fence	10%	Now	\$1,300	2034	**	5	\$400
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : West Facade</i>						
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : West Facade</i>						
	No Component	80%						
Roof								
	Asphalt Shingle	75%	Now	\$3,400	2032	**		
		<i>Water Penetration, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Various Locations</i>						
	Single Ply Membrane	25%	Now	\$52,900	2039	**		
		<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over Multipurpose Room</i>						
		<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Over Multipurpose Room</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Over Multipurpose Room</i>						
Soffits								
	Wood	100%	Now	\$6,200	2034	**	5	\$2,900
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						

Interior

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE

Asset # : 2070

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	10%			2038	**	5	\$1,600	
Terrazzo	5%	0-2	\$3,700	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Nosing</i>								
Vinyl Tile	60%	0-2	\$48,600	2034	**	3	\$3,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout Basement, 2nd And 3rd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout Basement, 2nd And 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Basement, 1st, 2nd And 3rd Floor</i>								
Wood	25%	Now	\$52,300	2044	**	5	\$3,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Gypsum Board	20%	Now	\$600	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**	10	\$100	
Plaster	70%	Now	\$11,500	LIFE	**	5	\$1,400	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Uneven Surface</i>								
Ceilings								
Gypsum Board	25%			LIFE	**	5-10	\$13,400	
Plaster	75%	Now	\$31,200	LIFE	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE**

Asset # : 2070

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	\$26,000	2039		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	75%			2049		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	25%	2-4	\$8,000	2039		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
On-Site Walkways								
Cast in Place Concrete	15%			2042		**		
Pavers/Stone	85%	Now	\$41,600	2032		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Rubber Matting	100%			2029				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039		**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : There Is A 400 Ampere Main Switch In Good Condition. However, A Lot Of Communication Wiring Around The Equipment.</i>								
Raceway								
Conduit	30%			2039		**	1	
Conduit	70%			2029	\$22,400		1	
Panelboards								
Molded Case Bkrs	50%			2037		**	5	\$100
Molded Case Bkrs	50%			2028	\$7,600		5	\$100

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE

Asset # : 2070

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	50%			2029	\$14,200	1		
Thermoplastic	50%			2039	**	1		
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is Evidence That The Grounding Connection Was Refurbished During The Last Few Years.</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2029	\$77,100	10	\$6,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Egress Lighting								
Exit, Service	100%			2029	\$1,100	1		
Exterior Lighting								
HID	30%			2024	\$8,700	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Building Walls.</i>								
<i>Explanation : Exterior Fixtures Are Controlled Via Photocell.</i>								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$7,000	1	\$900	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2029	\$23,900	1-3	\$1,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	**	5	\$2,300	
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$55,600	2049	**	1	\$3,400	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler, Basement</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE

Asset # : 2070

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Hot Wtr Piping/Pump	100%			2028	\$11,200	4	\$600
Terminal Devices								
	Convactor/Radiator	90%			2027	\$34,800	1	\$2,200
	Convactor/Radiator	5%	Now	\$1,900	2049	**	1	\$100
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Fan Coil Unit/Heat	5%			2034	**	1	\$100
Air Conditioning								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Window/Wall Unit	80%			2022	\$12,000	1	
	No Component	20%						
Plumbing								
H/C Water Piping								
	Brass/Copper	40%			2039	**	1	
	Galvanized Steel	60%	0-2	\$1,900	2027	\$19,000	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Electric	100%			2028	\$6,400	4	\$100
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM
Address : 2053 UNIVERSITY AVENUE
Borough : BRONX **Agency's Number** : 21023
Program / Asset # : CUN0007.230 / 2080 **Yr Built/Renovated** : 1931 /
Area Sq Ft : 70,616 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Mz
Block : 3222 **Lot** : 40 **BIN** : 2097306

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$188,000	\$125,700
Interior Architecture	\$242,700	\$84,900
Electrical	\$71,000	\$1,653,000
Mechanical		\$997,300
Total	\$501,700	\$2,861,000
Importance Code A	\$188,000	\$163,500
Importance Code B	\$247,700	\$2,697,500
Importance Code C	\$66,000	
Total	\$501,700	\$2,861,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,900		\$4,700	\$2,600
Interior Architecture	\$41,500		\$29,500	\$13,200
Electrical	\$7,500	\$6,100	\$6,800	\$8,100
Mechanical	\$52,400	\$4,700	\$21,500	\$6,000
Site Pavements	\$20,300			
Total	\$132,500	\$10,900	\$62,400	\$29,800
Importance Code A	\$10,900		\$4,700	\$2,600
Importance Code B	\$72,000	\$10,900	\$57,700	\$22,400
Importance Code C	\$49,600			\$4,800
Total	\$132,500	\$10,900	\$62,400	\$29,800



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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM

Asset # : 2080

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$104,000	LIFE	**	5	\$67,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Lower Base</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Facades</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%			2042	**	5	\$9,400	
Windows								
Aluminum	100%	Now	\$45,300	2045	**	5	\$5,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Window Guards</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Windows</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$45,300	
Masonry: Limestone	10%			LIFE	**	5-10	\$9,000	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$58,100	
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roll Roofing	5%			2028	\$12,900	5	\$5,100	
Interior								
Floors								
Cast in Place Concrete	35%			LIFE	**	5	\$169,800	
Ceramic Tile	15%			2038	**	5	\$16,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Showers</i>								
<i>Explanation : Under Repair</i>								
Vinyl Tile	25%			2034	**	3	\$10,400	
Wood	25%			2057	**	5	\$52,000	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM

Asset # : 2080

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$12,100	
Ceramic Tile	10%			2038	**	5	\$9,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Showers And Toilet</i>								
Concrete Masonry Unit	60%	Now	\$66,000	LIFE	**	5	\$23,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Toilets</i>								
Masonry: Brick	5%			LIFE	**	10	\$1,500	
Plaster	15%	Now	\$11,900	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Administrative Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Administrative Offices And Windows</i>								
SGFT/Glazed Masonry	5%	Now	\$3,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Ceilings								
AcousTileConcealSpLn	10%			2034	**	5	\$13,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Locker Rooms</i>								
AcousTileSusp.Lay-In	5%			2034	**	5	\$5,500	
Exposed Concrete	50%	Now	\$36,400	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Men Locker Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Men Locker Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Men Locker Room</i>								
Exposed Struc: Steel	25%			LIFE	**	10	\$55,400	
Plaster	10%			LIFE	**	5-10	\$19,100	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$20,300	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bridge Damage</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bridge Damage</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bridge Damage</i>								
<i>Explanation : Barrier In Place To Prevent Use.</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM

Asset # : 2080

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

Site Pavements

Parking/Driveway

Asphalt

100%

2038

**

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2029

\$37,800

5

\$300

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

Location : Electrical Room

Explanation : The Main Service Switch Is Rated At 800 Amperes.

Transformers

Dry Type

100%

2027

\$16,100

5

\$300

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

Location : Electrical Room

Explanation : The Transformer System Includes: 2-75 Kilo-Volt-Ampere And 2-45 Kilo-Volt-Ampere

Switchgear / Switchboard

Fused Disc Sw

30%

2039

**

5

\$100

Molded Case Bkrs

70%

2029

\$104,700

5

\$1,300

Raceway

Conduit

80%

2029

\$101,100

1

Conduit

20%

2039

**

1

Panelboards

Fused Disc Sw

10%

2037

**

5

\$200

Molded Case Bkrs

20%

2037

**

5

\$400

Molded Case Bkrs

65%

2028

\$89,200

5

\$1,200

Molded Case Bkrs

5%

2045

**

5

\$100

Wiring

Braided Cloth

40% 2-4

\$71,000

2054

**

1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic

55%

2029

\$97,600

1

Thermoplastic

5%

2049

**

1

Motor Controllers

Locally Mounted

100%

2027

\$77,100

5

\$500

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100%

2042

**

1

\$21,700

Lighting

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM

Asset # : 2080

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	65%			2029	\$103,300	10	\$42,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps Are Installed In Most Areas.</i>								
Fluorescent	35%			2039	**	10	\$22,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool Area</i>								
<i>Explanation : New T-8 And Compact Fluorescent Fixtures Were Being Installed During The Site Visit.</i>								
Egress Lighting								
Emergency, Service	20%			2029	\$7,100	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Fixtures Are Powered From Adjacent Building Generator.</i>								
Exit, Service	80%			2029	\$15,600	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Fixtures Are Powered From Adjacent Building Generator.</i>								
Exterior Lighting								
Incandescent	100%			2024	\$231,000	2	\$100	
Alarm								
Security System								
No Component	80%							
Under Construction	20%							
Fire/Smoke Detection								
Generic, Analog	100%			2029	\$746,400	1-3	\$44,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : The Fire Alarm System Is Composed Of Bells, Smoke Detectors And Manual Pull Stations.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Supplied From Adjacent Building</i>								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2032	**			

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM

Asset # : 2080

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	88%	0-2	\$20,100	2039	**	4	\$3,100	
			<i>Corroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout. Leak In Female Staff Locker Room</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Leaking Steam Valve In Basement Mechanical Room</i>					
Central Plant Steam Piping/Pmp	12%			2049	**	4	\$600	
Terminal Devices								
Air Handler	40%			2024	\$379,700	1	\$17,500	
Convactor/Radiator	60%			2027	\$216,800	1	\$13,700	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2030	**	2	\$400	
Int Pkg Unit - Heating/Cooling	10%			2033	**	2	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 3rd Floor</i>					
			<i>Explanation : New Unit For Pool Area</i>					
No Component	80%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$11,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$62,300	
Exhaust Fans								
Interior	25%			2024	\$60,000	2	\$500	
Wall Unit	75%			2024	\$18,000	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2039	**	1		
Galvanized Steel	50%			2034	**	1		
Water Heater								
Electric	100%			2027	\$59,500	4	\$400	
			<i>Recent Installation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Basement Mechanical Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Basement Mechanical Room</i>					
			<i>Explanation : Four 250 Gallon Electric Water Heaters</i>					
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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM
Asset # : 2080

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2024	\$10,300	4	\$2,200
	Pool Filter/Treatment							
	Sand	100%			2046	**	4	\$17,500
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%			2029	\$281,300	1-5	\$36,900

*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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE BEGRISCH HALL
Address : 2016 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21008
Program / Asset # : CUN0007.080 / 2093 **Yr Built/Renovated** : 1961 /
Area Sq Ft : 7,602 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2100241

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$398,300	\$295,700
Total	\$398,300	\$295,700
Importance Code A	\$398,300	\$295,700
Total	\$398,300	\$295,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$9,200			
Interior Architecture	\$51,900		\$2,700	\$600
Electrical	\$200	\$200	\$400	\$200
Mechanical	\$3,600	\$1,200	\$1,500	\$1,000
Site Pavements	\$15,100			
Total	\$80,100	\$1,400	\$4,600	\$1,800
Importance Code A	\$9,200			
Importance Code B	\$36,000	\$1,400	\$4,600	\$1,800
Importance Code C	\$34,900			
Total	\$80,100	\$1,400	\$4,600	\$1,800



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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BEGRISCH HALL

Asset # : 2093

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	100%	Now	\$345,300	LIFE	**	5	\$91,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base, Around Windows, Exterior Stairs And Various Other Locations</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<hr/>								
Windows								
Aluminum	98%	Now	\$52,900	2054	**	5	\$600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2038	**	10	\$100	
<hr/>								
Roof								
Modified Bitumen	100%			2029		10	\$13,500	
<hr/>								
Soffits								
Cast in Place Concrete	100%	Now	\$9,200	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,600	
Ceramic Tile	5%			2038	**	5	\$600	
Terrazzo	65%			LIFE	**	5	\$13,000	
Vinyl Tile	20%	Now	\$14,500	2034	**	3	\$1,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 2nd Floor</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 2nd Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<hr/>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**	10	\$11,600	
Concrete Masonry Unit	15%			LIFE	**	5	\$2,800	
Plaster	65%	Now	\$6,800	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southwest Corner In Ground Floor Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southwest Corner In Ground Floor Stair And Windows</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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BEGRISCH HALL

Asset # : 2093

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

Interior

Ceilings

AcousTile,Adhered	30%			2042	**	5	\$3,800	
AcousTileConcealSpLn	10%			2042	**	5	\$1,600	
Plaster	60%			LIFE	**	5-10	\$13,200	

Site Pavements

On-Site Walkways

Cast in Place Concrete	81%	Now	\$15,100	2049	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Entry Stair</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry Stair</i>								
<i>Explanation : Warning Sign Placed By Bcc</i>								

Cast in Place Concrete	19%			2049	**			
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Parking/Driveway

Asphalt	100%			2038	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Raceway

Conduit	100%			2039	**	1		
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Panelboards

Fused Disc Sw	5%			2037	**	5		
Molded Case Bkrs	95%			2037	**	5	\$200	

Wiring

Thermoplastic	100%			2039	**	1		
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Motor Controllers

Locally Mounted	100%			2034	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	50%			2029	\$9,300	10	\$3,500	
LED	50%			2037	**			

Recent Installation, Extent : Light, Area Affected : 100%

Location : Classroom

Egress Lighting

Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		

Exterior Lighting

HID	20%			2029	\$6,400	10		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Controlled Via Photocell

No Component	80%							
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Alarm

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

Estimates are rounded to the nearest hundred dollars.

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BEGRISCH HALL

Asset # : 2093

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

Alarm

Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2034	**	1-3	\$2,300	

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

Heating

Energy Source								
HTHW/HW	100%			2039	**	1		
Distribution								
Central Plant Steam Piping/Pmp	100%			2049	**	4	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i> <i>Location : 2nd Floor Mechanical Room</i>								
Terminal Devices								
Air Handler	100%			2037	**	1	\$4,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i> <i>Location : 2nd Floor Mechanical Room</i>								

Air Conditioning

Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Campus Chilled Water	100%			2038	**			
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	**	1	\$4,700	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
Exhaust Fans								
Interior	100%			2029	\$28,200	2	\$200	

Plumbing

H/C Water Piping								
Galvanized Steel	10%	0-2	\$200	2034	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i>								
No Component	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE BLISS HALL
Address : 145 WEST 180TH STREET
Borough : BRONX **Agency's Number** : 21027
Program / Asset # : CUN0007.270 / 2062 **Yr Built/Renovated** : 1936 /
Area Sq Ft : 29,210 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4
Block : 3222 **Lot** : 62 **BIN** : 2100252

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$898,000	\$74,300
Interior Architecture	\$96,900	\$475,100
Electrical	\$40,700	\$696,300
Mechanical	\$46,500	\$218,300
Total	\$1,082,200	\$1,463,900
Importance Code A	\$898,000	\$74,300
Importance Code B	\$184,100	\$1,389,600
Total	\$1,082,200	\$1,463,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$84,400			
Interior Architecture	\$83,400			\$7,300
Electrical	\$3,600	\$2,500	\$2,800	\$3,300
Mechanical	\$10,600	\$1,700	\$1,300	\$900
Total	\$182,100	\$4,200	\$4,100	\$11,600
Importance Code A	\$84,800		\$400	
Importance Code B	\$42,200	\$4,200	\$3,700	\$11,600
Importance Code C	\$55,100			
Total	\$182,100	\$4,200	\$4,100	\$11,600



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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BLISS HALL

Asset # : 2062

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Cast in Place Concrete	5%			LIFE	**	5	\$46,400
	Masonry: Brick	80%			LIFE	**	5	\$148,600
	Masonry: Limestone	5%	Now	\$51,800	LIFE	**	5	\$3,500
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Cornices</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Cornices</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Cornices</i>							
	Metal Coiling Doors	5%	Now	\$80,700	2034	**	5	\$7,300
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : South Facade</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Facade</i>							
	Stucco Cement	5%	Now	\$13,700	2034	**	5	\$5,800
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : South Facade</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
Windows								
	Aluminum	100%	Now	\$19,500	2045	**	5	\$11,400
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
Parapets								
	Masonry: Brick	90%			LIFE	**	5-10	\$100,000
	Masonry: Limestone	10%			LIFE	**	5-10	\$19,800

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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BLISS HALL

Asset # : 2062

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	90%	Now	\$605,900	2039	**			1
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roll Roofing	5%	Now	\$10,200	2031	**	5	\$2,000	1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bulkhead</i>								
Skylight, Metal/Glass	5%			2039	**	10	\$8,100	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$95,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2038	**	5	\$3,700	
Terrazzo	5%			LIFE	**	5	\$5,700	
Vinyl Tile	35%			2029		3	\$12,800	
Vinyl Tile 9" X 9"	25%			2024		3	\$9,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**	10	\$27,300	
Gypsum Board	5%			LIFE	**	5-10	\$6,200	
Plaster	80%	Now	\$23,800	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Stair</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Stair Below Roof Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Stair</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.

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BLISS HALL**

Asset # : 2062

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

Interior

Ceilings

AcousTileConcealSpLn	15%			2034	* *	5	\$13,700	
AcousTileSusp.Lay-In	10%			2034	* *	5	\$7,300	
Exposed Concrete	25%			LIFE	* *	5-10	\$22,800	
Plaster	50%	Now	\$48,900	LIFE	* *	5	\$22,800	

Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Roof Stair

Repairs in Progress, Extent : Light, Area Affected : 30%

Location : Stair Below Roof Bulkhead

Water Penetration, Extent : Severe, Area Affected : 25%

Location : Throughout 4th Floor

Site Enclosure

Fence/Gates

Chain Link	100%			2049	* *			
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Retaining Walls

Cast in Place Concrete	75%			2049	* *			
Masonry: Fieldstone	25%			2039	* *			

Site Pavements

On-Site Walkways

Cast in Place Concrete	90%			2042	* *			
Masonry: Granite	10%			LIFE	* *			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	* *	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Service Equipment Includes: 9- Electronic Safety Switches Rated At 2-4,000, 2-3,000, 2-2,500, 1-800, and 1-700 Amperes.

Transformers

Dry Type	100%			2034	* *	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Two Transformers: 75kilo-volt-ampere, 480-208/120volt And 500 Kilo-volt-ampere, 480-208/120volt. All In Good Condition.

Switchgear / Switchboard

Fused Disc Sw	20%			2039	* *	5		
Molded Case Bkrs	80%			2029	\$79,800	5	\$600	

Raceway

Conduit	90%			2029	\$48,300	1		
Conduit	10%			2039	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BLISS HALL

Asset # : 2062

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	10%			2028	\$7,600	5	\$100
	Molded Case Bkrs	50%			2028	\$38,100	5	\$400
	Molded Case Bkrs	40%			2037	**	5	\$300
Wiring								
	Braided Cloth	60%	2-4	\$40,700	2054	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building.</i>							
	Thermoplastic	30%			2029	\$20,400	1	
	Thermoplastic	10%			2039	**	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$46,300	5	\$200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Meter Room On Main Water Service Pipe.</i>							
	<i>Explanation : Grounding Is Relatively New.</i>							
Stand-by Power								
Transfer Switches								
	Automatic	100%			2042	**	1	\$9,000
Lighting								
Interior Lighting								
	Fluorescent	95%			2029	\$62,500	10	\$25,500
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building.</i>							
	HID	5%			2029	\$2,400	10	
Egress Lighting								
	Emergency, Service	50%			2024	\$7,300	1	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Gets Power From Adjacent Building Generator.</i>							
	Exit, Service	50%			2024	\$4,000	1	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building.</i>							
	<i>Explanation : Gets Power From Adjacent Building Generator.</i>							
Exterior Lighting								
	HID	100%			2024	\$112,600	10	\$100
Alarm								
Fire/Smoke Detection								
	Generic, Analog	100%			2029	\$308,800	1-3	\$18,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building.</i>							
	<i>Explanation : Fire Alarm System Is Composed Of Pull Station, Smoke Detectors, Strobe Lights And Alarm Bells.</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.

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BLISS HALL**

Asset # : 2062

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2029	\$68,800	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : This Building Was Previously The Power Plant</i>								
<i>Explanation : Several Pieces Of Obsolete Equipment Need To Be Removed</i>								
Conversion Equipment HTHW/HW Exchanger	100%			2038	**	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Building Has Two Heat Exchangers. One Feeds New Hall, And One Heat Exchanger Feeds Bliss Hall.</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2049	**	4	\$2,200	
Terminal Devices Convactor/Radiator	100%			2027	\$149,500	1	\$9,400	
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Window/Wall Unit No Component	80% 20%			2022	\$46,500	1		
Plumbing								
H/C Water Piping Galvanized Steel	100%	Now	\$6,100	2034	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger HTHW/HW	100%			2039	**			
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	10%	0-2	\$2,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast Iron	90%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2024	\$4,300	4	\$900	
Fixtures Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE BUTLER HALL
Address : 2018 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21010
Program / Asset # : CUN0007.100 / 2073 **Yr Built/Renovated** : 1859 /
Area Sq Ft : 17,028 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3222 **Lot** : 62 **BIN** : 2100242

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$504,800	\$249,100
Interior Architecture	\$172,400	\$208,000
Electrical		\$150,200
Mechanical	\$159,700	\$90,900
Total	\$836,800	\$698,300
Importance Code A	\$504,800	\$249,100
Importance Code B	\$284,500	\$449,200
Importance Code C	\$47,500	
Total	\$836,800	\$698,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$100,600			
Interior Architecture	\$76,200			\$2,300
Electrical	\$20,700	\$1,500	\$2,000	\$1,500
Mechanical	\$19,000	\$600	\$16,400	\$700
Site Pavements	\$100			
Total	\$216,600	\$2,100	\$18,400	\$4,500
Importance Code A	\$100,600			
Importance Code B	\$86,500	\$2,100	\$18,400	\$4,500
Importance Code C	\$29,400			
Total	\$216,600	\$2,100	\$18,400	\$4,500



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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BUTLER HALL

Asset # : 2073

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$383,500	LIFE	**	5	\$249,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entrance, North Facade, At Gutter Leaks</i>								
Masonry: Brownstone	10%			LIFE	**	5	\$41,500	
Windows								
Wood	80%	Now	\$30,300	2037	**	5	\$13,200	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Wood	20%			2054	**	5	\$6,600	
Parapets								
Copper/Terne	27%			2049	**	5	\$900	
Wood Cornice	73%	Now	\$25,200	2059	**	5	\$2,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Eaves</i>								
<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Eaves</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Eaves</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Northeast And West Elevations</i>								
Roof								
Built-Up (BUR)	57%	Now	\$121,200	2039	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roll Roofing	5%	Now	\$3,200	2031	**	5	\$600	1
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkhead</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkhead</i>								
Slate	38%	Now	\$5,000	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side</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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BUTLER HALL

Asset # : 2073

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Cast in Place Concrete	10%			LIFE	**	5	\$1,600	
Wood	90%	Now	\$15,400	2034	**	5	\$3,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	12%			LIFE	**	5	\$12,100	
Ceramic Tile	3%	2-4	\$1,400	2032	**	5	\$300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Quarry Tile	5%			2034	**	5	\$1,700	
Vinyl Tile 9" X 9"	80%	Now	\$124,800	2029	\$208,000	3	\$6,900	
<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corridors, Bathrooms, Classrooms</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corridors, Various Other Locations</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Corridors, Various Other Locations</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BUTLER HALL

Asset # : 2073

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	30%	Now	\$20,300	LIFE	**	5	\$3,600	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair, At Roof Bulkhead</i>								
Masonry: Brick	40%	Now	\$47,500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Stair</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	10%	Now	\$4,100	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Mortar Joints Eroded</i>								
Plaster	20%	Now	\$4,900	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	10%	Now	\$7,600	LIFE	**	5	\$400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	20%			LIFE	**	5-10	\$15,900	
Plaster	70%	Now	\$21,700	LIFE	**	5	\$10,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								

Site Enclosure

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

Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BUTLER HALL

Asset # : 2073

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

Site Enclosure

Retaining Walls

Masonry: Brick

100%

2039

**

Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%

Location : Areaway

Site Pavements

On-Site Walkways

Cast in Place Concrete

90%

2042

**

Masonry: Granite

10% 0-2

\$100

LIFE

**

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%

Location : Main Entry Stair

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2039

**

5

\$100

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

Location : Electrical Room.

Explanation : One 400 Ampere Main Disconnect Switch.

Switchgear / Switchboard

Molded Case Bkrs

100%

2039

**

5

\$400

Raceway

Conduit

100%

2029

\$22,600

1

Panelboards

Molded Case Bkrs

20%

2028

\$6,100

5

\$100

Molded Case Bkrs

80%

2037

**

5

\$400

Wiring

Thermoplastic

20%

2029

\$5,000

1

Thermoplastic

80%

2039

**

1

Motor Controllers

Locally Mounted

100%

2027

\$46,300

5

\$100

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100%

2042

**

1

\$5,200

Lighting

Interior Lighting

Fluorescent

100% 2-4

\$19,200

2029

\$38,300

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

Location : Throughout The Building

Explanation : T-8 Lamps

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

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BUTLER HALL**

Asset # : 2073

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

Lighting

Egress Lighting
Emergency, Service

50% 2034 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Gets Power From Adjacent Building Generator

Exit, Service 50% 2034 * * 1

Exterior Lighting

HID 100% 2024 \$65,600 10 \$100

Alarm

Fire/Smoke Detection
Generic, Analog

100% 2034 * * 1-3 \$10,500

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

Heating

Energy Source

HTHW/HW 100% 2039 * * 1

Conversion Equipment

Heat Exchanger, Shell & Tube 100% 2038 * *

Distribution

Central Plant Steam Piping/Pmp 100% 0-2 \$159,700 2039 * * 4 \$1,000

Corroded, Extent : Moderate, Area Affected : 100%
Location : Throughout
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%
Location : Throughout

Terminal Devices

Convactor/Radiator 90% 2027 \$90,900 1 \$5,700

Convactor/Radiator 10% 0-2 \$10,100 2049 * * 1 \$600

Leak Evident, Extent : Moderate, Area Affected : 10%
Location : Various Locations

Air Conditioning

Energy Source

Electricity 100% 2037 * * 1

Conversion Equipment

Window/Wall Unit 40% 2022 \$15,700 1

No Component 60%

Plumbing

H/C Water Piping

Galvanized Steel 100% Now \$8,300 2034 * * 1

Leak Evident, Extent : Moderate, Area Affected : 15%
Location : Bathrooms

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

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BUTLER HALL**

Asset # : 2073

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Water Heater Electric	100%		2027	\$16,600	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 70 Gallon Electric</i>								
	HW Heat Exchanger HTHW/HW	100%		2029	\$32,900			
	Sanitary Piping Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping Cast Iron	100%		LIFE	**	1		
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER
Address : 2010 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21047
Program / Asset # : CUN0007.590 / 14555 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 13,327 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2116208

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$26,100		\$6,900	
Interior Architecture	\$31,700		\$12,900	\$2,500
Electrical	\$1,500	\$1,100	\$1,300	\$1,100
Mechanical	\$10,300	\$1,800	\$7,000	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$73,400	\$6,800	\$32,000	\$8,900
Importance Code A	\$26,100		\$6,900	
Importance Code B	\$17,800	\$6,800	\$25,100	\$7,500
Importance Code C	\$29,600			\$1,500
Total	\$73,400	\$6,800	\$32,000	\$8,900



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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER
Asset # : 14555

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$32,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Masonry Is A Thin Brick System</i>								
Windows								
Aluminum	100%			2045	**	5	\$5,800	
Parapets								
Masonry: Brick	30%			LIFE	**	5-10	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Masonry Is A Thin Brick System</i>								
Metal Cornice	10%			2057	**	10	\$1,300	
Metal: Cage/Fence	30%			2042	**	5-10	\$9,200	
Stucco Cement	30%			2042	**	5	\$3,100	
Roof								
Modified Bitumen	100%			2034	**	10	\$21,500	
Soffits								
Cement-Fiber Panel	100%			2034	**	10		
Interior								
Floors								
Carpet	10%			2028	\$25,500	3	\$2,900	
Ceramic Tile	10%			2038	**	5	\$2,000	
Quarry Tile	5%			2042	**	5	\$1,500	
Vinyl Tile	75%			2034	**	3	\$5,500	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$3,000	
Gypsum Board	90%			LIFE	**	5-10	\$45,700	
Ceilings								
AcousTileSusp.Lay-In	95%			2042	**	5	\$18,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lower Level Classroom. May Be Due To Hvac</i>								
Gypsum Board	5%			LIFE	**	5-10	\$3,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			
Activity Yard								
Rubber Matting	100%			2034	**			

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER

Asset # : 14555

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%			2049	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 800 Amperes</i>						
<hr/>								
Transformers								
Dry Type	100%			2042	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 30 Kilo-volt-ampere</i>						
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$400	
<hr/>								
Raceway								
Conduit	100%			2049	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$400	
<hr/>								
Wiring								
Thermoplastic	100%			2049	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$4,100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$12,200	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<hr/>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2057	**	1		
<hr/>								
Exterior Lighting								
HID	50%			2034	**	10		
No Component	50%							
<hr/>								
Alarm								
Security System								
No Component	40%							
Generic	60%			2034	**	1	\$3,000	
<hr/>								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2034	**	1-3	\$4,100	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER
Asset # : 14555

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2055	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2038	**			
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$1,000	
Terminal Devices								
Fan Coil Unit/Heat	90%			2034	**	1	\$3,900	
Unit Heater - Steam	10%			2034	**	4	\$100	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Split Unit	90%			2034	**	2	\$700	
Split Unit	10%			2034	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$21,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$8,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,800	
Exhaust Fans								
Roof	100%			2034	**	2	\$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2042	**	1		
Water Heater								
Electric	100%			2027	\$11,200	4	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two 80 Gallon Heaters</i>					
Sanitary Piping								
Not Accessible	100%							
Backflow Preventer								
Generic	100%			2034	**	1	\$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER
Asset # : 14555

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2049	* *	1-2	\$800
Chemical System								
	Wet	5%			2027	\$1,300	1-3	\$200
	No Component	95%						

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE COLSTON HALL
Address : 2020 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21005
Program / Asset # : CUN0007.050 / 2090 **Yr Built/Renovated** : 1958 / 2002
Area Sq Ft : 112,416 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,5,8
Block : 3222 **Lot** : 62 **BIN** : 2100240

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,620,000	\$1,325,000
Interior Architecture	\$890,100	\$190,200
Electrical	\$243,600	\$1,158,100
Mechanical		\$3,045,900
Total	\$4,753,700	\$5,719,200
Importance Code A	\$3,620,000	\$1,325,000
Importance Code B	\$877,400	\$4,312,600
Importance Code C	\$256,300	\$81,600
Total	\$4,753,700	\$5,719,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$7,900		\$29,800	
Interior Architecture	\$81,200		\$7,700	\$30,200
Electrical	\$27,400	\$6,600	\$7,100	\$8,500
Mechanical	\$39,700	\$12,800	\$10,600	\$19,300
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$187,900	\$51,000	\$86,700	\$89,600
Importance Code A	\$7,900		\$29,800	
Importance Code B	\$148,400	\$51,000	\$56,900	\$82,400
Importance Code C	\$31,500			\$7,200
Total	\$187,900	\$51,000	\$86,700	\$89,600



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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL

Asset # : 2090

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$106,000	
Masonry: Brick	60%	Now	\$130,500	LIFE	**	5	\$42,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Including Penthouse</i>								
Masonry: Fieldstone	15%			LIFE	**	5	\$15,900	
Metal Panel	5%			2039	**	5-10	\$24,300	
Metal Coiling Doors	5%			2034	**	5	\$11,000	
Windows								
Aluminum	95%	Now	\$2,529,600	2054	**	5	\$29,600	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Film Cracked And Worn Out</i>								
Steel	5%	Now	\$166,000	2054	**	5	\$19,500	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Cast in Place Concrete	90%			LIFE	**	5	\$504,400	
Metal Rail	10%			2042	**	5-10	\$49,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Tower</i>								
Roof								
Modified Bitumen	100%	Now	\$488,700	2029			\$977,400	
<i>Alligatoring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Severe, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL

Asset # : 2090

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$89,400	
Ceramic Tile	5%			2038	**	5	\$10,200	
Quarry Tile	5%			2042	**	5	\$15,300	
Steel Grating	1%	Now	\$115,700	2059	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Penthouse</i>								
Terrazzo	9%	0-2	\$43,600	LIFE	**	5	\$14,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair Nosing</i>								
Vinyl Tile	70%	Now	\$124,100	2034	**	3	\$53,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$72,400	
Ceramic Tile	5%			2038	**	5	\$14,500	
Concrete Masonry Unit	3%			LIFE	**	5	\$6,900	
Gypsum Board	22%			LIFE	**	5-10	\$108,300	
Masonry: Brick	5%			LIFE	**	10	\$4,300	
Mosaic Tile	5%	Now	\$113,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Plaster	50%	Now	\$23,700	LIFE	**	5	\$43,400	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead, Throughout</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL

Asset # : 2090

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$19,400	2034	**	5	\$10,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8th Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 8th Floor</i>								
<i>Explanation : Water Infiltration</i>								
AcousTileConcealSpLn	10%	2-4	\$16,900	2042	**	5	\$12,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%	Now	\$168,700	2042	**	5	\$20,400	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Corridors</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout Corridors</i>								
Exposed Concrete	10%	Now	\$13,400	LIFE	**	5	\$3,200	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Stair Tower</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Stair Tower</i>								
Plaster	50%	Now	\$136,900	LIFE	**	5	\$63,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2042	**	5-10		
Retaining Walls								
Masonry: Fieldstone	100%			2049	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Asphalt	90%			2038	**			
Cast in Place Concrete	10%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			

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

Under 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL

Asset # : 2090

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	60%			2039	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : One 4000 Ampere, One 2000 Ampere And 1600 Ampere.</i>								
	Fused Disc Sw	40%			2039	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : One 1600 Ampere And One 1200 Ampere Main Disconnect Switches For Fire Pump</i>								
Transformers								
	Dry Type	100%			2034	**	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : One 500 Kilo-volt-ampere 480volt-208/120volt, Work Being Performed On The 500 Kilo-volt-ampere Transformer</i>								
Switchgear / Switchboard								
	Fused Disc Sw	20%			2029	\$39,900	5	\$100
	Fused Disc Sw	80%			2039	**	5	\$400
Raceway								
	Conduit	80%		\$170,400	2029		1	
	Conduit	20%			2039	**	1	
Panelboards								
	Fused Disc Sw	5%			2037	**	5	\$100
	Fused Disc Sw	10%		\$18,300	2028		5	\$300
	Molded Case Bkrs	75%		\$137,300	2028		5	\$2,200
	Molded Case Bkrs	10%			2045	**	5	\$300
Wiring								
	Braided Cloth	80%	2-4	\$243,600	2054	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Insulation Aged</i>								
	Thermoplastic	20%			2039	**	1	
Motor Controllers								
	Locally Mounted	100%			2042	**	5	\$800
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,300
Stand-by Power								
Transfer Switches								
	Automatic	75%			2042	**	1	\$25,900
	Automatic	25%			2034	**	1	\$8,700
Lighting								

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL**

Asset # : 2090

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2029	\$202,400	10	\$82,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout The Building.</i>								
Fluorescent	20%			2034	**	10	\$20,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors.</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	10%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	40%			2024	\$12,400	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting								
HID	15%			2029	\$65,000	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof.</i>								
<i>Explanation : Controlled Via Photocell</i>								
Incandescent	5%	4+	\$18,400	2039	**	2		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Roof.</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$104,100	1	\$12,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2029	\$356,500	1-3	\$21,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2029	\$264,800	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL

Asset # : 2090

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2032	**			
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$8,400	2037	**	4	\$5,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement, O S And Y Valve</i>								
Terminal Devices								
Convactor/Radiator	20%			2034	**	1	\$7,300	
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered Under Air Conditioning Terminal Devices</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Campus Chilled Water	80%			2038	**			
Split Unit	20%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Dry Coolers</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$5,500	
Terminal Devices								
Fan Coil - 4 Pipe	100%			2029	\$2,515,900	1	\$36,300	
Heat Rejection								
Dry Cooler	10%			2029	\$58,400	2	\$7,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$19,800	
No Component	80%							
Exhaust Fans								
Interior	20%	4+	\$15,300	2029	\$76,500	2	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Fan Under Repair</i>								
Roof	20%			2029	\$35,700	2	\$700	
No Component	60%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2042	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL

Asset # : 2090

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Electric	100%			2027	\$94,700	4	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 250 Gallon Electric Water Heaters</i>								
	HW Heat Exchanger Steam Fired	100%			2039	**	4	\$11,100
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 8th Floor</i>								
<i>Explanation : Four Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2039	**	1-5	\$56,700
	Sprinkler No Component Generic	90%			2039	**	1-2	\$3,200
	Fire Pump Generic	100%			2032	**	1	\$21,000

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

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE COMMUNITY HALL
Address : 2020 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21006
Program / Asset # : CUN0007.060 / 2091 **Yr Built/Renovated** : 1958 / 2002
Area Sq Ft : 36,404 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2100240

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$327,300	
Interior Architecture		\$290,200
Electrical		\$264,000
Mechanical	\$141,300	\$1,243,500
Total	\$468,700	\$1,797,700
Importance Code A	\$327,300	
Importance Code B	\$141,300	\$1,797,700
Total	\$468,700	\$1,797,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$43,100		\$11,800	
Interior Architecture	\$104,400			\$4,700
Electrical	\$31,300	\$2,900	\$3,300	\$3,000
Mechanical	\$52,200	\$4,600	\$6,200	\$5,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$234,900	\$11,500	\$25,200	\$17,300
Importance Code A	\$43,100		\$11,800	
Importance Code B	\$152,300	\$11,500	\$13,400	\$17,300
Importance Code C	\$39,400			
Total	\$234,900	\$11,500	\$25,200	\$17,300



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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL

Asset # : 2091

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$5,700	LIFE	**	5	\$24,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade Overhang</i>								
Masonry: Brick	25%	2-4	\$7,600	LIFE	**	5	\$12,300	
<i>Repointing Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	25%	2-4	\$21,700	LIFE	**	5	\$9,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Metal Panel	5%			2049	**	5-10	\$16,900	
Stucco Cement	5%	Now	\$3,600	2034	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade Overhang</i>								
Window Wall	30%	0-2	\$290,300	2049	**	5	\$27,700	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Level - Especially West Side</i>								
<i>Glazing Clouded, Extent : Light, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%			2037	**	5	\$1,900	
Metal Louvers	5%	2-4	\$600	2032	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i>								
<i>Location : North Side Lower Floor</i>								
Parapets								
Cast in Place Concrete	75%	0-2	\$3,900	LIFE	**	5	\$30,700	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Printing Room</i>								
Metal Rail	25%			2042	**	5-10	\$17,900	
Roof								
Modified Bitumen	50%			2034	**	10	\$16,500	
Plaza Roof: Stone Panels	50%	Now	\$37,100	2039	**			
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ponding On South Side, Some Cracked Pavers</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL

Asset # : 2091

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$43,000	
Ceramic Tile	2%			2038	**	5	\$1,000	
Quarry Tile	5%			2034	**	5	\$3,700	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$3,800	
Vinyl Tile	68%	Now	\$5,800	2029	\$290,200	3	\$12,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$5,900	
Ceramic Tile	3%	0-2	\$800	2032	**	5	\$700	
<i>Adhesion Failure, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	
Gypsum Board	42%			LIFE	**	5-10	\$33,700	
Masonry: Brick	10%			LIFE	**	10	\$1,400	
Plaster	25%			LIFE	**	5-10	\$10,000	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$1,200	
Ceilings								
AcousTile,Adhered	20%			2034	**	5	\$9,800	
AcousTileSusp.Lay-In	40%	0-2	\$3,200	2034	**	5	\$9,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%	Now	\$16,100	LIFE	**	5	\$1,500	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : South End Of Mechanical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South End Of Mechanical Room</i>								
Gypsum Board	5%	Now	\$2,500	LIFE	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	0-2	\$8,400	LIFE	**	5	\$3,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Print Room</i>								
Plaster	10%			LIFE	**	5-10	\$8,500	
Site Enclosure								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL

Asset # : 2091

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

Site Enclosure

Retaining Walls

Masonry: Fieldstone	100%			2049	**			
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Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2049	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Two 1600 Ampere Main Disconnect Switch.

Fused Disc Sw	30%			2029	\$2,500	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 3000 Ampere Main Disconnect Switch.

Transformers

Dry Type

	100%			2034	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 500 Kilo-volt-ampere And One 45 Kilo-volt-ampere 480volt-208/120volt.

Switchgear / Switchboard

Fused Disc Sw	60%			2049	**	5	\$100	
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Molded Case Bkrs	40%			2029	\$39,900	5	\$400	
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Raceway

Conduit	30%			2039	**	1		
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Conduit	70%			2029	\$37,500	1		
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Panelboards

Fused Disc Sw	10%			2028	\$7,600	5	\$100	
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Molded Case Bkrs	20%			2028	\$15,300	5	\$200	
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Molded Case Bkrs	70%			2045	**	5	\$700	
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Wiring

Braided Cloth	30%	2-4	\$20,400	2054	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout Building.

Explanation : Aged Insulation.

Thermoplastic	50%			2049	**	1		
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Thermoplastic	20%			2029	\$13,600	1		
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Motor Controllers

Locally Mounted	100%			2027	\$46,300	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,100	
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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL**

Asset # : 2091

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$11,200	
Lighting								
Interior Lighting								
Fluorescent	20%			2034	**	10	\$6,700	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout Building.</i>					
Fluorescent	40%			2034	**	10	\$13,400	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout</i>					
Fluorescent	40%			2029	\$32,800	10	\$13,400	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby</i>					
Egress Lighting								
Emergency, Service	25%			2034	**	1		
Emergency, Battery	25%			2029	\$12,500	10	\$2,200	
Exit, Service	50%			2029	\$5,000	1		
Exterior Lighting								
HID	20%			2034	**	10		
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Roof. Explanation : Controlled Via Photocell</i>					
Incandescent	10%	4+	\$7,100	2034	**	2		
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Canopy Explanation : Downlights Under The Canopy</i>					
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2029	\$78,700	1	\$9,500	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2034	**	1-3	\$9,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2029	\$85,700	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2038	**			

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL

Asset # : 2091

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	15%	4+	\$8,100	2054	**	4	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Hot Wtr Piping/Pump	5%			2037	**	4	\$100	
Central Plant Steam Piping/Pmp	80%	4+	\$141,300	2039	**	4	\$1,400	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	80%			2024	\$391,500	1	\$18,000	
Fan Coil Unit/Heat	20%			2024	\$104,200	1	\$2,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Campus Chilled Water	80%			2038	**			
Split Unit	5%			2034	**			
Window/Wall Unit	15%			2024	\$10,900	1		
Terminal Devices								
Fan Coil - 2 Pipe	100%			2024	\$662,000	1	\$11,800	
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$25,700	
No Component	20%							
Exhaust Fans								
Interior	20%			2024	\$24,800	2	\$200	
No Component	80%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$30,500	2034	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Water Heater								
Electric	100%			2028	\$30,700	4	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room 175 Gallons</i>								
HW Heat Exchanger								
Steam Fired	100%			2055	**	4	\$3,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL

Asset # : 2091

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2039		**	1-5 \$18,400

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE ENERGY PLANT
Address : 121 WEST 180th STREET
Borough : BRONX **Agency's Number** : 21026
Program / Asset # : CUN0007.260 / 2083 **Yr Built/Renovated** : 1979 /
Area Sq Ft : 25,231 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2100251

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$394,700	\$156,000
Interior Architecture	\$162,500	\$87,200
Electrical		\$387,400
Mechanical		\$77,200
Total	\$557,200	\$707,900
Importance Code A	\$394,700	\$156,000
Importance Code B	\$162,500	\$551,800
Total	\$557,200	\$707,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$69,900			
Interior Architecture	\$44,600		\$700	\$1,400
Electrical	\$6,600	\$2,800	\$4,600	\$3,100
Mechanical	\$19,700	\$7,800	\$13,700	\$7,700
Total	\$140,800	\$10,600	\$18,900	\$12,200
Importance Code A	\$72,400	\$2,500	\$2,500	\$2,500
Importance Code B	\$32,000	\$8,100	\$16,400	\$9,700
Importance Code C	\$36,400			
Total	\$140,800	\$10,600	\$18,900	\$12,200



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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT

Asset # : 2083

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$21,200	LIFE	**	5	\$18,400	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	75%	Now	\$34,000	LIFE	**	5	\$55,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northwest Corner</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At All Control Joints</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout And South Side</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Below Louvers</i>								
Metal Panel	10%			2049	**	5-10	\$50,600	
Metal Coiling Doors	5%			2034	**	5	\$11,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Window Wall	5%			2049	**	5	\$13,800	
Windows								
Metal Louvers	100%			2038	**	10	\$64,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Sills</i>								
<i>Explanation : No Drip Edge Causing Brick To Stain</i>								
Parapets								
Masonry: Brick	95%	Now	\$14,700	LIFE	**	5	\$5,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Flashing, Interior Face</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners</i>								
Metal Panel	5%			2049	**	5	\$1,000	
Roof								
Modified Bitumen	100%	Now	\$394,700	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Rusted Roof Hatch</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT**

Asset # : 2083

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$174,400	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Surface Coating Throughout Mezzanine</i>								
Ceramic Tile	5%			2038	**	5	\$2,200	
Vinyl Tile	5%			2029	\$19,200	3	\$1,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	90%	0-2	\$31,800	LIFE	**	5	\$28,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%			LIFE	**	5	\$5,800	
Metal Panel	5%			LIFE	**	10	\$1,800	
Ceilings								
AcousTileSusp.Lay-In	7%	0-2	\$5,100	2042	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices At Mezzanine</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices At Mezzanine</i>								
AcousTileSusp.Lay-In	3%			2042	**	5	\$1,300	
Exposed Struc: Steel	85%			LIFE	**	10	\$75,300	
Metal Panel	5%			LIFE	**	5	\$5,500	
Site Enclosure								
Fence/Gates								
Aluminum Rail	50%			2042	**	5-10		
Chain Link	50%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Asphalt	80%			2038	**			
Cast in Place Concrete	20%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			

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

Under 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT

Asset # : 2083

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%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : There Are 2- 4000 Ampere And 1- 2500 Ampere Circuit Breaker Main. They Are In Good Condition.</i>								
<hr/>								
Transformers								
Dry Type	100%			2034	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Transformers System Includes: 2- 112.5 Kva, 1- 30 Kva And 1-15 Kva (Fire Alarm). They Are In Good Condition.</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2049	**	5	\$100	
Molded Case Bkrs	50%			2049	**	5	\$300	
<hr/>								
Raceway								
Conduit	100%			2049	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$700	
<hr/>								
Wiring								
Thermoplastic	20%			2039	**	1		
Thermoplastic	80%			2049	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	20%			2027	\$4,600	5		
Motor Control Center	20%			2034	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Refrigeration Plant And Boiler Room.</i>								
Motor Control Center	60%			2042	**	5	\$400	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$7,800	
<hr/>								
Generators								
Diesel	50%			2038	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : This Generator Is Rated 600 Kilowatts. It Is In Good Condition.</i>								
Diesel	50%			2038	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : This Generator Is Rated 750 Kilowatts. It Is In Good Condition.</i>								
<hr/>								
Batteries								
Nickel Cadmium	100%			2024	\$1,500	5	\$5,600	

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT**

Asset # : 2083

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2037	**	5	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : There Are Two 75 Gallon Capacity Tanks.</i>						
Main Tank	50%			2044	**	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : There Are Four 25,000 Gallon Capacity Tanks.</i>						
Lighting								
Interior Lighting								
Fluorescent	50%			2029	\$130,100	10	\$11,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mezzanine</i>						
HID	50%			2029		10	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room.</i>						
		<i>Explanation : Fixtures In The Boiler Room Are In Good Condition.</i>						
Egress Lighting								
Exit, Service	100%			2029	\$2,900	1		
Exterior Lighting								
HID	100%			2029	\$97,200	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Exterior Lighting Fixtures Are Controlled Via Photocell.</i>						
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : The Lightning Protection System Covers Mechanical Equipment.</i>						
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$15,600	1	\$1,900	
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%			2029	\$160,000	1-3	\$9,600	
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								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT

Asset # : 2083

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2029	\$26,500	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried Tanks</i>								
<i>Explanation : Four Tanks Of 100,000 Gallons Total</i>								
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$25,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Three Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$1,200	
Terminal Devices								
Air Handler	80%			2034	**	1	\$12,500	
Unit Heater - Steam	20%			2034	**	4	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2034	**	1	\$11,100	
Window/Wall Unit	5%			2024	\$2,500	1		
Heat Rejection								
Water Cooling Tower	100%			2030	**	2	\$25,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,300	
Exhaust Fans								
Interior	90%			2029	\$77,200	2	\$700	
Roof	10%			2029	\$4,000	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2042	**	1		
Water Heater								
Electric	100%			2027	\$21,200	4	\$100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
<i>Explanation : Two 91 Gallon Heaters. They Serve Adjacent Buildings</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT

Asset # : 2083

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2029	\$3,700	4	\$800	
Backflow Preventer Generic	100%			2034	* *	1	\$1,500	
Fixtures Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2039	* *	1-5	\$12,700	
Sprinkler Generic	100%			2055	* *	1-2	\$7,100	
Fire Pump Generic	100%			2042	* *	1	\$4,700	

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY
Address : 2060 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21012
Program / Asset # : CUN0007.120 / 1571 **Yr Built/Renovated** : 1898 / 2003
Area Sq Ft : 54,653 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Floors 1,2,3,Att
Block : 3222 **Lot** : 62 **BIN** : 2100243

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,861,100	\$181,900
Interior Architecture	\$751,500	\$93,900
Electrical	\$432,600	\$586,500
Mechanical	\$192,800	\$958,400
Total	\$3,238,100	\$1,820,700
Importance Code A	\$1,861,100	\$181,900
Importance Code B	\$1,214,200	\$1,638,800
Importance Code C	\$162,700	
Total	\$3,238,100	\$1,820,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$73,000			
Interior Architecture	\$180,100		\$3,900	\$500
Electrical	\$74,100	\$2,600	\$2,800	\$3,100
Mechanical	\$41,900	\$7,100	\$13,400	\$6,300
Site Pavements	\$29,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$406,300	\$17,600	\$28,000	\$17,800
Importance Code A	\$73,000			
Importance Code B	\$212,000	\$17,600	\$28,000	\$17,800
Importance Code C	\$121,300			
Total	\$406,300	\$17,600	\$28,000	\$17,800



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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY

Asset # : 1571

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$30,800	
Masonry: Brick	66%	Now	\$332,500	LIFE	**	5	\$65,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Rotunda</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Areaways</i>								
Masonry: Granite	10%	Now	\$26,500	LIFE	**	5	\$7,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	20%			LIFE	**	5	\$29,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills</i>								
Marble Panels	2%			LIFE	**	5	\$3,000	
Windows								
Wood	100%	Now	\$977,400	2054	**	5	\$116,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	25%			2049	**	5	\$2,200	
Masonry: Limestone	75%			LIFE	**	5-10	\$16,500	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY

Asset # : 1571

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	35%	Now	\$102,500	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Copper/Terne	32%	Now	\$51,100	2044	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Copper/Terne	13%			2069	**	10	\$13,700	
Single Ply Membrane	15%			2034	**	10	\$6,300	
Skylight, Metal/Glass	5%	Now	\$397,600	2059	**			1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								

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BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY

Asset # : 1571

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2028	\$112,000	3	\$11,800	
	<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Auditorium</i>							
Cast in Place Concrete	10%			LIFE	**	5	\$34,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Glass Block	10%	Now	\$75,100	2044	**	1		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Upper Levels Around Rotunda</i>							
Mosaic Tile	25%			2034	**	5	\$49,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : In Rotunda</i>							
Panel/Paver: Cer/Brk	3%	Now	\$37,200	2037	**	5	\$2,700	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement Mechanical Spaces</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement Mechanical Spaces</i>							
Marble Panels	10%			LIFE	**	5	\$11,800	
Terrazzo	12%			LIFE	**	5	\$14,800	
Vinyl Tile	5%			2029	\$37,300	3	\$2,000	
	<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Wood	15%	Now	\$434,200	2069	**	5	\$11,100	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Upper Levels Around The Rotunda</i>							
	<i>Dry Rot/Decay, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Upper Levels Around The Rotunda</i>							
	<i>Split/Cracked, Extent : Severe, Area Affected : 35%</i>							
	<i>Location : Upper Levels Around The Rotunda</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 35%</i>							
	<i>Location : Upper Levels Around The Rotunda</i>							

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BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY

Asset # : 1571

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Glass: Single Pane	2%	Now	\$24,100	LIFE	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Level Of Rotunda</i>								
<i>Explanation : Stain Glass Panes Vandalized</i>								
Masonry: Brick	10%	Now	\$62,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Limestone	20%			LIFE	**	10	\$11,500	
Marble Panels	20%			LIFE	**	10	\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Rotunda</i>								
<i>Explanation : Includes Columns In Rotunda</i>								
Plaster	23%	Now	\$100,100	LIFE	**	5	\$10,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Upper Level Around Rotunda</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement And Upper Level Walls Around The Rotunda</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Plaster	20%			LIFE	**	5-10	\$24,500	
Wood	5%			LIFE	**	5	\$57,700	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY

Asset # : 1571

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	2%	Now	\$200	2034	**	5	\$800		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Bathrooms</i>									
Exposed Concrete	20%	Now	\$23,200	LIFE	**	5	\$2,000		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Sub-basement</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement</i>									
Exposed Struc: Steel	8%			LIFE	**	10	\$10,300		
Masonry: Infill Arch	20%			LIFE	**	10	\$6,500		
Plaster	40%	Now	\$42,300	LIFE	**	5	\$16,200		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Locations</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Wood	10%	Now	\$16,900	LIFE	**	5	\$56,600		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout Basement</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout Basement</i>									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2049	**				
Retaining Walls									
Masonry: Brick	100%			2039	**				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	40%			2042	**				
Masonry: Granite	10%	Now	\$29,400	LIFE	**				
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Entry Stair</i>									
Pavers/Stone	50%			2038	**				

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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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY

Asset # : 1571

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$200	
			<i>Water Present, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Electrical Room.</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 800 Ampere, One 600 Ampere, And 400 Ampere Main Disconnect Switch</i>					
<hr/>								
Transformers								
Dry Type	100%			2042	**	5	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room.</i>					
			<i>Explanation : The Main Transformer Is 300 Kilo-volt-ampere, 480Volt-208/120Volt. It Is In Good Condition.</i>					
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2049	**	5	\$200	
Fused Disc Sw	30%			2029	\$10,800	5	\$100	
<hr/>								
Raceway								
Conduit	90%			2029	\$31,400	1		
Conduit	10%			2049	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2028	\$3,300	5	\$100	
Fused Toggle Switch	5%	2-4	\$1,700	2054	**	5		
			<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>On Extended Life, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallway 2nd Floor</i>					
<hr/>								
Molded Case Bkrs	20%			2028	\$6,700	5	\$300	
Molded Case Bkrs	65%			2045	**	5	\$900	
<hr/>								
Wiring								
Braided Cloth	60%	2-4	\$18,500	2054	**	1		
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout Building.</i>					
<hr/>								
Thermoplastic	30%			2029	\$9,300	1		
Thermoplastic	10%			2049	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%	2-4	\$32,400	2049	**	5	\$100	
			<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement.</i>					
<hr/>								
Locally Mounted	50%			2034	**	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$16,800	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY

Asset # : 1571

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	15%			2029	\$91,400	10	\$7,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building.</i>								
Fluorescent	35%			2024	\$213,200	10	\$17,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building.</i>								
HID	10%			2024	\$41,500	10	\$200	
Incandescent	40%	Now	\$243,600	2039	* *	2	\$400	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Egress Lighting								
Emergency, Service	45%			2034	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : This Building Gets Power From The Adjacent Building.</i>								
Emergency, Battery	5%			2024	\$4,100	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator.</i>								
Exit, LED	10%			2044	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator.</i>								
Exit, Service	40%			2024	\$3,500	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Gets Power From Adjacent Building Generator.</i>								
Exterior Lighting								
HID	100%			2024	\$229,700	10	\$200	
Alarm								
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%	Now	\$189,000	2039	* *	1-3	\$9,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2039	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY
Asset # : 1571

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2038	**			
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$192,800	2039	**	4	\$2,700	
			<i>Corroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Terminal Devices								
Air Handler	20%			2029	\$160,200	1	\$6,800	
Convactor/Radiator	80%			2027	\$244,000	1	\$14,100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Split Unit	40%			2034	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Serving The Auditorium</i>					
No Component	60%							
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2	\$35,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Auditorium</i>					
			<i>Explanation : Serving The Auditorium</i>					
No Component	60%							
Terminal Devices								
Fan Coil - 4 Pipe	40%			2029	\$213,400	1	\$7,100	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$9,700	
No Component	80%							
Exhaust Fans								
Interior	20%			2029	\$40,500	2	\$300	
No Component	80%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2027	\$250,000	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY

Asset # : 1571

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Water Heater	Electric	50%			2024	\$25,100	4	\$200
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 50 Gallons</i>								
	Electric	50%	Now	\$25,100	2029	\$25,100	4	\$200
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One Of The Hot Water Tanks In Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 50 Gallons</i>								
HW Heat Exchanger	HTHW/HW	100%			2049	**		
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2024	\$8,700	4	\$1,700
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : Two Units - Not In Service</i>								
Fire Suppression								
Standpipe	No Component	20%						
	Generic	80%			2039	**	1-5	\$22,000
<i>House Tank: Metal, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, New Pressure Tank</i>								
Sprinkler	No Component	20%						
	Generic	80%			2039	**	1-2	\$12,200
Fire Pump	Generic	100%			2032	**	1	\$10,200

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL
Address : 2151 UNIVERSITY AVENUE
Borough : BRONX **Agency's Number** : 21019
Program / Asset # : CUN0007.190 / 2794 **Yr Built/Renovated** : 1896 /
Area Sq Ft : 41,400 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3,5,Att
Block : 3222 **Lot** : 62 **BIN** : 2100248

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$70,200	\$40,900
Interior Architecture	\$163,100	\$187,700
Electrical	\$93,200	\$855,600
Mechanical	\$80,400	\$741,800
Total	\$406,900	\$1,826,000
Importance Code A	\$70,200	\$40,900
Importance Code B	\$214,800	\$1,785,100
Importance Code C	\$121,900	
Total	\$406,900	\$1,826,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$83,300			
Interior Architecture	\$67,500		\$500	\$5,800
Electrical	\$8,300	\$3,700	\$4,000	\$5,000
Mechanical	\$24,000	\$2,500	\$2,400	\$2,200
Site Enclosure	\$8,000			
Site Pavements	\$13,400	\$100	\$100	\$500
Total	\$204,300	\$6,300	\$7,000	\$13,500
Importance Code A	\$83,300			
Importance Code B	\$96,000	\$6,300	\$6,900	\$10,900
Importance Code C	\$25,100	\$100	\$100	\$2,500
Total	\$204,300	\$6,300	\$7,000	\$13,500



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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL

Asset # : 2794

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	87%	Now	\$24,000	LIFE	**	5	\$15,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Foundation</i>								
Masonry: Fieldstone	3%	Now	\$9,500	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade Base</i>								
<i>Open Joints, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade Base</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Rooms In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Facade Base</i>								
<i>Explanation : Cement Boards Are Aggravating Water Problem</i>								
Masonry: Granite	5%	Now	\$10,800	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Steps At Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Boiler Room, South Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Elevation, 1st Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Elevation, 1st Floor</i>								
<i>Explanation : Rusted Metal Railing Staining Lower Limestone Banding</i>								
Windows								
Wood	100%	Now	\$70,200	2037	**	5	\$40,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	50%			2049	**	5	\$12,300	
Masonry: Limestone	50%			LIFE	**	5-10	\$30,900	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL

Asset # : 2794

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Slate	100%	Now	\$10,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Attic</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$900	LIFE	**	5	\$3,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Electrical Room</i>								
Ceramic Tile	3%			2032	**	5	\$1,000	
Terrazzo	2%			LIFE	**	5	\$1,000	
Vinyl Tile	65%	Now	\$9,400	2029	\$187,700	3	\$8,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	25%	Now	\$18,700	2039	**	3	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$4,100	
Gypsum Board	5%			LIFE	**	5-10	\$7,000	
Plaster	90%	Now	\$121,900	LIFE	**	5	\$22,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 107, 108, 109, 110, Southwest Stairwell</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 101, 103, 107, 107b, 108, 110, Southwest Stairwell</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL

Asset # : 2794

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$41,200	2042	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Plaster	75%	Now	\$33,400	LIFE	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 101, 107b, 110</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rooms 101, 107b, 110</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$7,200	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Concrete Masonry Unit	100%	Now	\$800	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2042	**			
Masonry: Granite	10%			LIFE	**			
Wood	15%	Now	\$13,400	2029	\$13,400	1-3	\$1,800	
<i>Loose Connections, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Handicap Ramp</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Handicap Ramp</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Handicap Ramp</i>								
<i>Explanation : Impact Damage</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2049	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Service Equipment Consists Of A 600 Ampere Switch. It Is In Good Condition.</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL

Asset # : 2794

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								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$1,100	
Raceway								
Conduit	100%			2029	\$70,900	1		
Panelboards								
Molded Case Bkrs	80%			2028	\$85,400	5	\$900	
Molded Case Bkrs	20%			2037	**	5	\$200	
Wiring								
Braided Cloth	60%	2-4	\$55,900	2054	**	1		
		<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building.</i>						
Thermoplastic	40%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$46,300	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$12,700	
Lighting								
Interior Lighting								
Fluorescent	50%			2029	\$46,600	10	\$19,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Building.</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	25%	0-2	\$23,300	2039	**			
		<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Building.</i>						
Fluorescent	15%	Now	\$14,000	2039	**			
		<i>Damaged Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Third Floor.</i>						
Fluorescent	10%			2024	\$9,300	10	\$3,800	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Attic</i>						
Egress Lighting								
Exit, Service	50%			2029	\$5,700	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Building.</i>						
		<i>Explanation : Emergency Lights Are Supplied From Adjacent Building Generator.</i>						
Exit, Battery	50%			2029	\$19,400	10	\$1,400	
Exterior Lighting								
HID	100%			2029	\$159,600	10	\$100	

Alarm

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL

Asset # : 2794

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

Alarm

Security System

No Component

90%

Generic

10%

2037

**

1

\$1,600

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

Location : Outside On The Wall

Explanation : The Security System Is Composed Of CCTV Cameras.

Fire/Smoke Detection

Generic, Analog

100%

2029

\$437,600

1-3

\$26,300

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

Location : Corridors.

Explanation : The Fire Alarm System Includes Alarm Bells, Manual Pull Stations, Strobe Lights, Smoke Detectors.

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

Heating

Energy Source

HTHW/HW

100%

2039

**

1

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

Location : Throughout

Explanation : Supplied From Adjacent Building

Conversion Equipment

Heat Exchanger, Shell & Tube

100%

2032

**

Distribution

Hot Wtr Piping/Pump

20%

2028

\$12,300

4

\$600

Central Plant Steam

40%

Now

\$80,400

2039

**

4

\$800

Piping/Pmp

Corroded, Extent : Severe, Area Affected : 40%

Location : Extensive Rusting Throughout

Leak Evident, Extent : Severe, Area Affected : 10%

Location : East Side Of The Building

Central Plant Steam

40%

2049

**

4

\$1,200

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

2027

\$211,900

1

\$13,400

Air Conditioning

Energy Source

Electricity

100%

2037

**

1

Conversion Equipment

Window/Wall Unit

50%

2024

\$41,200

1

No Component

50%

Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL

Asset # : 2794

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$7,300
	No Component	80%						
Exhaust Fans								
	Interior	20%	Now	\$2,800	2029	\$28,200	2	\$200
			<i>Not in Service, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Restrooms</i>					
	No Component	80%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$14,800	2029	\$295,000	1	
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Water Main</i>					
Water Heater								
	Electric	100%			2027	\$34,900	4	\$200
			<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>					
			<i>Location : 1st Floor</i>					
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : One 250 Gallon Electric Water Heater</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2020	\$1,300	4	\$1,300
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	50%						
	Generic	50%			2029	\$193,800	1-2	\$5,800

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

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE GUGGENHEIM HALL
Address : 155 WEST 180th ST
Borough : BRONX **Agency's Number** : 21028
Program / Asset # : CUN0007.280 / 2646 **Yr Built/Renovated** : 1926 /
Area Sq Ft : 21,896 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3222 **Lot** : 62 **BIN** : 2100253

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$468,900	\$412,900
Interior Architecture	\$91,700	\$257,900
Electrical	\$54,300	\$322,700
Mechanical		\$106,400
Total	\$614,900	\$1,100,000
Importance Code A	\$468,900	\$412,900
Importance Code B	\$105,900	\$687,100
Importance Code C	\$40,100	
Total	\$614,900	\$1,100,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,700			
Interior Architecture	\$43,100			\$3,700
Electrical	\$1,500	\$1,300	\$1,400	\$1,700
Mechanical	\$31,900	\$2,100	\$1,800	\$2,000
Site Pavements	\$6,200			
Total	\$98,400	\$3,400	\$3,200	\$7,400
Importance Code A	\$16,800	\$1,100	\$1,100	\$1,100
Importance Code B	\$72,000	\$2,300	\$2,100	\$6,300
Importance Code C	\$9,600			
Total	\$98,400	\$3,400	\$3,200	\$7,400



*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.*

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL

Asset # : 2646

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$124,200	LIFE	**	5	\$40,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Loose Units, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Building Corners</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,600	
Masonry: Limestone	5%	Now	\$5,900	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Facades</i>								
Stucco Cement	5%	Now	\$3,500	2034	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Bulkhead</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Bulkhead</i>								
Windows								
Aluminum	100%	0-2	\$4,500	2045	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Missing Insect Screens At Multiple Locations</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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL

Asset # : 2646

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$234,700	LIFE	**	5	\$10,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Upper Roof</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
Masonry: Limestone	10%	Now	\$35,500	LIFE	**	5	\$1,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Decorative Cornice At Northwest Corner And Horizontal Bands</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping And Decorative Cornice</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Upper And Lower Roof Coping Slabs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping And At Decorative Cornice - Northwest Corner</i>								
Roof								
Built-Up (BUR)	94%	Now	\$74,500	2029	\$372,500			
<i>Debris on Roof, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Parapets From Failing Mortar</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Roof Location</i>								
Built-Up (BUR)	1%			2039	**	10	\$300	
Single Ply Membrane	5%			2034	**	10	\$1,400	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		

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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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL

Asset # : 2646

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$21,500	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%			2038	**	5	\$1,600	
Terrazzo	10%			LIFE	**	5	\$5,100	
Vinyl Tile 9" X 9"	70%	Now	\$51,600	2029	\$257,900	3	\$8,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,600	
Marble Panels	5%			LIFE	**	10	\$1,200	
Plaster	85%	Now	\$40,100	LIFE	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Bulkheads, Music Practice Rooms</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Music Practice Rooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bulkheads, Music Practice Rooms, Various Other Locations</i>								
Ceilings								
AcousTileSusp.Lay-In	37%	Now	\$10,000	2042	**	5	\$6,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2049	**	5	\$8,200	
Exposed Concrete	25%	Now	\$13,500	LIFE	**	5	\$1,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Stairway Bulkhead</i>								
Plaster	13%	Now	\$2,900	LIFE	**	5	\$2,700	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairways, Music Practice Rooms</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$400	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL

Asset # : 2646

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

Site Pavements

Parking/Driveway

Asphalt

100% 2-4 \$5,800 2032 * *

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout, Side And Rear Of Building

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2049 * * 5 \$100

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

Location : Electrical Room.

Explanation : Service Equipment Consists Of One 600 Ampere Main Disconnect Switch.

Switchgear / Switchboard

Fused Disc Sw

100% 2029 \$99,700 5 \$100

Raceway

Conduit

90% 2039 * * 1

Conduit

10% 2049 * * 1

Panelboards

Fused Disc Sw

10% 2037 * * 5 \$100

Molded Case Bkrs

10% 2045 * * 5 \$100

Molded Case Bkrs

80% 2028 \$61,000 5 \$500

Wiring

Braided Cloth

80% 2-4 \$54,300 2054 * * 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building.

Thermoplastic

20% 2049 * * 1

Motor Controllers

Locally Mounted

100% 2027 \$46,300 5 \$100

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100% 2042 * * 1 \$6,700

Lighting

Interior Lighting

Fluorescent

100% 2034 * * 10 \$20,100

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

Egress Lighting

Emergency, Service

50% 2029 \$5,500 1

Exit, LED

50% 2044 * * 1

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL

Asset # : 2646

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

Lighting

Exterior Lighting

HID

30%

2029

\$25,300

10

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

Location : Throughout

Explanation : Fixtures Are Controlled Via Photocell.

No Component

70%

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2029

\$115,700

1-3

\$6,900

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

Heating

Energy Source

HTHW/HW

100%

2039

**

1

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2038

**

1

\$10,800

Distribution

Central Plant Steam Piping/Pmp

85%

Now

\$30,100

2039

**

4

\$900

Corroded, Extent : Severe, Area Affected : 10%

Location : Throughout

Steam Traps Faulty, Extent : Severe, Area Affected : 10%

Location : Throughout

Central Plant Steam Piping/Pmp

15%

2039

**

4

\$200

Terminal Devices

Air Handler

5%

2029

\$14,700

1

\$700

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

Location : Basement

Explanation : For Auto Shop

Convactor/Radiator

95%

2027

\$106,400

1

\$6,700

Air Conditioning

Energy Source

Electricity

100%

2045

**

1

Conversion Equipment

Window/Wall Unit

70%

2024

\$30,500

1

No Component

30%

Ventilation

Exhaust Fans

Interior

10%

2029

\$7,400

2

\$100

No Component

90%

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL**

Asset # : 2646

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2034	**	1		
Water Heater Electric	100%			2027	\$18,400	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 80 Gallon Heater</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$3,200	4	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Not Accessible</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	98%			2049	**	1-2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Sprinkler Only For Closet And Basement Storage</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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE
Address : 2060 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21013
Program / Asset # : CUN0007.130 / 2075 **Yr Built/Renovated** : 1898 / 2002
Area Sq Ft : 12,191 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 3222 **Lot** : 62 **BIN** : 2100243

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$129,900	\$53,600
Interior Architecture	\$79,000	\$114,900
Electrical		\$92,300
Total	\$208,900	\$260,900
Importance Code A	\$129,900	\$53,600
Importance Code B	\$79,000	\$207,200
Total	\$208,900	\$260,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,500			
Interior Architecture	\$82,500		\$1,000	
Electrical	\$500	\$500	\$500	\$500
Site Enclosure	\$19,800			
Total	\$121,300	\$500	\$1,400	\$500
Importance Code A	\$18,500			
Importance Code B	\$55,200	\$500	\$900	\$500
Importance Code C	\$47,600		\$500	
Total	\$121,300	\$500	\$1,400	\$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.*

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE
Asset # : 2075

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Granite	10%			LIFE	**	5	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Colonnade And Areaway</i>								
<i>Explanation : Polished Granite Blocks</i>								
Masonry: Granite	60%			LIFE	**	5	\$31,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : West Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Level Under Colonnade</i>								
<i>Explanation : Rusticated Granite Blocks</i>								
Masonry: Limestone	30%	Now	\$71,300	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base At 1st Floor Colonnade</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Colonnade Scuppers/ Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Colonnade</i>								
Windows								
Wood	100%	Now	\$58,600	2054	**	5	\$7,000	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Areaways</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Roof								
Clay Tile	95%			2039	**	10	\$53,600	
Copper/Terne	5%			2044	**	10	\$7,100	
Soffits								
Masonry: Brick	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$19,000	LIFE	**	5	\$35,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room, Basement</i>								
Ceramic Tile	5%			2032	**	5	\$900	
Terrazzo	5%			LIFE	**	5	\$1,400	

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE
Asset # : 2075

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%			2032	**	5	\$1,000		
Masonry: Brick	20%			LIFE	**	10	\$1,200		
Plaster	75%	Now	\$26,600	LIFE	**	5	\$4,500		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Basement</i>									
Ceilings									
Exposed Struc: Steel	50%			LIFE	**	10	\$30,100		
Masonry: Infill Arch	20%	Now	\$4,900	LIFE	**				
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Arched Ceiling, 1st Floor Colonnade</i>									
Wood	30%			LIFE	**	5	\$158,000		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2049	**				
Free Standing Walls									
Masonry: Fieldstone	90%	0-2	\$19,800	2039	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Limestone</i>									
Masonry: Fieldstone	10%			2039	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Granite</i>									
Retaining Walls									
Masonry: Fieldstone	100%			2039	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Granite</i>									
Site Pavements									
On-Site Walkways									
Pavers/Stone	100%			2032	**				

Under 600 Volts

*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.*

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE
Asset # : 2075

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Not Accessible	100%							
Wiring								
Thermoplastic	100%			2029	\$27,000	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Exterior Lighting								
HID	100%			2029	\$51,200	10		
Alarm								
Security System								
Generic	100%			2029	\$41,000	1	\$4,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
No Component	90%							
No Component	10%							
Plumbing								
Storm Drain 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.*

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY
Address : 185 WEST 180th STREET
Borough : BRONX **Agency's Number** : 21032
Program / Asset # : CUN0007.320 / 2066 **Yr Built/Renovated** : 1912 / 1948
Area Sq Ft : 12,768 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 08-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2100256

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$216,300	
Interior Architecture	\$96,700	\$161,100
Electrical		\$95,500
Mechanical	\$43,400	
Total	\$356,400	\$256,600
Importance Code A	\$216,300	
Importance Code B	\$140,100	\$256,600
Total	\$356,400	\$256,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,300			
Interior Architecture	\$94,200			\$2,300
Electrical	\$900	\$700	\$800	\$800
Mechanical	\$25,800	\$600	\$1,600	\$600
Site Pavements	\$1,300			
Total	\$156,600	\$1,300	\$2,400	\$3,700
Importance Code A	\$34,300			
Importance Code B	\$79,500	\$1,300	\$2,400	\$3,700
Importance Code C	\$42,800			
Total	\$156,600	\$1,300	\$2,400	\$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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY

Asset # : 2066

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	85%	Now	\$42,500	LIFE	**	5	\$13,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	15%			LIFE	**	5	\$3,700	
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Entrance Stair, Areaway</i>							
Windows								
Aluminum	100%	Now	\$74,900	2045	**	5	\$2,900	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Roof								
Clay Tile	90%	Now	\$98,900	2049	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Surrounding Skylight</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	10%	Now	\$32,400	2039	**			1
	<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : East Roof Face</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Skylight</i>							
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Interior								

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY

Asset # : 2066

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Mosaic Tile	5%	Now	\$26,900	2034	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilets</i>								
Vinyl Tile	95%	Now	\$96,700	2029	\$161,100	3	\$7,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	10%	Now	\$600	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	20%	Now	\$23,800	LIFE	**			
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Attic</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Plaster	70%	Now	\$17,100	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceilings								
Exposed Concrete	10%			LIFE	**	5-10	\$2,500	
Plaster	90%	Now	\$23,700	LIFE	**	5	\$11,100	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Roof Hatch, Classrooms, Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Near Roof Hatch, Classrooms, Basement</i>								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Areaway</i>								
Site Pavements								

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY

Asset # : 2066

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

95%

2034

**

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

Masonry: Granite

5%

4+

\$1,300

LIFE

**

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%

Location : Main Entry Stair

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

**

5

\$100

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

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch And One 400 Ampere Main Disconnect Switch

Transformers

Dry Type

100%

2046

**

5

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

Location : Main Electrical Room

Explanation : The Building Has A 300 Kilo-volt-ampere 480Volt-208/120Volt Which Is In Good Condition.

Switchgear / Switchboard

Fused Disc Sw

100%

2049

**

5

\$100

Raceway

Conduit

90%

2029

\$20,400

1

Conduit

10%

2049

**

1

Panelboards

Fused Disc Sw

10%

2028

\$3,100

5

Fused Disc Sw

5%

2045

**

5

Molded Case Bkrs

55%

2028

\$16,800

5

\$200

Molded Case Bkrs

30%

2045

**

5

\$100

Wiring

Thermoplastic

80%

2029

\$19,800

1

Thermoplastic

20%

2049

**

1

Motor Controllers

Locally Mounted

100%

2027

\$46,300

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$400

Stand-by Power

Transfer Switches

Automatic

100%

2042

**

1

\$3,900

Lighting

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY

Asset # : 2066

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2029	\$28,700	10	\$11,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building.</i>								
Egress Lighting Emergency, Service	50%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Gets Power From Adjacent Building Generator.</i>								
Exit, Service	50%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator.</i>								
Exterior Lighting HID	100%			2029	\$49,200	10		
Alarm								
Fire/Smoke Detection No Component	60%							
Generic, Analog	40%			2034	**	1-3	\$3,100	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2029	\$30,100	1		
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$20,700	2039	**	4	\$600	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building</i>								
<i>Explanation : Steam Supplied From Annex</i>								
Terminal Devices Convactor/Radiator	100%			2034	**	1	\$4,100	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit	80%			2027	\$20,300	1		
No Component	20%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,300	

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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY

Asset # : 2066

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	100%	Now	\$43,400	2039	**	2	\$300
				<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2034	**	1	
	Water Heater							
	Electric	100%			2027	\$10,800	4	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 40 Gallons</i>				
	HW Heat Exchanger							
	HTHW/HW	100%			2029	\$21,300		
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2020	\$400	4	\$400
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	70%						
	Generic	30%			2039	**	1-2	\$1,100

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

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX
Address : 185 WEST 180th STREET
Borough : BRONX **Agency's Number** : 21033
Program / Asset # : CUN0007.330 / 2067 **Yr Built/Renovated** : 1948 / 2002
Area Sq Ft : 6,480 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3222 **Lot** : 62 **BIN** : 2100256

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$57,400	\$117,200
Interior Architecture	\$38,800	\$77,600
Electrical		\$114,700
Total	\$96,200	\$309,600
Importance Code A	\$57,400	\$117,200
Importance Code B	\$38,800	\$192,400
Total	\$96,200	\$309,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$46,300			
Interior Architecture	\$10,700		\$100	\$1,100
Electrical	\$500	\$400	\$400	\$600
Mechanical	\$2,600	\$400	\$800	\$200
Site Enclosure	\$5,000			
Total	\$65,200	\$700	\$1,200	\$1,900
Importance Code A	\$46,300			
Importance Code B	\$12,300	\$700	\$1,200	\$1,900
Importance Code C	\$6,600			
Total	\$65,200	\$700	\$1,200	\$1,900



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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX
Asset # : 2067

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,700	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : 2066 Havemeyer Laboratory</i>								
Masonry: Limestone	90%	Now	\$57,400	LIFE	**	5	\$7,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Northeast And Southeast Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Sealant At Base Of Walls, Throughout</i>								
Wood	5%	Now	\$18,400	2049	**	5	\$1,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fascia Trims Below Roof Line</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Fascia, Both Entry Doors</i>								
<i>Split/Cracked, Extent : Light, Area Affected : 20%</i>								
<i>Location : Fascia Trims Below Roof Line</i>								
Windows								
Aluminum	98%	Now	\$25,100	2054	**	5	\$300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Side Windows</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Around Window Frames</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Window Frames</i>								
Aluminum	2%			2054	**	5		
Roof								
Modified Bitumen	100%			2029	\$117,200	10	\$8,500	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX
Asset # : 2067

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
			<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Mechanical Spaces</i>					
Vinyl Tile	95%	Now	\$38,800	2029	\$77,600	3	\$3,400	
			<i>Adhesion Failure, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : 2066 Havemeyer Laboratory</i>					
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Various Locations</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Uneven Surface, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Cast in Place Concrete	15%			LIFE	**	10	\$2,200	
Concrete Masonry Unit	50%	0-2	\$3,300	LIFE	**	5	\$1,200	
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Gypsum Board	20%	Now	\$500	LIFE	**	5	\$700	
			<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Corridor Wall</i>					
Masonry: Brick	5%	Now	\$600	LIFE	**			
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : West Side</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : West Side Party Wall</i>					
			<i>Explanation : Deteriorated Finish</i>					
Plywood/Hardboard	10%			LIFE	**	10	\$100	
Ceilings								
AcousTileSusp.Lay-In	2%			2042	**	5	\$200	
Exposed Struc: Wood	5%			LIFE	**	10	\$700	
			<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Plaster	93%	Now	\$2,300	LIFE	**	5	\$5,500	
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Site Enclosure								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX

Asset # : 2067

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

Site Enclosure

Retaining Walls

Concrete Masonry Unit	50%				2049	**		
Masonry: Brick	44%	Now	\$5,000		2039	**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry - Limestone</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry - Limestone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry - Limestone</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entry - Limestone</i>								
<i>Explanation : Masonry-limestone</i>								

Masonry: Brick	6%				2059	**		
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Site Pavements

On-Site Walkways

Cast in Place Concrete	95%				2042	**		
Wood	5%				2027		1-3	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Landing At Entry</i>								
<i>Explanation : Plastic Lumber</i>								

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

Under 600 Volts

Raceway

Conduit	100%				2029	\$14,200	1	
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Panelboards

Fused Disc Sw	3%				2028	\$700	5	
Molded Case Bkrs	77%				2028	\$17,600	5	\$100
Molded Case Bkrs	20%				2045	**	5	

Wiring

Thermoplastic	80%				2029	\$15,100	1	
Thermoplastic	20%				2049	**	1	

Motor Controllers

Locally Mounted	100%				2027	\$46,300	5	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	100%				2034	**	10	\$5,900
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX
Asset # : 2067

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting Emergency, Service	50%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	50%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting HID	100%			2029	\$25,000	10		
Alarm								
Fire/Smoke Detection Generic, Analog	100%			2029	\$68,500	1-3	\$4,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2049	**	1		
Conversion Equipment Heat Exchanger, Shell & Tube	100%			2038	**			
Distribution Central Plant Steam Piping/Pmp	100%			2049	**	4	\$500	
Terminal Devices Convactor/Radiator	100%			2027	\$33,200	1	\$2,100	
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Window/Wall Unit	10%			2024	\$1,300	1		
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
Exhaust Fans Roof	100%			2024	\$10,300	2	\$200	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2027	\$27,200	1		
Water Heater Not Accessible	100%							

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX
Asset # : 2067

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	HW Heat Exchanger HTHW/HW	100%			2029	\$10,800		
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s) Submersible	100%			2020	\$200	4	\$200
	Fixtures Generic	100%						

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE LANGUAGE HALL
Address : 2050 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21011
Program / Asset # : CUN0007.110 / 2074 **Yr Built/Renovated** : 1894 / 2003
Area Sq Ft : 21,413 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,3
Block : 3222 **Lot** : 62 **BIN** : 2096464

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$225,200	\$49,600
Interior Architecture	\$54,200	
Electrical	\$44,400	\$141,600
Mechanical		\$576,600
Total	\$323,900	\$767,700
Importance Code A	\$225,200	\$49,600
Importance Code B	\$44,400	\$718,100
Importance Code C	\$54,200	
Total	\$323,900	\$767,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$9,700			
Interior Architecture	\$40,500		\$18,700	\$7,200
Electrical	\$9,200	\$1,200	\$1,700	\$1,200
Mechanical	\$10,000	\$1,800	\$17,000	\$1,600
Site Pavements	\$500			
Total	\$69,900	\$3,000	\$37,400	\$10,000
Importance Code A	\$10,000		\$300	
Importance Code B	\$57,500	\$3,000	\$37,200	\$10,000
Importance Code C	\$2,500			
Total	\$69,900	\$3,000	\$37,400	\$10,000



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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LANGUAGE HALL

Asset # : 2074

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$83,300	LIFE	**	5	\$49,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$4,400	
Masonry: Limestone	10%	Now	\$78,800	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entry</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entry</i>								
Windows								
Aluminum	100%	4+	\$63,100	2045	**	5	\$6,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Clay Tile	100%	Now	\$7,500	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South Side</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	20%			2025	\$125,300	3	\$17,600	
Ceramic Tile	5%			2042	**	5	\$2,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilets</i>								
Steel Plate	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair</i>								
<i>Explanation : Found At Egress Stair Only</i>								
Terrazzo	20%			LIFE	**	5	\$13,800	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Third Floor</i>								
Vinyl Tile	50%	2-4	\$20,900	2034	**	3	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 23b</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LANGUAGE HALL

Asset # : 2074

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

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
Gypsum Board	20%	Now	\$800	LIFE	**	5	\$5,000	

Misaligned/Bulging, Extent : Moderate, Area Affected : 5%

Location : Bathroom

Masonry: Fieldstone	2%			LIFE	**	10	\$300	
Plaster	73%	Now	\$54,200	LIFE	**	5	\$9,100	

Misaligned/Bulging, Extent : Moderate, Area Affected : 25%

Location : Throughout

Paint Peeling, Extent : Moderate, Area Affected : 25%

Location : Various Locations

Patching Evident, Extent : Moderate, Area Affected : 20%

Location : Throughout

Water Penetration, Extent : Severe, Area Affected : 5%

Location : West Stair

Ceilings

AcousTileSusp.Lay-In	80%			2042	**	5	\$35,300	
Plaster	20%	Now	\$6,400	LIFE	**	5	\$5,500	

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout

Paint Peeling, Extent : Moderate, Area Affected : 20%

Location : Various Classrooms

Site Enclosure

Fence/Gates

Iron Picket	100%			2064	**			
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Site Pavements

On-Site Walkways

Cast in Place Concrete	90%			2042	**			
Masonry: Granite	10%	Now	\$500	LIFE	**			

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%

Location : Main Entry Stair

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1600 Ampere And 800 Ampere Main Disconnect Switch.

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LANGUAGE HALL

Asset # : 2074

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2042	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilo-volt-ampere And One 30 Kilo-volt-ampere, 480Volt-208/120Volt.</i>								
Switchgear / Switchboard								
Fused Disc Sw	40%			2029	\$43,500	5		
Fused Disc Sw	60%			2049	**	5	\$100	
Raceway								
Conduit	90%			2029	\$52,600	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$8,300	5	\$100	
Molded Case Bkrs	70%			2037	**	5	\$400	
Molded Case Bkrs	20%			2045	**	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$44,400	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Thermoplastic	30%			2029	\$22,200	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	90%			2027	\$45,400	5	\$100	
Locally Mounted	10%			2034	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$6,600	
Lighting								
Interior Lighting								
Fluorescent	85%			2034	**	10	\$16,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Fluorescent	15%	0-2	\$7,900	2039	**			
<i>Damaged Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs</i>								

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LANGUAGE HALL

Asset # : 2074

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting Emergency, Service	50%			2024	\$5,900	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Gets Power From Adjacent Building Generator.</i>								
Exit, Service	50%			2024	\$3,200	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Gets Power From Adjacent Building Generator.</i>								
Alarm								
Security System No Component Generic	90%			2039	**	1	\$800	
Fire/Smoke Detection No Component Generic, Analog	60%			2034	**	1-3	\$5,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2055	**	1		
Conversion Equipment HTHW/HW Exchanger	100%			2038	**	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Unit Replaced About 6 Years Ago</i>								
Distribution Hot Wtr Piping/Pump	50%	0-2	\$3,500	2037	**	4	\$500	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Hot Wtr Piping/Pump	50%	Now	\$3,500	2037	**	4	\$500	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Terminal Devices Air Handler	5%			2029	\$15,700	1	\$700	
Convactor/Radiator	85%			2027	\$101,600	1	\$5,900	
Fan Coil Unit/Heat	10%			2029	\$33,400	1	\$700	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Split Unit	20%			2029	\$95,300			
Window/Wall Unit	30%			2022	\$14,000	1		
No Component	50%							

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LANGUAGE HALL

Asset # : 2074

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2	\$7,000
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Serving Lunch Room</i>								
	No Component	80%						
Terminal Devices								
	Fan Coil - 4 Pipe	100%			2029	\$261,300	1	\$6,900
Ventilation								
Exhaust Fans								
	Interior	100%			2029	\$79,400	2	\$700
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2034	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Electric	100%			2027	\$19,700	4	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 120 Gallons</i>								
HW Heat Exchanger								
	HTHW/HW	100%			2029	\$39,000		
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$3,400	4	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Single Unit</i>								
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE LOEW ANNEX
Address : 2085 UNIVERSITY AVENUE
Borough : BRONX **Agency's Number** : 21022
Program / Asset # : CUN0007.220 / 2079 **Yr Built/Renovated** : 1920 /
Area Sq Ft : 10,138 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3222 **Lot** : 40 **BIN** : 2097307

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$365,300	\$157,800
Interior Architecture	\$86,600	\$45,000
Electrical		\$157,200
Mechanical	\$43,500	\$268,700
Total	\$495,400	\$628,700
Importance Code A	\$365,300	\$209,400
Importance Code B	\$130,100	\$419,300
Total	\$495,400	\$628,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$700			
Interior Architecture	\$32,600			\$1,200
Electrical	\$34,500	\$800	\$900	\$900
Mechanical	\$41,800	\$500	\$5,800	\$500
Total	\$109,600	\$1,300	\$6,700	\$2,600
Importance Code A	\$1,000		\$300	
Importance Code B	\$101,400	\$1,300	\$6,400	\$2,600
Importance Code C	\$7,200			
Total	\$109,600	\$1,300	\$6,700	\$2,600



*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.*

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW ANNEX**

Asset # : 2079

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								
Stucco Cement	100%	Now	\$114,000	2034	* *	5	\$16,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Metal: Cage/Fence	2%	Now	\$700	2049	* *	5	\$100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Around Roof Equipment</i>								
<hr/>								
No Component	98%							
<hr/>								
Roof								
Built-Up (BUR)	65%	Now	\$251,300	2039	* *			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Inaccessible</i>								
<hr/>								
Single Ply Membrane	35%			2029	\$157,800	10	\$9,800	

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW ANNEX

Asset # : 2079

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	0-2	\$700	2038	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Raised Access Floor	30%	Now	\$11,200	2032	**	5	\$8,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%	Now	\$13,500	2029	\$45,000	3	\$1,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	30%	Now	\$49,900	2039	**	3	\$1,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$8,200	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								
Glass: Single Pane	5%			LIFE	**	5	\$1,100	
Gypsum Board	10%			LIFE	**	5-10	\$2,500	
Plywood/Hardboard	15%	Now	\$900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Receiving Area</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$36,700	2042	**	5	\$7,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Asphalt	80%			2038	**			
Pavers/Stone	20%			2032	**			

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW ANNEX

Asset # : 2079

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2039	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Main Service Switches Are Rated At 3- 400 Amperes. The Building Is Fed From Bliss Hall Building.</i>								
Fused Disc Sw	25%			2039	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Service Equipment Includes One 400 Ampere Switch. The Switch Is In Good Condition.</i>								
Transformers								
Dry Type	100%			2034	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Transformer System Includes 2- 112 Kilo-volt-ampere, 1-30 Kilo-volt-ampere. They Are In Good Condition.</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2039	**	5		
Molded Case Bkrs	40%			2039	**	5	\$100	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Molded Case Bkrs	60%			2037	**	5	\$200	
Molded Case Bkrs	40%	2-4	\$6,100	2054	**	5	\$100	
<i>Aged Component, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Wiring								
Braided Cloth	30%	2-4	\$8,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Thermoplastic	70%			2039	**	1		
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main.</i>								
<i>Explanation : Recent Upgrade Visible.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$3,100	
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$103,600	10	\$9,300	
<i>Damaged Fixtures, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout Building.</i>								

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW ANNEX

Asset # : 2079

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

Lighting

Egress Lighting Exit, Service	100%			2024	\$1,500	1		
Exterior Lighting HID	20%			2024	\$7,800	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Fixtures Are Controlled Via Photocell.</i>								
No Component	80%							

Alarm

Security System No Component	50%							
Generic	50%			2029	\$15,700	1	\$1,900	
Fire/Smoke Detection No Component	50%							
Generic, Analog	50%			2029	\$53,600	1-3	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Fire Alarm System Is Composed Of Smoke Detector And Strobe Lights.</i>								

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

Heating

Energy Source Electricity	50%			2029		1		
HTHW/HW	50%			2029	\$3,600	1		
Conversion Equipment Radiant Heater	30%			2024	\$51,500	2	\$1,400	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Supplied From Adjacent Building</i>								
Distribution Hot Wtr Piping/Pump	70%	2-4	\$1,000	2037	**	4	\$400	
<i>Corroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
No Component	30%							
Terminal Devices Air Handler	70%	Now	\$5,700	2029	\$28,600	1	\$4,000	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
Fan Coil Unit/Heat	30%			2029	\$13,100	1	\$1,000	

Air Conditioning

Energy Source Electricity	100%			2037	**	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.*

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW ANNEX

Asset # : 2079

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	40%	Now	\$43,500	2027	\$144,900	2	\$200	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
Exterior Pkg Unit - Cooling	40%	Now	\$31,400	2039	**	2	\$200	
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	20%			2022	\$4,000	1		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor Office</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900	
Exhaust Fans								
Interior	20%			2029	\$6,900	2	\$100	
Roof	80%			2024	\$12,900	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	\$72,200	1		
Water Heater								
Electric	100%			2024	\$8,500	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 30 Gallon Heater</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE LOEW RESIDENCE
Address : 2055 UNIVERSITY AVENUE
Borough : BRONX **Agency's Number** : 21020
Program / Asset # : CUN0007.200 / 2078 **Yr Built/Renovated** : 1954 /
Area Sq Ft : 53,776 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,5
Block : 3222 **Lot** : 1 **BIN** : 2014898

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,331,000	\$78,100
Interior Architecture	\$217,800	\$851,100
Electrical	\$35,500	\$1,347,600
Mechanical		\$141,700
Total	\$1,584,200	\$2,418,500
Importance Code A	\$1,331,000	\$78,100
Importance Code B	\$253,200	\$2,340,400
Total	\$1,584,200	\$2,418,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$16,400			
Interior Architecture	\$57,600			\$13,900
Electrical	\$18,600	\$4,700	\$5,100	\$6,200
Mechanical	\$35,400	\$3,500	\$3,800	\$2,400
Site Enclosure	\$8,600			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$141,400	\$13,100	\$13,800	\$27,400
Importance Code A	\$16,400			
Importance Code B	\$89,900	\$13,100	\$13,800	\$27,400
Importance Code C	\$35,100			
Total	\$141,400	\$13,100	\$13,800	\$27,400



*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.*

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW RESIDENCE

Asset # : 2078

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%	Now	\$480,900	LIFE	**	5	\$78,100	1
				<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : North Bulkhead</i>					
				<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : North Bulkhead</i>					
				<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : North Bulkhead</i>					
				<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>					
				<i>Location : North Bulkhead</i>					
				<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : North Bulkhead</i>					
				<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 50%</i>					
				<i>Location : North Bulkhead</i>					
Windows									
	Aluminum	100%	Now	\$350,000	2054	**	5	\$4,100	
				<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
				<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : Throughout</i>					
Parapets									
	Masonry: Brick	5%	Now	\$7,100	LIFE	**	5	\$200	
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Above Penthouse</i>					
				<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>					
				<i>Location : Above Penthouse</i>					
	Metal Panel	5%			2049	**	5	\$900	
	Metal Rail	90%	Now	\$2,400	2042	**	5	\$30,700	
				<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>					
				<i>Location : Lower Roof</i>					
				<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Lower Roof</i>					
Roof									
	Built-Up (BUR)	95%	Now	\$500,100	2039	**			
				<i>Blisters, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
				<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>					
				<i>Location : Lower Roof</i>					
				<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : Throughout</i>					
	Modified Bitumen	5%			2029	\$26,300	10	\$1,900	

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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW RESIDENCE

Asset # : 2078

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	\$7,000	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Carpet								
	5%	Now	\$1,200	2028	\$58,000	3	\$6,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	0-2	\$900	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Stair</i>								
Ceramic Tile	5%			2038	**	5	\$4,500	
Vinyl Tile 9" X 9"	85%			2024	\$851,100	3	\$37,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$51,100	
Masonry: Brick	5%			LIFE	**	10	\$1,000	
<hr/>								
Ceilings								
AcousTile,Adhered	20%	0-2	\$169,000	2049	**	5	\$8,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	10%			2034	**	5	\$11,100	
Exposed Concrete	50%			LIFE	**	5-10	\$55,700	
Plaster	20%			LIFE	**	5-10	\$30,600	
<hr/>								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	\$8,600	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
<hr/>								
Site Pavements								

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW RESIDENCE

Asset # : 2078

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Parking/Driveway

Asphalt	100%			2038	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : The Service Equipment Includes A Main Service Switch Rated At 1200 Amperes. It Is In Good Condition.

Transformers

Dry Type	100%			2034	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : The Building Has One 300 Kilo-volt-ampere And One 112 Kilo-volt-ampere Transformer. They Are Both In Good Condition.

Switchgear / Switchboard

Fused Disc Sw	50%			2039	**	5	\$100	
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Molded Case Bkrs	50%			2029	\$74,800	5	\$700	
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Raceway

Conduit	85%			2029	\$107,400	1		
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Conduit	15%			2039	**	1		
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Panelboards

Molded Case Bkrs	30%			2037	**	5	\$400	
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Molded Case Bkrs	70%			2028	\$74,800	5	\$1,000	
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Wiring

Braided Cloth	20%	2-4	\$35,500	2054	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	65%			2029	\$115,300	1		
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Thermoplastic	15%			2039	**	1		
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Motor Controllers

Locally Mounted	100%			2027	\$46,300	5	\$400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement.

Explanation : There Is Evidence The Grounding System Was Refurbished On The Last Few Years.

Stand-by Power

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW RESIDENCE

Asset # : 2078

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$16,500	
Lighting								
Interior Lighting								
Fluorescent	90%			2029	\$108,900	10	\$44,400	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building.</i>					
Fluorescent	10%	0-2	\$12,100	2039	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Third Floor.</i>					
			<i>Explanation : Some Of The Fluorescent Fixtures Are Old And In Need Of Replacement.</i>					
Egress Lighting								
Exit, Service	100%			2029	\$14,800	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building.</i>					
			<i>Explanation : This Building Gets Emergency Power From Adjacent Building Generator.</i>					
Exterior Lighting								
HID	100%			2029	\$207,300	10	\$200	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2029	\$568,400	1-3	\$34,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Corridors</i>					
			<i>Explanation : The Fire Alarm System Includes Smoke Detectors, Bells And Manual Pull Stations.</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2039	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Supplied From Adjacent Building</i>					
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2038	**			
Distribution								
Central Plant Steam Piping/Pmp	100%			2049	**	4	\$4,000	
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$17,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW RESIDENCE

Asset # : 2078

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	90%			2024	\$96,400	1	
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$19,000
	No Component	60%						
Exhaust Fans								
	Interior	10%			2034	**	2	\$200
	Roof	30%			2029	\$25,600	2	\$500
	No Component	60%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$19,200	2039	**	1	
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Water Main</i>							
Water Heater								
	Electric	100%			2027	\$45,300	4	\$300
	<i>Other Observation, Extent : Light, Area Affected : 35%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 250 Gallon Electric Water Heater</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	0-2	\$5,400	LIFE	**	1	
	<i>Broken, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Rooftop</i>							
Sump Pump(s)								
	Submersible	100%	0-2	\$1,700	2024	\$1,700	4	\$1,100
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Backflow Preventer								
	Generic	100%			2037	**	1	\$3,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : New Installation</i>							
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st To 5th Floor</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW RESIDENCE

Asset # : 2078

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	98%						
	Generic	2%			2039	* *	1-2	\$300

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE MACCRACKEN HALL
Address : 181 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : 21050
Program / Asset # : CUN0007.500 / 2069 **Yr Built/Renovated** : 1895 /
Area Sq Ft : 17,028 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3223 **Lot** : 50 **BIN** : 2090982

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$305,700	
Interior Architecture	\$532,400	
Electrical		\$78,900
Mechanical	\$82,600	\$52,300
Total	\$920,700	\$131,200
Importance Code A	\$305,700	
Importance Code B	\$477,800	\$131,200
Importance Code C	\$137,200	
Total	\$920,700	\$131,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$24,000			
Interior Architecture	\$68,400		\$3,000	\$800
Electrical	\$19,000	\$300	\$300	\$600
Mechanical	\$63,700	\$2,200	\$19,200	\$2,200
Total	\$175,000	\$2,500	\$22,500	\$3,600
Importance Code A	\$55,600	\$1,700	\$1,700	\$1,700
Importance Code B	\$87,800	\$800	\$20,800	\$1,900
Importance Code C	\$31,700			
Total	\$175,000	\$2,500	\$22,500	\$3,600



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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MACCRACKEN HALL

Asset # : 2069

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	3%	Now	\$2,400	LIFE	**	5	\$800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Windows</i>								
Masonry: Fieldstone	75%	Now	\$87,500	LIFE	**	5	\$14,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	2%	Now	\$7,800	2034	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$85,000	2049	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormers, Fascia, Eaves, Columns</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Fascia, Porch, Eaves, Columns, Wood Planks</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Porch, Eaves And Dormers</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$42,500	2042	**	5	\$6,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fascia, Porch, Eaves</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$90,700	2045	**	5	\$1,800	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	55%			2030	**	5	\$14,600	
Skylight, Metal/Glass	5%			2055	**	10	\$2,700	
Slate	40%			LIFE	**	10	\$6,400	
Soffits								
Wood	100%			2034	**	5	\$3,000	

Interior

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MACCRACKEN HALL

Asset # : 2069

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%			2028	\$78,700	3	\$9,100	
Cast in Place Concrete	10%	Now	\$7,700	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Basement</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Mosaic Tile	5%	Now	\$73,800	2049	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Toilets Throughout</i>								
Slate	10%	Now	\$8,600	LIFE	**	5	\$2,600	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Under Porch</i>								
Vinyl Tile 9" X 9"	25%	Now	\$20,400	2039	**	3	\$2,300	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Offices</i>								
Wood	25%	Now	\$203,300	2069	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs, And Lobby</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Open Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	5%			LIFE	**	5-10	\$3,200	
Masonry: Brick	15%	Now	\$22,200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Columns In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	75%	Now	\$137,200	LIFE	**	5	\$8,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor, Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Basement</i>								
Wood	5%			LIFE	**	5	\$14,900	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MACCRACKEN HALL

Asset # : 2069

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

Interior

Ceilings

AcousTile,Adhered 15% 2034 ** 5 \$3,100

Exposed Struc: Wood 15% Now \$40,000 LIFE **

Dry Rot/Decay, Extent : Moderate, Area Affected : 35%

Location : Basement Under Porch

Split/Cracked, Extent : Moderate, Area Affected : 45%

Location : Basement Under Porch

Worn/Eroded, Extent : Moderate, Area Affected : 50%

Location : Basement Under Porch

Plaster 70% Now \$78,100 LIFE ** 5 \$9,100

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

Location : Third Floor, Basement, First Floor Office

Cracking/Crumbling, Extent : Moderate, Area Affected : 35%

Location : Third Floor, Basement, First Floor Office

Water Penetration, Extent : Severe, Area Affected : 20%

Location : Third Floor, Basement, First Floor Office

Worn/Eroded, Extent : Moderate, Area Affected : 35%

Location : Throughout

Site Pavements

On-Site Walkways

Asphalt 100% 2038 **

Parking/Driveway

Asphalt 100% 2038 **

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2039 ** 5 \$400

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

Location : Electrical Room

Explanation : The Service Equipment Consists Of One 400 Ampere Main Disconnect Switch.

Switchgear / Switchboard

Molded Case Bkrs 100% 2049 ** 5 \$400

Raceway

Conduit 100% 2039 ** 1

Panelboards

Molded Case Bkrs 100% 2028 \$30,500 5 \$400

Wiring

Braided Cloth 20% 2-4 \$5,000 2054 ** 1

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

Location : Throughout Building.

Explanation : The Wiring Is Old.

Thermoplastic 80% 2039 ** 1

Ground

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MACCRACKEN HALL

Asset # : 2069

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

Ground

Grounding Devices
Generic

100% LIFE * * 5 \$500
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : There Is Evidence That The Grounding System Has Been Recently Upgraded.

Lighting

Interior Lighting
Fluorescent

65% 2029 \$24,900 10 \$10,200
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout The Building.

Fluorescent

35% Now \$13,400 2039 * *
Obsolete Fixtures, Extent : Light, Area Affected : 100%
Location : 2nd And 3rd Floor.

Egress Lighting

Emergency, Service
Exit, Service

50% 2029 \$4,300 1
50% 2029 \$2,300 1

Exterior Lighting

HID

30% 2029 \$19,700 10
Other Observation, Extent : Light, Area Affected : 100%
Location : Building Exterior
Explanation : Exterior Fixtures Are Controlled Via Photocell.

No Component

70%

Alarm

Fire/Smoke Detection

No Component
Generic, Analog

70%
30% 2029 \$54,000 1-3 \$3,200

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

Heating

Energy Source

Fuel Oil No 2

100% 2039 * * 5 \$5,300

Conversion Equipment

Steam Boiler

100% 2-4 \$31,600 2034 * * 1 \$15,200
Corroded, Extent : Moderate, Area Affected : 20%
Location : Boiler, Basement
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : One Unit

Distribution

Central Plant Steam
Piping/Pmp

100% 2-4 \$82,600 2039 * * 4 \$800
Insul. Deteriorating, Extent : Light, Area Affected : 30%
Location : Basement

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MACCRACKEN HALL

Asset # : 2069

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Terminal Devices								
	Convactor/Radiator	60%			2027	\$52,300	1	\$3,300
	Convactor/Radiator	40%	Now	\$17,400	2049	**	1	\$2,000
<i>Damaged, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd Floor, Partial 2nd Floor</i>								
Air Conditioning								
Energy Source								
	Electricity	100%			2028	\$24,600	1	
Conversion Equipment								
	Window/Wall Unit	50%			2022	\$17,000	1	
	No Component	50%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	0-2	\$14,300	2034	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Water Heater								
	Electric	100%			2024	\$14,300	4	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 40 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)
Address : 161 WEST 180th STREET
Borough : BRONX **Agency's Number** : 21029
Program / Asset # : CUN0007.290 / 2063 **Yr Built/Renovated** : 1967 / 2004
Area Sq Ft : 230,601 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,8,9,Ph
Block : 3222 **Lot** : 62 **BIN** : 2014900

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,139,500	\$963,100
Interior Architecture	\$1,866,700	\$429,400
Electrical	\$672,100	\$2,189,900
Mechanical	\$341,700	\$5,200,200
Total	\$4,019,900	\$8,782,600
Importance Code A	\$1,139,500	\$963,100
Importance Code B	\$2,307,100	\$7,652,800
Importance Code C	\$573,300	\$166,700
Total	\$4,019,900	\$8,782,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$24,600			
Interior Architecture	\$16,500		\$89,600	\$55,400
Electrical	\$56,800	\$28,300	\$23,900	\$24,000
Mechanical	\$91,100	\$55,700	\$64,200	\$57,500
Site Enclosure	\$1,500			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$226,000	\$119,500	\$213,200	\$172,400
Importance Code A	\$30,300	\$5,700	\$5,700	\$5,700
Importance Code B	\$194,200	\$113,800	\$207,500	\$153,700
Importance Code C	\$1,500			\$13,000
Total	\$226,000	\$119,500	\$213,200	\$172,400



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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)

Asset # : 2063

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	4+	\$102,000	LIFE	**	5	\$443,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And West Facades, Pilotis</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	2%			LIFE	**	5	\$8,900	
Masonry: Brick	20%			LIFE	**	5	\$141,800	
Masonry: Fieldstone	9%	0-2	\$56,300	LIFE	**	5	\$23,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	39%	0-2	\$93,300	LIFE	**	5	\$449,200	
<i>Open Joints, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Near Parking Area, Various Other Locations</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Window Wall	5%	Now	\$87,000	2039	**	5	\$33,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	97%	Now	\$103,100	2037	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Towers - All Levels, Various Classrooms</i>								
Metal Louvers	3%			2038	**	10	\$2,300	
Parapets								
Cast in Place Concrete	20%	Now	\$100	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%			LIFE	**	5-10	\$1,700	
Metal Panel	5%			2049	**	5	\$100	
Pre-Cast Concrete	30%	Now	\$300	LIFE	**	5	\$1,100	1
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Low Mechanical Roof</i>								
<i>Open Joints, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Low Mechanical Roof</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)

Asset # : 2063

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	50%	Now	\$626,900	2039		**		
<i>Blisters, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	45%	Now	\$18,200	2049		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Spalling</i>								
Skylight, Metal/Glass	5%			2049		**	10	\$15,100
Soffits								
Cast in Place Concrete	25%			LIFE		**	5	
Pre-Cast Concrete	75%			LIFE		**	5	
Interior								
Floors								
Carpet	20%			2028	\$1,261,700		3	\$145,300
Cast in Place Concrete	10%			LIFE		**	5	\$211,900
Ceramic Tile	5%			2038		**	5	\$24,200
Terrazzo	5%	0-2	\$57,400	LIFE		**	5	\$18,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Nosing In Stair Tower</i>								
Vinyl Tile	10%			2034		**	3	\$18,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Laboratories</i>								
<i>Explanation : Vinyl Sheet Tile</i>								
Vinyl Tile 9" X 9"	50%	0-2	\$816,600	2039		**	3	\$90,800
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)

Asset # : 2063

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	15%	0-2	\$100,900	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Tower</i>								
Ceramic Tile	5%			2038	**	5	\$26,100	
Concrete Masonry Unit	80%	Now	\$472,400	LIFE	**	5	\$166,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Water Cooler Locations On Each Floor</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	19%	Now	\$151,900	2049	**	5	\$57,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Laboratories And Corridors Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 8th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	6%			2042	**	5	\$36,300	
AcousTileSusp.Lay-In	41%	Now	\$82,000	2042	**	5	\$99,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 8th Floor, Various Other Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
AcousTileSusp.Lay-In	7%			2042	**	5	\$33,900	
Exposed Concrete	25%	Now	\$79,500	LIFE	**	5	\$18,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Lobby</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Lobby</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entrance Lobby</i>								
<i>Explanation : Stucco Coating</i>								
Metal Panel	2%	Now	\$16,500	LIFE	**	5	\$12,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Observation Penthouse</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)

Asset # : 2063

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%	2-4	\$1,500	2039	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2042	**			
Pavers/Stone	50%			2038	**			
Parking/Driveway								
Asphalt	100%			2038	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2039	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Service Equipment Is In Good Condition. It Is Composed Of Two 2000 Ampere Main Disconnect Switches.</i>								
Fused Disc Sw	30%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The 800 Ampere Main Disconnect Switch Is In Better Condition Than Other Equipment. It Is Newer.</i>								
Transformers								
Dry Type	100%			2027	\$16,100	5	\$800	
Switchgear / Switchboard								
Fused Disc Sw	30%			2049	**	5	\$300	
Fused Disc Sw	70%			2029	\$349,100	5	\$700	
Raceway								
Conduit	90%			2039	**	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$300	
Fused Disc Sw	10%			2028	\$48,800	5	\$500	
Molded Case Bkrs	10%			2028	\$48,800	5	\$600	
Molded Case Bkrs	75%			2051	**	5	\$4,600	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)

Asset # : 2063

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$318,300	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building.</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Replacement Underway On 7th, 8th And 9th Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8th Floor</i>								
<i>Explanation : Replacement Is Currently Underway</i>								
Thermoplastic	20%			2029	\$159,100	1		
Thermoplastic	40%			2049	**	1		
Motor Controllers								
Locally Mounted	10%	2-4	\$23,500	2049	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Mechanical Equipment Areas.</i>								
Locally Mounted	10%			2034	**	5	\$200	
Motor Control Center	80%	2-4	\$353,800	2027	\$1,179,400	5	\$2,500	
<i>Enclosure Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement And 9th Floor Mechanical Room.</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	**	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main.</i>								
<i>Explanation : Corroded.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$71,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Floor And Basement</i>								
<i>Explanation : One 60 Ampere Automatic Transfer Switch On Mechanical Floor And Two In Basement Are In Good Condition.</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$190,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building.</i>								
Fluorescent	5%			2034	**	10	\$10,600	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Various Areas.</i>								
Fluorescent	5%			2029	\$26,000	10	\$10,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Auditorium.</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)

Asset # : 2063

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting Emergency, Service	50%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator.</i>								
Exit, LED	10%			2057	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Gets Power From Adjacent Building Generator.</i>								
Exit, Service	40%			2024	\$25,400	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Gets Power From Adjacent Building Generator.</i>								
Exterior Lighting HID	20%			2029	\$177,800	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building Exterior.</i>								
<i>Explanation : Fixtures Are Controlled Via Photocell.</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling Generic	100%			2044	**	5	\$6,800	
Alarm								
Security System Generic	100%			2034	**	1	\$86,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exteriors, Some Rooms</i>								
<i>Explanation : The Security System Is Composed Of Cameras.</i>								
Fire/Smoke Detection No Component Generic, Digital	40%			2039	**	1-3	\$85,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Fire Alarm System Is Being Replaced.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Supplied From Adjacent Building</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)

Asset # : 2063

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2038	**			
Heat Exchanger, Plate & Frame	50%			2042	**	1	\$57,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i> <i>Location : 9th Floor Mechanical Room</i>								
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$55,000	2037	**	4	\$9,100	
<i>Corroded, Extent : Severe, Area Affected : 50%</i> <i>Location : Extensively Rusted, Inside The Wall, Throughout</i>								
Central Plant Steam Piping/Pmp	20%	0-2	\$74,600	2039	**	4	\$2,300	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Sub-basement And Penthouse</i>								
Terminal Devices								
Air Handler	50%	0-2	\$155,000	2024	\$1,549,800	1	\$64,200	
<i>Corroded, Extent : Severe, Area Affected : 20%</i> <i>Location : 9th Floor Mechanical Room</i> <i>Not in Service, Extent : Light, Area Affected : 10%</i> <i>Location : 9th Floor Mechanical Room</i>								
Air Handler	10%			2037	**	1	\$14,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i> <i>Location : Penthouse</i>								
Fan Coil Unit/Heat Induction Unit	10%			2029	\$330,100	1	\$7,500	
	30%			2032	**	1	\$22,300	
<i>Unit Inoperable, Extent : Light, Area Affected : 40%</i> <i>Location : At Perimeter Windows</i> <i>Other Observation, Extent : Light, Area Affected : 40%</i> <i>Location : At Perimeter Windows</i> <i>Explanation : Units Are Original</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Campus Chilled Water	100%			2038	**			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$17,000	
<i>Other Observation, Extent : Light, Area Affected : 20%</i> <i>Location : Sub-basement And Penthouse</i> <i>Explanation : Chilled Water From Central Plant</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	\$2,472,200	1	\$142,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$203,600	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)

Asset # : 2063

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	40%			2029	\$313,700	2	\$2,800	
Roof	50%			2029	\$183,000	2	\$3,500	
Roof	10%			2029	\$36,600	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2027	\$194,200	4	\$1,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Sub-basement</i>					
			<i>Explanation : Two 250 Gallon Electric Water Heaters</i>					
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$22,800	
Sanitary Piping								
Cast Iron	100%	Now	\$32,300	LIFE	**	1		
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 9th Floor Mechanical Room</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	90%	0-2	\$6,100	2039	**	4	\$4,400	
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : The Housing Is Extensively Rusted</i>					
No Component	10%							
Sewage Ejector(s)								
Electric	100%			2029	\$63,500	4	\$13,800	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Units From Sub-basement To 8th Follor, Two Units From Basement To 8th Floor</i>					
			<i>Explanation : 4 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$116,300	
Sprinkler								
No Component	55%							
Generic	45%			2039	**	1-2	\$29,100	
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Basement, 3rd To 8th Floor</i>					
			<i>Explanation : Missing Caps</i>					
Fire Pump								
Generic	100%			2038	**	1	\$43,100	

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE NEW HALL
Address : 135 WEST 180th ST
Borough : BRONX **Agency's Number** : 21025
Program / Asset # : CUN0007.250 / 2082 **Yr Built/Renovated** : 1965 /
Area Sq Ft : 39,605 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3222 **Lot** : 62 **BIN** : 2100250

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$881,800	\$104,400
Interior Architecture	\$93,900	\$113,100
Electrical		\$282,900
Mechanical	\$40,400	\$605,500
Total	\$1,016,100	\$1,105,900
Importance Code A	\$881,800	\$104,400
Importance Code B	\$81,500	\$948,700
Importance Code C	\$52,800	\$52,800
Total	\$1,016,100	\$1,105,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$55,400			
Interior Architecture	\$55,800		\$3,000	\$9,700
Electrical	\$29,800	\$2,200	\$2,400	\$2,400
Mechanical	\$36,300	\$3,500	\$5,700	\$2,700
Site Enclosure			\$2,600	
Site Pavements	\$1,900			
Total	\$179,100	\$5,700	\$13,800	\$14,900
Importance Code A	\$55,400			
Importance Code B	\$93,900	\$5,700	\$11,200	\$14,900
Importance Code C	\$29,900		\$2,600	
Total	\$179,100	\$5,700	\$13,800	\$14,900



*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.*

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NEW HALL

Asset # : 2082

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$89,000	LIFE	**	5	\$38,700	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade, North And East Corners</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Doorways And Rollup Doors</i>								
Masonry: Brick	85%	Now	\$607,200	LIFE	**	5	\$65,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout All Parapets</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lintel Angles Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
Metal Coiling Doors	5%			2034	**	5	\$12,100	
Windows								
Aluminum	90%	Now	\$41,400	2037	**	5	\$4,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$3,300	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$28,600	2054	**	5	\$3,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkhead</i>								
<i>Explanation : Boarded Up With Plywood</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.

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NEW HALL**

Asset # : 2082

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	28%	Now	\$58,500	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Facades</i>								
Metal Panel	5%			2049	**	5	\$1,100	
Metal Rail	67%			2042	**	5-10	\$71,600	
Roof								
Modified Bitumen	60%	Now	\$42,300	2034	**			
<i>Recent Installation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Above Third Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Third Floor</i>								
<i>Explanation : Flashing And Fascia Not Installed.</i>								
Panel/Paver: Cer/Brk	40%	Now	\$23,500	2039	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Ceiling</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Paint Shop</i>								
Interior								
Floors								
Carpet	10%			2025		3	\$10,700	
<i>Wrinkling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	25%	2-4	\$2,800	LIFE	**	5	\$29,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	5%			2038	**	5	\$2,700	
Raised Access Floor	5%			2038	**	5	\$10,100	
Vinyl Tile	45%			2034	**	3	\$9,100	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above Third Floor</i>								
Vinyl Tile 9" X 9"	10%			2029		3	\$2,700	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$10,900	2038	**	5	\$3,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	85%			LIFE	**	5	\$105,600	
Gypsum Board	10%			LIFE	**	5-10	\$26,400	

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.

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NEW HALL**

Asset # : 2082

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	70%			LIFE	**	5-10	\$47,000	
Plaster	30%	Now	\$21,600	LIFE	**	5	\$10,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Corridor</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2042	**	5-10	\$4,300	
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,900	2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Stair At 2nd Floor</i>								
Parking/Driveway								
Asphalt	100%			2038	**			
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								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$200	
Raceway								
Conduit	50%			2029	\$26,800	1		
Conduit	50%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$7,600	5	\$100	
Molded Case Bkrs	45%			2037	**	5	\$500	
Molded Case Bkrs	45%			2045	**	5	\$500	
Wiring								
Braided Cloth	40%	2-4	\$27,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	60%			2039	**	1		
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$12,200	
Lighting								

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NEW HALL**

Asset # : 2082

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

Lighting

Interior Lighting

Fluorescent

95%

2029

\$84,700

10

\$34,500

Motion Sensors in Use, Extent : Light, Area Affected : 100%

Location : Throughout Building.

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

LED

5%

2034

**

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

Location : Offices

Explanation : Cove Lighting

Egress Lighting

Emergency, Service

50%

2029

\$9,900

1

Exit, Service

50%

2029

\$5,500

1

Exterior Lighting

HID

30%

2029

\$45,800

10

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

Location : Exterior

Explanation : Controlled Via Photocell.

No Component

70%

Alarm

Security System

No Component

80%

Generic

20%

2029

\$24,500

1

\$3,000

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$125,600

1-3

\$7,500

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

Heating

Energy Source

HTHW/HW

100%

2039

**

1

Distribution

Central Plant Steam

63%

Now

\$40,400

2039

**

4

\$1,200

Piping/Pmp

Corroded, Extent : Severe, Area Affected : 20%

Location : Basement

No Component

37%

Terminal Devices

Air Handler

20%

2037

**

1

\$4,900

Recent Replace Evident, Extent : Light, Area Affected : 20%

Location : Basement

Convactor/Radiator

60%

2027

\$121,600

1

\$7,700

Fan Coil Unit/Heat

20%

2024

\$113,400

1

\$2,600

Air Conditioning

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NEW HALL

Asset # : 2082

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Split Unit	20%			2029	\$161,600		
	Window/Wall Unit	60%			2024	\$47,300	1	
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,000
Exhaust Fans								
	Interior	20%			2029	\$26,900	2	\$200
	Roof	60%			2024	\$37,700	2	\$700
	Roof	20%	2-4	\$3,800	2029	\$12,600	2	\$200
<i>Noisy/Vibrating, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	Now	\$16,600	2034	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
	HTHW/HW	100%			2049	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location :</i>								
<i>Explanation : Supplied From Adjacent Building</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2024	\$5,800	4	\$1,300
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2039	**	1-5	\$20,000
Sprinkler								
	No Component	70%						
	Generic	30%			2029	\$111,200	1-2	\$3,300

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

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE NICHOLS HALL
Address : 125 WEST 180th ST
Borough : BRONX **Agency's Number** : 21024
Program / Asset # : CUN0007.240 / 2081 **Yr Built/Renovated** : 1926 /
Area Sq Ft : 73,344 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,4,Att
Block : 3222 **Lot** : 62 **BIN** : 2100249

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$905,000	\$221,900
Interior Architecture	\$249,900	\$410,700
Electrical	\$384,500	\$704,800
Mechanical	\$545,500	\$732,100
Total	\$2,084,900	\$2,069,500
Importance Code A	\$905,000	\$221,900
Importance Code B	\$1,179,900	\$1,847,600
Total	\$2,084,900	\$2,069,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,400		\$25,500	
Interior Architecture	\$156,100		\$13,500	\$9,200
Electrical	\$16,800	\$2,100	\$2,100	\$2,700
Mechanical	\$52,200	\$9,400	\$4,400	\$7,600
Site Pavements	\$200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$232,600	\$15,400	\$49,400	\$23,400
Importance Code A	\$3,400		\$25,500	
Importance Code B	\$156,200	\$15,400	\$23,900	\$23,400
Importance Code C	\$73,000			
Total	\$232,600	\$15,400	\$49,400	\$23,400



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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL

Asset # : 2081

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	30%	Now	\$229,400	2049	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkhead And Dormer At South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead And Dormer At South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Dormer At South Facade</i>								
Masonry: Brick	65%	Now	\$209,700	LIFE	**	5	\$68,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Window Lintels</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	5%	Now	\$64,800	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Cornices</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Balustrade- Parapet Along The Main Entrance</i>								
Windows								
Aluminum	100%	0-2	\$309,700	2045	**	5	\$18,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
Parapets								
Masonry: Brick	5%			LIFE	**	5-10	\$4,000	
Metal Panel	5%			2049	**	5	\$2,300	
Metal Rail	20%			2042	**	5-10	\$42,000	
No Component	70%							
Roof								
Copper/Terne	75%	Now	\$91,300	2044	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Unfinished Attic</i>								
Modified Bitumen	25%			2029		10	\$11,100	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL

Asset # : 2081

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	16%			2028	\$238,800	3	\$27,500	
Cast in Place Concrete	25%	Now	\$30,400	LIFE	**	5	\$62,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Attic Fourth Floor Corridor</i>								
Ceramic Tile	5%			2038	**	5	\$5,700	
Quarry Tile	5%			2042	**	5	\$8,600	
Terrazzo	5%	4+	\$13,600	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Diagonal Cracks, 1st Floor Entrance</i>								
Vinyl Tile	35%	Now	\$69,600	2029	\$348,000	3	\$15,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	9%	Now	\$58,000	2039	**	3	\$3,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Room 312</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Near Elevator On Fourth Floor And Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, Room 312</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$36,100	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library</i>								
Gypsum Board	5%			LIFE	**	5-10	\$12,800	
Masonry: Brick	5%	Now	\$29,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Attic At South Side</i>								
Marble Panels	5%			LIFE	**	10	\$3,000	
Plaster	55%	Now	\$13,500	LIFE	**	5	\$24,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room 312</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room 312</i>								

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL**

Asset # : 2081

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$14,200	2049	**	5	\$8,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rooms 101, 102, 103</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 101, 102, 103</i>								
Exposed Concrete	65%	Now	\$122,300	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Attic, Fourth Floor</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Attic</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room 312, Computer Laboratories</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room 312, 313a</i>								
Plaster	20%			LIFE	**	5-10	\$39,400	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Masonry: Granite	10%	Now	\$200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entry Stair</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Service Equipment Consists Of 2 High Pressure Contact Switches One Rated At 1200 Amperes And One At 1600 Amperes.</i>								
Transformers								
Dry Type	100%			2034	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Transformers Include 1-500 Kva, 1-225 Kilo-volt-ampere And 1-75 Kilo-volt-ampere. All In Good Condition.</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.

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL**

Asset # : 2081

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								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$300	
Raceway								
Conduit	85%			2039	**	1		
Conduit	15%			2049	**	1		
Panelboards								
Fused Knife Sw	10%	2-4	\$13,700	2054	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floor And Basement.</i>								
<i>Explanation : Obsolete Equipment.</i>								
Fused Toggle Switch	60%	2-4	\$82,400	2054	**	5	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building.</i>								
Molded Case Bkrs	30%			2045	**	5	\$600	
Wiring								
Braided Cloth	70%	2-4	\$124,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	20%			2034	**	5	\$100	
Motor Control Center	50%	2-4	\$177,900	2049	**	5	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic</i>								
Motor Control Center	30%			2034	**	5	\$600	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	99%			2029	\$163,400	10	\$66,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Fluorescent	1%			2029	\$1,700	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Egress Lighting								
Exit, Service	100%			2029	\$20,200	1		
Exterior Lighting								
HID	30%			2029	\$84,800	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixtures Are Controlled Via Photocell.</i>								
No Component	70%							

Alarm

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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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL**

Asset # : 2081

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2029

\$387,600

1-3

\$23,300

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

Location : Corridors

Explanation : Manual Pull Station, Smoke Detector, Alarm Bells

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

Heating

Energy Source

HTHW/HW

100%

2-4

\$17,300

2039

**

1

Corroded, Extent : Moderate, Area Affected : 10%

Location : Hthw Supply Line

Conversion Equipment

Heat Exchanger, Shell & Tube

100%

2038

**

Distribution

Central Plant Steam Piping/Pmp

100%

2039

**

4

\$3,600

Terminal Devices

Air Handler

35%

0-2

\$345,000

2039

**

1

\$14,300

Obsolete Equipment, Extent : Severe, Area Affected : 100%

Location : Penthouse

Convactor/Radiator

55%

2027

\$206,400

1

\$13,000

No Component

10%

Air Conditioning

Energy Source

Electricity

100%

2045

**

1

Conversion Equipment

Exterior Pkg Unit - Cooling

10%

2029

\$56,800

2

\$500

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

Location : 3rd Floor Roof

Explanation : For Auditorium

Window/Wall Unit

80%

2022

\$116,900

1

No Component

10%

Terminal Devices

Fan Coil - 4 Pipe

20%

2029

\$295,500

1

\$4,700

No Component

80%

Heat Rejection

Air Cooled Condenser Unit

20%

2029

\$25,400

2

\$10,200

No Component

80%

Ventilation

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL

Asset # : 2081

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$9,700
	No Component	85%						
Exhaust Fans								
	Interior	15%	Now	\$37,400	2039	**	2	\$300
				<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : In Attic</i>				
	No Component	85%						
Plumbing								
H/C Water Piping								
	Brass/Copper	50%			2039	**	1	
	Galvanized Steel	50%	Now	\$46,100	2034	**	1	
				<i>Corroded, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : Throughout</i>				
				<i>Not Insulated, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				
Water Heater								
	Electric	100%			2024	\$61,800	4	\$600
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 300 Gallons</i>				
HW Heat Exchanger								
	Steam Fired	100%			2029	\$111,600	4	\$10,900
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$29,200	LIFE	**	1	
				<i>Cracked, Extent : Severe, Area Affected : 25%</i>				
				<i>Location : Basement</i>				
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 4th Floor</i>				
				<i>Explanation : One Unit</i>				
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2039	**	1-2	\$2,100

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY
Address : 200 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : 21001
Program / Asset # : CUN0007.610 / 14719 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 93,845 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 3222 **Lot** : 62 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$449,700	\$319,800
Interior Architecture	\$478,100	\$188,900
Electrical		\$86,100
Mechanical		\$79,000
Total	\$927,700	\$673,800
Importance Code A	\$449,700	\$319,800
Importance Code B	\$378,800	\$299,900
Importance Code C	\$99,300	\$54,100
Total	\$927,700	\$673,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,400			
Interior Architecture	\$12,500		\$44,300	\$10,000
Electrical	\$26,900	\$25,000	\$16,300	\$14,600
Mechanical	\$80,800	\$27,900	\$59,500	\$21,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$138,400	\$60,800	\$128,000	\$53,700
Importance Code A	\$15,200	\$4,600	\$4,600	\$4,600
Importance Code B	\$120,800	\$56,100	\$123,400	\$46,000
Importance Code C	\$2,400			\$3,000
Total	\$138,400	\$60,800	\$128,000	\$53,700



*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.*

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY

Asset # : 14719

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$374,400	
Masonry: Brick Cavity	70%			LIFE	**	5	\$167,700	
Window Wall	10%			2049	**	5	\$44,900	
Windows								
Aluminum	100%			2045	**	5	\$20,800	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$100,100	
Metal Cornice	10%			2057	**	10	\$5,200	
Roof								
Metal Panel	50%			2042	**	10	\$93,100	
Single Ply Membrane	48%			2034	**	10	\$48,800	
Skylight, Metal/Glass	2%			2049	**	10	\$6,800	
Soffits								
Cast Stone/Terra Cotta	90%			LIFE	**	5		
Masonry: Brick	10%			LIFE	**	5		
Interior								
Floors								
Carpet	15%			2028	\$274,500	3	\$31,600	
Ceramic Tile	10%			2038	**	5	\$14,000	
Cork Tile	35%	Now	\$249,900	2049	**	5	\$21,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Library</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Library</i>								
Cork Tile	10%			2049	**	5	\$12,300	
Quarry Tile	15%			2042	**	5	\$31,600	
Sheet Vinyl/Rubber	15%			2034	**	5	\$31,600	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$6,000	
Gypsum Board	75%			LIFE	**	5-10	\$153,400	
Plywood/Hardboard	20%			LIFE	**	10	\$2,400	
Ceilings								
AcousTileSusp.Lay-In	25%			2042	**	5	\$35,900	
Gypsum Board	34%	0-2	\$10,100	LIFE	**	5	\$61,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridors</i>								
Gypsum Board	41%			LIFE	**	5-10	\$202,600	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

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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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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY

Asset # : 14719

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Main Electrical Room</i>						
		<i>Explanation : 5000 Ampere Main Switch</i>						
<hr/>								
Transformers								
Dry Type	100%			2046	**	5	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Main Electrical Room</i>						
		<i>Explanation : 1500 Kilo-volt-ampere Step Up Transformer</i>						
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2055	**	5	\$500	
<hr/>								
Raceway								
Conduit	100%			2055	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$2,500	
<hr/>								
Wiring								
Thermoplastic	100%			2055	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building.</i>						
		<i>Explanation : Locally Mounted Starters.</i>						
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Water Service.</i>						
		<i>Explanation : Grounding Bus Bar Is In Good Condition.</i>						
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$28,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Emergency Electric Room.</i>						
		<i>Explanation : Two Transfer Switches, One For Fire Alarm, One For Critical Building Equipment.</i>						
<hr/>								
Generators								
Diesel	100%			2042	**	1	\$36,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Generator Room.</i>						
		<i>Explanation : 250 Kilowatts</i>						
<hr/>								
Batteries								
Nickel Cadmium	100%			2024	\$1,500	5	\$20,900	

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY

Asset # : 14719

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Day Tank	100%			2051	**	5	\$17,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Generator Room.</i>						
		<i>Explanation : 275 Gallons</i>						
Lighting Interior Lighting Fluorescent	80%			2037	**	10	\$68,900	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Motion Sensors</i>						
Fluorescent	20%			2037	**	10	\$17,200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting Emergency, Service	15%			2037	**	1		
Emergency, Service	70%			2037	**	1		
Exit, LED	15%			2064	**	1		
Exterior Lighting Fluorescent	20%			2034	**	10	\$1,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Roof.</i>						
HID	30%			2037	**	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exterior Of Building</i>						
		<i>Explanation : Photocell Control</i>						
No Component	50%							
Lightning Protection Arresters/Cabling Generic	100%			2064	**	5	\$2,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Upper Roof</i>						
		<i>Explanation : Lightning Protection Is Present</i>						
Alarm Security System No Component	20%							
Generic	80%			2037	**	1	\$28,000	
Fire/Smoke Detection Generic, Digital	100%			2037	**	1-3	\$57,800	

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY

Asset # : 14719

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Energy Source	HTHW/HW	100%			2055	**	1	
Conversion Equipment	Heat Exchanger, Plate & Frame	100%			2038	**	1	\$46,400
Distribution	Hot Wtr Piping/Pump	20%			2045	**	4	\$1,400
	Central Plant Steam Piping/Pmp	80%			2049	**	4	\$5,600
Terminal Devices	Convactor/Radiator	10%			2042	**	1	\$3,000
	Fan Coil Unit/Heat	85%			2034	**	1	\$25,800
	Unit Heater - Steam	5%			2034	**	4	\$400
Air Conditioning								
Energy Source	Electricity	10%			2045	**	1	
	No Component	90%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Chilled Water From Offsite Plant</i>								
Conversion Equipment	Campus Chilled Water Split Unit	90%			2038	**		
		10%			2034	**		
Distribution	Ductwork/Diffusers	100%			LIFE	**	2	\$152,600
Terminal Devices	Air Handler/Cool/Ht	100%			2034	**	1	\$58,000
Ventilation								
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,900
Exhaust Fans	Roof	100%			2034	**	2	\$2,900
Plumbing								
H/C Water Piping	Brass/Copper	40%			2049	**	1	
	Galvanized Steel	60%			2042	**	1	
Water Heater	Electric	100%			2027	\$79,000	4	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 150 Gallons</i>								
HW Heat Exchanger	High Temp	100%			2049	**	4	\$13,900
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY

Asset # : 14719

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2034	**	1	\$5,800
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ground To 3rd Floor</i>					
			<i>Explanation : 2 Elevators</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2049	**	1-5	\$47,300
	Sprinkler							
	Generic	100%			2049	**	1-2	\$26,300
	Fire Pump							
	Generic	100%			2038	**	1	\$17,500

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE PATTERSON GARAGE
Address : 2195 LORING PLACE NORTH
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0007.380 / 13563 **Yr Built/Renovated** : 1953 /
Area Sq Ft : 6,184 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 31-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 3223 **Lot** : 50 **BIN** : 2096013

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$101,900	
Total	\$101,900	
Importance Code A	\$101,900	
Total	\$101,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,300			
Interior Architecture	\$34,700			
Electrical		\$100		
Mechanical	\$300	\$300	\$300	\$300
Total	\$45,300	\$400	\$300	\$300
Importance Code A	\$10,700	\$300	\$300	\$300
Importance Code B	\$34,100	\$100		
Importance Code C	\$500			
Total	\$45,300	\$400	\$300	\$300



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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PATTERSON GARAGE

Asset # : 13563

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	66%			LIFE	**	5	\$20,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	34%	Now	\$101,900	2046	**	5	\$8,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2037	**	5		
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$40,500	
Interior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$1,000	
Plywood/Hardboard	10%			LIFE	**	10		
Ceilings								
Exposed Struc: Wood	100%			LIFE	**	10	\$13,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	50%			2055	**			
Chain Link	50%			2055	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
Parking/Driveway								
Asphalt	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2029	\$3,400	1		
Conduit	10%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$400	5		
Molded Case Bkrs	85%			2051	**	5	\$100	
Molded Case Bkrs	10%			2028	\$800	5		
Wiring								
Thermoplastic	100%			2029	\$8,300	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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PATTERSON GARAGE

Asset # : 13563

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

Lighting

Interior Lighting
Fluorescent

70%

2029

\$9,700

10

\$4,000

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

Location : Throughout The Building

Explanation : T-8 Lamps

HID

30%

2029

\$15,500

10

\$100

Exterior Lighting

LED

10%

2037

**

No Component

90%

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

Heating

Energy Source

Electricity

2%

2049

**

1

Natural Gas

98%

2049

**

1

Conversion Equipment

Furnace

98%

2034

**

1

\$3,000

Radiant Heater

2%

2024

\$2,100

2

\$100

Ventilation

Exhaust Fans

Wall Unit

2%

2024

2

No Component

98%

Plumbing

Storm Drain 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.

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE PHILOSOPHY HALL
Address : 2070 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21014
Program / Asset # : CUN0007.140 / 2076 **Yr Built/Renovated** : 1912 / 2003
Area Sq Ft : 16,234 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,3
Block : 3222 **Lot** : 62 **BIN** : 2100244

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$336,200	\$44,900
Interior Architecture	\$331,700	
Electrical		\$215,600
Mechanical	\$57,300	\$368,000
Total	\$725,200	\$628,400
Importance Code A	\$336,200	\$44,900
Importance Code B	\$389,000	\$583,500
Total	\$725,200	\$628,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$46,100			
Interior Architecture	\$127,700		\$5,900	\$1,000
Electrical	\$25,300	\$900	\$1,000	\$1,200
Mechanical	\$24,300	\$1,800	\$22,900	\$1,000
Site Pavements	\$1,600			
Total	\$225,000	\$2,600	\$29,800	\$3,200
Importance Code A	\$53,700		\$200	
Importance Code B	\$130,900	\$2,600	\$29,600	\$3,200
Importance Code C	\$40,400			
Total	\$225,000	\$2,600	\$29,800	\$3,200



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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PHILOSOPHY HALL

Asset # : 2076

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$229,100	LIFE	**	5	\$44,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stitch Repair Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,700	
Masonry: Limestone	5%	Now	\$16,800	LIFE	**	5	\$1,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Horizontal Bands</i>								
Windows								
Aluminum	100%	Now	\$10,500	2045	**	5	\$2,300	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entry Hall</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Roof								
Clay Tile	97%	Now	\$107,100	2039	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair And Third Floor Classrooms</i>								
Skylight, Metal/Glass	3%	Now	\$16,900	2049	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Skylight</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PHILOSOPHY HALL

Asset # : 2076

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,800	
Terrazzo	15%	0-2	\$282,300	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Stair Nosing</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Treads</i>								
Vinyl Tile	25%	Now	\$31,900	2039	**	3	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$16,500	2039	**	3	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 34</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 34</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 34</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
Wood	20%			2057	**	5	\$10,100	
Wood	25%	Now	\$49,400	2044	**	5	\$6,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floor Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floor Classrooms</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$7,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,600	
Gypsum Board	10%	Now	\$1,900	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Women Bathroom In Basement</i>								
Plaster	80%	Now	\$28,900	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rear Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Stair</i>								

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PHILOSOPHY HALL

Asset # : 2076

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2042	**	5	\$1,700	
AcousTileSusp.Lay-In	10%	0-2	\$1,200	2042	**	5	\$1,300	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Plaster	85%	Now	\$33,500	LIFE	**	5	\$14,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair And Third Floor Rooms</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Masonry: Granite	10%	Now	\$1,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entry</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	\$2,700	2039	**	5		
<i>Suspect Water Damage, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch Fed From Language Hall</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$90,300	5	\$100	
Raceway								
Conduit	90%			2029	\$22,200	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$3,300	5		
Molded Case Bkrs	70%			2028	\$23,300	5	\$300	
Molded Case Bkrs	20%			2037	**	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$21,600	2054	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	20%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$50,400	5	\$100	

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PHILOSOPHY HALL**

Asset # : 2076

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$5,000	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$14,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Egress Lighting								
Emergency, Service	50%			2024	\$4,400	1		
Exit, Service	50%			2024	\$2,400	1		
Exterior Lighting								
HID	30%			2024	\$20,500	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exterior</i>						
		<i>Explanation : Controlled Via Photocell</i>						
No Component	70%							
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2029	\$74,900	1-3	\$4,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2049	**	1		
Conversion Equipment								
HTHW/HW Exchanger	100%	0-2	\$4,900	2044	**	2	\$800	
		<i>Corroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Heat Exchanger</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit, Converts High Temperature Hot Water To Low Pressure Steam.</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$57,300	2029	\$286,400	4	\$800	
		<i>Corroded, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
Terminal Devices								
Convactor/Radiator	90%			2027	\$81,500	1	\$4,700	
No Component	10%							

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.

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PHILOSOPHY HALL

Asset # : 2076

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2022	\$21,200	1		
No Component	40%							
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2	\$4,000	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2029	\$17,100	1	\$1,500	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2029	\$3,100	2	\$1,700	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$1,400	
No Component	90%							
Exhaust Fans								
Interior	10%			2029	\$6,000	2	\$100	
No Component	90%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$14,900	2034	**	1		
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Water Heater								
Electric	100%			2027	\$14,900	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 50 Gallons</i>								
HW Heat Exchanger								
Steam Fired	100%			2049	**	4	\$2,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$2,600	2039	**	4	\$300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							

*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.*

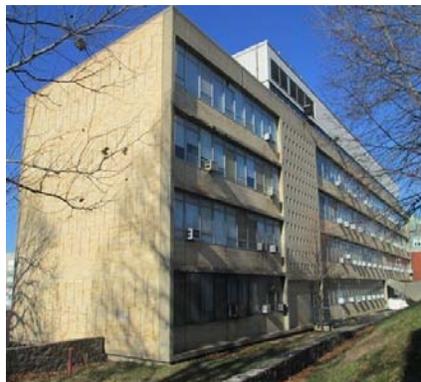
Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE POLOWCZYK HALL
Address : 2016 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21009
Program / Asset # : CUN0007.090 / 2094 **Yr Built/Renovated** : 1959 / 2004
Area Sq Ft : 61,969 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 2,4,Ph
Block : 3222 **Lot** : 62 **BIN** : 2100241

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$733,800	\$153,600
Interior Architecture	\$306,400	\$589,900
Electrical	\$124,200	\$765,900
Mechanical	\$507,300	\$2,510,300
Total	\$1,671,700	\$4,019,700
Importance Code A	\$733,800	\$164,900
Importance Code B	\$874,100	\$3,798,400
Importance Code C	\$63,900	\$56,400
Total	\$1,671,700	\$4,019,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$120,600		\$3,400	
Interior Architecture	\$85,800			\$11,400
Electrical	\$44,200	\$5,300	\$6,000	\$8,000
Mechanical	\$66,800	\$9,900	\$21,100	\$8,400
Site Enclosure	\$2,900			
Site Pavements	\$300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$324,500	\$19,200	\$34,500	\$31,700
Importance Code A	\$120,600		\$3,400	
Importance Code B	\$149,100	\$19,200	\$31,100	\$28,800
Importance Code C	\$54,700			\$2,900
Total	\$324,500	\$19,200	\$34,500	\$31,700



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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE POLOWCZYK HALL

Asset # : 2094

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$31,600	LIFE	**	5	\$27,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i> <i>Location : Throughout, Spandrels And Columns</i> <i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i> <i>Location : East Facade, West Facade</i> <i>Water Penetration, Extent : Moderate, Area Affected : 100%</i> <i>Location : Stairs</i>								
Masonry: Brick	70%	Now	\$118,200	LIFE	**	5	\$38,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : North And South Cantilevers</i> <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i>								
Masonry: Fieldstone	5%	Now	\$24,200	LIFE	**	5	\$2,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations</i>								
Metal Panel	5%			2049	**	5-10	\$18,900	
Stucco Cement	5%			2042	**	5	\$6,900	
Window Wall	5%	Now	\$6,700	2039	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> <i>Location : Penthouse</i>								
Windows								
Aluminum	100%	Now	\$304,200	2054	**	5	\$3,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i> <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%</i> <i>Location : Various Locations</i> <i>Glazing Clouded, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	50%	Now	\$7,100	LIFE	**	5	\$56,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>								
Masonry: Brick	20%			LIFE	**	5-10	\$15,000	
Metal Rail	30%	Now	\$4,500	2042	**	5	\$23,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i> <i>Location : Over Penthouse</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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE POLOWCZYK HALL

Asset # : 2094

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$311,400	2039	**			1
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$33,700	LIFE	**	5	\$58,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	2%			2025	\$16,800	3	\$2,600	
Cast in Place Concrete	5%			LIFE	**	5	\$14,100	
Ceramic Tile	3%			2038	**	5	\$1,900	
Panel/Paver: Bluestone	3%			LIFE	**	5	\$2,900	
Terrazzo	2%			LIFE	**	5	\$2,000	
Vinyl Tile	50%	Now	\$111,900	2029	\$279,800	3	\$12,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 33%</i>								
<i>Location : Basement Corridors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	35%	Now	\$50,700	2024	\$253,700	3	\$8,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE POLOWCZYK HALL
Asset # : 2094

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$24,500	
Ceramic Tile	3%			2038	**	5	\$5,900	
Concrete Masonry Unit	72%	Now	\$63,900	LIFE	**	5	\$56,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	Now	\$4,100	LIFE	**	5	\$11,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Masonry: Brick	2%			LIFE	**	10	\$1,200	
Mosaic Tile	8%	Now	\$24,600	LIFE	**			
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : In Stair Near Perforated Concrete Wall</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Elevator</i>								
<i>Explanation : Staining / Discolored</i>								
Ceilings								
AcousTileConcealSpLn	75%	Now	\$79,900	2042	**	5	\$30,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fourth Floor, Various Other Locations</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	**	5-10	\$16,100	
Gypsum Board	5%			LIFE	**	5-10	\$11,100	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2039	**			
Retaining Walls								
Masonry: Fieldstone	100%	4+	\$2,900	2039	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	Now	\$300	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	50%			2038	**			

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE POLOWCZYK HALL

Asset # : 2094

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

Site Pavements

Parking/Driveway

Asphalt

100%

2032

**

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

Under 600 Volts

Service Equipment

Fused Disc Sw

70%

2049

**

5

\$200

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

Location : Electrical Room.

Explanation : The Service Equipment Includes 1- 3000 Ampere And 1- 1200 Ampere Main Disconnect Switch.

Fused Disc Sw

30%

2029

\$11,300

5

\$100

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

Location : Electrical Room.

Explanation : 1- 1600 Ampere Main Disconnect Switch Is Much Older Than Other Equipment.

Transformers

Dry Type

100%

2034

**

5

\$200

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

Location : Electrical Room.

Explanation : The Observed Transformer Is 150 Kilo-volt-ampere, 480volt-208/120volt. It Is In Good Condition.

Switchgear / Switchboard

Fused Disc Sw

30%

2039

**

5

\$100

Molded Case Bkrs

70%

4+

\$10,500

2039

**

5

\$600

Corroded, Extent : Moderate, Area Affected : 50%

Location : Penthouse Mechanical Room.

Raceway

Conduit

80%

2029

\$101,100

1

Conduit

20%

2049

**

1

Panelboards

Fused Disc Sw

10%

2028

\$13,700

5

\$100

Molded Case Bkrs

80%

2028

\$109,800

5

\$1,300

Molded Case Bkrs

10%

2037

**

5

\$200

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE POLOWCZYK HALL
Asset # : 2094

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Wiring								
	Braided Cloth	70%	2-4	\$124,200	2054	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building.</i>								
<i>Explanation : Insulation Aged.</i>								
	Thermoplastic	10%			2049	**	1	
	Thermoplastic	15%			2029	\$26,600	1	
	Thermoplastic	5%	Now	\$8,900	2059	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Visible Corrosion In Box And Trough Due To Water Penetration. Temporary Solution In Placed.</i>								
Motor Controllers								
	Locally Mounted	30%			2027	\$23,100	5	\$100
	Locally Mounted	10%			2042	**	5	
	Motor Control Center	60%			2027	\$179,100	5	\$1,000
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,800
Stand-by Power								
Transfer Switches								
	Automatic	100%			2042	**	1	\$19,100
Generators								
	Diesel	100%			2038	**	1	\$24,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building.</i>								
<i>Explanation : The Generator Is In Good Condition. Its Size Is 750 Kilowatts.</i>								
Batteries								
	Lead/Acid	100%			2023	\$1,500	5	\$2,300
Fuel Storage								
	Day Tank	100%			2045	**	5	\$11,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Without Generator.</i>								
<i>Explanation : There Is One 700 Gallon Fuel Tank, The Generator Is Also Supplied From The Energy/ Central Plant.</i>								
Lighting								
Interior Lighting								
	Fluorescent	50%			2034	**	10	\$28,400
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Fluorescent	30%			2029	\$41,800	10	\$17,100
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
	Fluorescent	20%			2024	\$27,900	10	\$11,400
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE POLOWCZYK HALL
Asset # : 2094

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

Lighting

Egress Lighting

Emergency, Service	50%			2029	\$15,600	1		
Exit, Service	40%			2024	\$6,800	1		
Exit, Service	10%			2029	\$1,700	1		

Exterior Lighting

HID	30%			2029	\$71,700	10	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Building Exterior.

Explanation : Fixtures Are Controlled Via Photocell.

No Component	70%							
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Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2029	\$196,500	1-3	\$11,800	

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

Heating

Energy Source

HTHW/HW	100%			2029	\$146,000	1		
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Conversion Equipment

Heat Exchanger, Shell & Tube	100%			2038	**			
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Distribution

Hot Wtr Piping/Pump	10%	2-4	\$9,200	2054	**	4	\$300	
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Other Observation, Extent : Light, Area Affected : 25%

Location : Attic

Explanation : 2 Of 3 Pumps Need Repair

Hot Wtr Piping/Pump	10%			2037	**	4	\$500	
Central Plant Steam Piping/Pmp	80%	Now	\$80,200	2029	\$802,000	4	\$2,400	

Leak Evident, Extent : Severe, Area Affected : 20%

Location : Basement And Throughout

Terminal Devices

Air Handler	60%	Now	\$25,000	2024	\$499,800	1	\$20,700	
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Leak Evident, Extent : Moderate, Area Affected : 5%

Location : Air Handler Coil, Penthouse

Convactor/Radiator	40%	Now	\$12,700	2027	\$126,800	1	\$7,200	
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Damaged, Extent : Moderate, Area Affected : 10%

Location : Throughout

Air Conditioning

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE POLOWCZYK HALL

Asset # : 2094

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	20%			2028	\$35,800	1		
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water From Plant</i>								
Conversion Equipment								
Split Unit	10%			2034	**			
Window/Wall Unit	90%			2024	\$111,100	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2029	\$72,300	4	\$4,600	
<i>Not in Service, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$132,900	2024	\$664,300	1	\$34,500	
<i>Not in Service, Extent : Light, Area Affected : 20%</i>								
<i>Location : Attic</i>								
Heat Rejection								
Evaporative Condenser	100%	Now	\$183,600	2039	**	2	\$34,500	
<i>Not in Service, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	55%	2-4	\$60,000	LIFE	**	2-5	\$19,000	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 20%</i>								
<i>Location : 4th Floor</i>								
No Component	45%							
Exhaust Fans								
Interior	80%	0-2	\$50,600	2039	**	2	\$1,200	
<i>Malfunctioning, Extent : Light, Area Affected : 50%</i>								
<i>Location : Attic</i>								
Interior	20%			2034	**	2	\$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$13,000	2034	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
Electric	100%			2027	\$52,200	4	\$400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic 225 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE POLOWCZYK HALL
Asset # : 2094

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Submersible	100%			2020	\$2,000	4	\$2,000	
Backflow Preventer No Component Generic	80% 20%			2029	\$3,000	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Sprinkler System Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049		**	1-5	\$31,200
Sprinkler								
No Component Generic	95% 5%	4+	\$2,900	2039		**	1-2	\$800
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Sprinkler Caps Missing</i>								

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE RECEIVING BLDG
Address : 161 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : BXCC-RB
Program / Asset # : CUN0007.620 / 14799 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 5,730 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 31-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 3223 **Lot** : 50 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$126,300	\$336,900
Total	\$126,300	\$336,900
Importance Code A	\$126,300	\$336,900
Total	\$126,300	\$336,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$13,100	\$5,900	\$300	
Interior Architecture	\$34,300	\$900	\$500	
Electrical	\$1,500	\$400	\$400	\$300
Mechanical	\$2,600	\$500	\$1,100	\$500
Total	\$51,600	\$7,800	\$2,300	\$900
Importance Code A	\$13,400	\$6,200	\$500	\$300
Importance Code B	\$33,900	\$1,600	\$1,600	\$600
Importance Code C	\$4,300		\$100	
Total	\$51,600	\$7,800	\$2,300	\$900



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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE RECEIVING BLDG

Asset # : 14799

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	95%			2055	**	5-10	\$463,200	
Metal Coiling Doors	5%			2046	**	5	\$11,100	
Windows								
Aluminum	95%			2051	**	5	\$800	
Metal Louvers	5%			2042	**	10	\$300	
Roof								
Metal Panel	95%			2046	**	10	\$24,300	
Skylight, Plastic	5%	Now	\$13,100	2046	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	**	5	\$30,000	
Ceramic Tile	5%			2042	**	5	\$400	
Vinyl Tile	15%			2037	**	3	\$500	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$300	
Concrete Masonry Unit	45%			LIFE	**	5	\$2,100	
Gypsum Board	50%			LIFE	**	5-10	\$5,000	
Ceilings								
AcousTileSusp.Lay-In	20%			2046	**	5	\$1,900	
Exposed Struc: Steel	80%			LIFE	**	10	\$15,000	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2055	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
Parking/Driveway								
Asphalt	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Service And One 30 Amperes Fire Alarm Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5		
Raceway								
Conduit	100%			2055	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE RECEIVING BLDG

Asset # : 14799

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$200	
Wiring								
Thermoplastic	100%			2055	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	60%			2037	**	10	\$3,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Mechanical Rooms</i>						
		<i>Explanation : Lighting Fixtures With Motion Sensors</i>						
LED	40%	0-2	\$1,100	2037	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Storage Area</i>						
		<i>Explanation : One Lighting Fixture Out Of Service And One Fixture Flashing</i>						
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$700	
Exit, Battery	50%			2037	**	10	\$200	
Exterior Lighting								
LED	10%			2037	**			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$200	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$3,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Furnace	100%			2037	**	1	\$2,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Gas Fired Unit Heaters</i>						
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$500	
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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE RECEIVING BLDG

Asset # : 14799

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2051	**	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2033	**	2	
	No Component	90%						
Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$900
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,100
Exhaust Fans								
	Interior	100%			2037	**	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2055	**	1	
Water Heater								
	Gas Fired	100%			2028	\$3,300	2	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Room</i>				
				<i>Explanation : One 50 Gallon Tank</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2055	**	1-2	\$1,600

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER
Address : 160 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : 21017
Program / Asset # : CUN0007.170 / 2077 **Yr Built/Renovated** : 1954 / 2009
Area Sq Ft : 58,794 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,ph
Block : 3222 **Lot** : 62 **BIN** : 2100247

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,205,100	\$105,400
Electrical	\$53,200	\$418,300
Mechanical		\$928,500
Total	\$1,258,400	\$1,452,200
Importance Code A	\$1,205,100	\$105,400
Importance Code B	\$53,200	\$1,346,800
Total	\$1,258,400	\$1,452,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$33,700			
Interior Architecture	\$113,500		\$3,000	\$10,200
Electrical	\$4,900	\$4,300	\$5,300	\$4,600
Mechanical	\$43,700	\$8,600	\$15,600	\$6,200
Site Enclosure	\$5,100			
Site Pavements	\$3,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$211,800	\$20,800	\$31,800	\$28,900
Importance Code A	\$33,700			
Importance Code B	\$134,300	\$20,800	\$31,800	\$27,100
Importance Code C	\$43,800			\$1,800
Total	\$211,800	\$20,800	\$31,800	\$28,900



*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.*

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER
Asset # : 2077

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	85%	Now	\$734,000	LIFE	**	5	\$59,600	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Theater And Main Building</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Theater, East Side Of Roscoe</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Whole East Facade Of Theater, Various Other Locations</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Theater</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 20%</i>								
<i>Location : Theater</i>								
Masonry: Limestone	10%			LIFE	**	5	\$10,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Along First And Second Floor Horizontal Bands</i>								
Metal Panel	3%			2039	**	5-10	\$14,500	
Granite Panels	2%	Now	\$19,000	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Loose Units, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Entrance To Main Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	95%	Now	\$78,700	2037	**	5	\$4,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Portions Of Main Building</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Rooms</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$3,000	

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER
Asset # : 2077

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	75%	Now	\$5,800	LIFE	**	5	\$500	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various On Every Roof</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various At Every Roof On Exterior Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	5%	Now	\$400	LIFE	**	5		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	20%	Now	\$400	2034	**	5	\$900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Main Roof</i>								
Roof								
Cast in Place Concrete	10%	Now	\$2,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Terraces</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Terraces</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Terrace Over Lobby</i>								
Modified Bitumen	15%	Now	\$73,600	2039	**			
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Theater Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Theater Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Theater Roof</i>								
Modified Bitumen	65%	Now	\$318,900	2039	**			
<i>Blisters, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof, Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof, Throughout</i>								
Single Ply Membrane	8%			2029	\$45,800	10	\$2,800	
Skylight, Metal/Glass	2%			2049	**	10	\$2,400	
Soffits								
Cement-Fiber Panel	100%	0-2	\$500	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER
Asset # : 2077

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	3%			2028	\$31,500	3	\$3,600	
Cast in Place Concrete	15%	Now	\$2,600	LIFE	**	5	\$26,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North End Of Mechanical Room</i>								
Ceramic Tile	5%			2038	**	5	\$4,000	
Quarry Tile	3%			2042	**	5	\$3,600	
Terrazzo	10%			LIFE	**	5	\$12,600	
Vinyl Tile	64%	Now	\$22,300	2034	**	3	\$19,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$3,600	
Concrete Masonry Unit	35%	4+	\$11,300	LIFE	**	5	\$9,900	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%			LIFE	**	5-10	\$18,100	
Masonry: Brick	5%			LIFE	**	10	\$1,100	
Plaster	40%	Now	\$11,600	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Wing Of Main Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Wing Of Main Building - Roscoe</i>								

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER
Asset # : 2077

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	2%	Now	\$13,300	2049	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby/ Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
AcousTileSusp.Lay-In	58%			2049	**	5	\$46,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	Now	\$19,800	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Concrete Beam In Basement Crawl Space Under Main Building</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement Crawl Space Beams Under Main Building</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas In Basements</i>								
Plaster	25%	Now	\$13,500	LIFE	**	5	\$12,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Wing Of Main Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Wing Of Main Building</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Side</i>								
<i>Explanation : Safety Fence</i>								
Free Standing Walls								
Masonry: Brick	100%	0-2	\$5,100	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,000	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Side Stair</i>								
Parking/Driveway								
Asphalt	100%			2038	**			
Electrical								
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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER

Asset # : 2077

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$300	
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	50%			2029	\$63,200	1		
Conduit	50%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$100	
Fused Disc Sw	10%			2028	\$10,700	5	\$100	
Molded Case Bkrs	20%			2028	\$21,400	5	\$300	
Molded Case Bkrs	65%			2045	**	5	\$1,000	
Wiring								
Braided Cloth	30%	2-4	\$53,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2029	\$35,500	1		
Thermoplastic	50%			2049	**	1		
Motor Controllers								
Locally Mounted	50%			2042	**	5	\$200	
Locally Mounted	50%			2027	\$23,100	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$18,100	
Lighting								
Interior Lighting								
Fluorescent	20%			2034	**	10	\$10,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Fluorescent	30%			2034	**	10	\$16,200	
Fluorescent	40%			2034	**	10	\$21,600	
HID	10%			2029	\$9,600	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building, Auditorium</i>								
<i>Explanation : Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator.</i>								
Exit, Service	50%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Equipment Is In Good Condition.</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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER
Asset # : 2077

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

Lighting

Exterior Lighting								
HID	100%			2029	\$226,600	10	\$200	

Alarm

Security System								
No Component	90%							
Generic	10%			2034	**	1	\$2,200	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2034	**	1-3	\$25,400	

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

Heating

Energy Source								
HTHW/HW	70%			2039	**	1		
Natural Gas	30%			2049	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2038	**			
Distribution								
Central Plant Steam Piping/Pmp	100%			2049	**	4	\$4,300	
Terminal Devices								
Air Handler	80%			2024	\$632,200	1	\$29,100	
Convactor/Radiator	20%			2034	**	1	\$3,800	

Air Conditioning

Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2034	**	2	\$1,100	
Split Unit	10%			2034	**			
Window/Wall Unit	40%			2024	\$46,800	1		
No Component	20%							
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2	\$28,700	
No Component	70%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,900	
Exhaust Fans								
Interior	100%			2029	\$199,900	2	\$1,800	

Plumbing

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER

Asset # : 2077

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%	Now	\$12,300	2034	**	1	
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Water Heater	Electric	100%			2027	\$49,500	4	\$300
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : 120 Gallon In Basement</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	65%			2024	\$5,600	4	\$1,200
	Submersible	35%			2020	\$700	4	\$700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Freight: 1st Floor To Roof, Passenger: 1st To 3rd Floor</i>								
<i>Explanation : 2 Units - 1 Freight And 1 Passenger</i>								
Fire Suppression								
Standpipe	Generic	100%			2039	**	1-5	\$29,600
Sprinkler	No Component	40%						
	Generic	60%			2039	**	1-2	\$9,900

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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX
Address : 160 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0007.600 / 14634 **Yr Built/Renovated** :
Area Sq Ft : 14,295 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3222 **Lot** : 62 **BIN** : 2100247

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$144,100	\$150,800
Interior Architecture		\$130,000
Electrical		\$23,100
Total	\$144,100	\$303,900
Importance Code A	\$144,100	\$150,800
Importance Code B		\$153,100
Total	\$144,100	\$303,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,200		\$4,000	
Interior Architecture	\$67,300		\$2,400	\$1,900
Electrical	\$8,500	\$1,200	\$1,300	\$1,100
Mechanical	\$1,700	\$800	\$1,400	\$1,100
Site Pavements	\$200			
Total	\$112,000	\$2,000	\$9,100	\$4,100
Importance Code A	\$34,200		\$4,000	
Importance Code B	\$59,500	\$2,000	\$5,100	\$4,100
Importance Code C	\$18,200			
Total	\$112,000	\$2,000	\$9,100	\$4,100



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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX
Asset # : 14634

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$18,800	LIFE	**	5	\$12,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southeast Corner At First Floor Window Sill</i>								
Masonry: Limestone	10%	Now	\$3,200	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2049	**	5-10	\$4,900	
Windows								
Aluminum	98%	Now	\$68,600	2037	**	5	\$4,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Metal Louvers	2%			2038	**	10	\$1,000	
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$13,100	
Metal Panel	5%	Now	\$900	2049	**	5	\$200	
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast Corner Of Roof</i>								
Metal Rail	15%			2042	**	5-10	\$6,500	
Roof								
Modified Bitumen	82%	Now	\$75,400	2029	\$150,800			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	18%			2039	**	10	\$2,400	
Soffits								
Cement-Fiber Panel	100%			2034	**	10		
Interior								
Floors								
Carpet	10%			2028	\$27,900	3	\$3,200	
Cast in Place Concrete	15%			LIFE	**	5	\$14,000	
Mosaic Tile	5%			2042	**	5	\$2,700	
Vinyl Tile	70%	Now	\$26,000	2029	\$130,000	3	\$5,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX
Asset # : 14634

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$31,500	
Gypsum Board	5%			LIFE	**	5-10	\$3,500	
Ceilings								
AcousTile,Adhered	30%	Now	\$6,100	2034	**	5	\$3,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms On Third Floor</i>								
AcousTileSusp.Lay-In	30%	Now	\$2,600	2034	**	5	\$3,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	20%			LIFE	**	5-10	\$5,400	
Plaster	20%	Now	\$2,900	LIFE	**	5	\$2,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$200	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%			2038	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere And Two 400 Ampere Main. Serve From Another Building.</i>								
Transformers								
Dry Type	100%			2042	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilo-volt-ampere And One 225 Kilo-volt-ampere 480v-208/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$100	
Raceway								
Conduit	50%			2029	\$11,300	1		
Conduit	50%			2055	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX
Asset # : 14634

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2045	**	5		
Fused Disc Sw	10%			2028	\$3,100	5		
Molded Case Bkrs	20%			2028	\$6,100	5	\$100	
Molded Case Bkrs	65%			2051	**	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$7,400	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Thermoplastic	20%			2029	\$5,000	1		
Thermoplastic	50%			2055	**	1		
Motor Controllers								
Locally Mounted	50%			2042	**	5		
Locally Mounted	50%			2027	\$23,100	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$4,400	
Lighting								
Interior Lighting								
Fluorescent	20%			2034	**	10	\$2,600	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	30%			2034	**	10	\$3,900	
Fluorescent	50%			2034	**	10	\$6,600	
Egress Lighting								
Emergency, Service	50%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	50%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting								
HID	100%			2034	**	10		
Alarm								
Security System								
No Component	90%							
Generic	10%			2034	**	1	\$500	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2037	**	1-3	\$6,200	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX
Asset # : 14634

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
	Energy Source							
	HTHW/HW	100%		2039	**	1		
	Conversion Equipment							
	Heat Exchanger, Shell & Tube	100%		2038	**			
	Distribution							
	Central Plant Steam Piping/Pmp	100%		2039	**	4	\$700	
	Terminal Devices							
	Convactor/Radiator	100%		2034	**	1	\$4,600	
Air Conditioning								
	Energy Source							
	Electricity	100%		2037	**	1		
	Conversion Equipment							
	Window/Wall Unit	80%		2024	\$22,800	1		
	No Component	20%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	20%		LIFE	**	2-5	\$2,500	
	No Component	80%						
	Exhaust Fans							
	Roof	20%		2029	\$4,500	2	\$100	
	Not Accessible	80%						
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2042	**	1		
	Water Heater							
	Electric	100%		2027	\$12,000	4	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 120 Gallons</i>							
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	60%		2029	\$1,300	4	\$300	
	Submersible	40%		2022	\$200	4	\$200	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%		2049	**	1-5	\$7,200	

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE SAGE HALL
Address : 175 WEST 180th ST
Borough : BRONX **Agency's Number** : 21030
Program / Asset # : CUN0007.300 / 2064 **Yr Built/Renovated** : 1920 / 2005
Area Sq Ft : 27,328 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2100254

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$209,500	\$49,600
Interior Architecture	\$48,200	
Electrical		\$135,800
Mechanical	\$63,500	\$646,300
Total	\$321,200	\$831,800
Importance Code A	\$209,500	\$49,600
Importance Code B	\$111,700	\$782,200
Total	\$321,200	\$831,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$71,500			
Interior Architecture	\$63,500		\$5,200	\$3,700
Electrical	\$26,700	\$1,600	\$2,100	\$1,600
Mechanical	\$7,700	\$1,600	\$1,600	\$900
Site Pavements	\$1,100			
Total	\$170,500	\$3,200	\$9,000	\$6,300
Importance Code A	\$71,500			
Importance Code B	\$70,400	\$3,200	\$9,000	\$6,300
Importance Code C	\$28,600			
Total	\$170,500	\$3,200	\$9,000	\$6,300



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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SAGE HALL

Asset # : 2064

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$16,800	LIFE	**	5	\$14,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	85%	Now	\$152,800	LIFE	**	5	\$49,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade At Doorway</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And South Facade</i>								
Masonry: Limestone	5%	4+	\$16,300	LIFE	**	5	\$2,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Horizontal Band</i>								
Metal Coiling Doors	5%			2034	**	5	\$9,100	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%	Now	\$56,700	2045	**	5	\$6,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : South Side</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2038	**	10	\$1,700	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$40,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$8,200	
Roof								
Modified Bitumen	100%			2037	**	10	\$20,200	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		

Interior

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SAGE HALL**

Asset # : 2064

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	8%	Now	\$3,700	LIFE	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout The Basement</i>								
Ceramic Tile	5%			2032	**	5	\$2,200	
Terrazzo	5%			LIFE	**	5	\$3,400	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridor</i>								
Traffic Topping	15%			2037	**	5	\$8,300	
Vinyl Tile	63%	0-2	\$48,200	2034	**	3	\$10,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	4%			2029	\$19,800	3	\$900	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	15%	Now	\$8,100	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Area - Basement</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$6,700	
Gypsum Board	10%			LIFE	**	5-10	\$7,100	
Masonry: Brick	10%			LIFE	**	10	\$1,200	
Plaster	45%			LIFE	**	5-10	\$15,900	
Ceilings								
AcousTileSusp.Lay-In	50%	Now	\$9,100	2042	**	5	\$11,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout 2nd Floor</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout 2nd Floor</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	Now	\$10,900	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Beams In Basement</i>								
Plaster	35%	Now	\$10,300	LIFE	**	5	\$9,600	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Corridor</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SAGE HALL**

Asset # : 2064

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	75%			2064	**			
Masonry: Fieldstone	25%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	4+	\$700	2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%	0-2	\$500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entry Stairs</i>								
Parking/Driveway								
Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2034	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 30 Kilo-volt-ampere 408v-208/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$100	
Raceway								
Conduit	90%			2039	**	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$7,600	5	\$100	
Molded Case Bkrs	10%			2045	**	5	\$100	
Molded Case Bkrs	80%			2037	**	5	\$600	
Wiring								
Thermoplastic	90%			2039	**	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$46,300	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SAGE HALL**

Asset # : 2064

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$8,400	
Lighting								
Interior Lighting								
Fluorescent	60%			2029	\$36,900	10	\$15,000	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	40%	0-2	\$24,600	2039	**			
			<i>Inadequate Lighting Level, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor</i>					
Egress Lighting								
Emergency, Service	50%			2029	\$6,900	1		
Exit, Service	50%			2029	\$3,800	1		
Exterior Lighting								
HID	50%			2029	\$52,700	10		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Controlled Via Photocell</i>					
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$25,300	1	\$3,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2034	**	1-3	\$5,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2029	\$64,400	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Supplied From Adjacent Building</i>					
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2038	**			
Distribution								
Central Plant Steam Piping/Pmp	100%			2029	\$442,100	4	\$2,000	
Terminal Devices								
Convactor/Radiator	100%			2027	\$139,800	1	\$8,800	

Air Conditioning

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SAGE HALL**

Asset # : 2064

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	30%	0-2	\$63,500	2039	**	2	\$400
			<i>Damaged, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Roof</i>					
	Window/Wall Unit	60%			2024	\$32,700	1	
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$7,200
	No Component	70%						
Exhaust Fans								
	Roof	30%			2029	\$13,000	2	\$300
	No Component	70%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$3,900	2039	**	1	
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Street Supply Line</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2024	\$4,000	4	\$900
Fixtures								
	Generic	100%						

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

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE SNOW HALL
Address : 135 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : 21048
Program / Asset # : CUN0007.480 / 2068 **Yr Built/Renovated** : 1962 /
Area Sq Ft : 9,775 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 3224 **Lot** : 1 **BIN** : 2014903

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$71,800
Site Pavements	\$162,400	
Total	\$162,400	\$71,800
Importance Code A		\$71,800
Importance Code C	\$162,400	
Total	\$162,400	\$71,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$41,200			
Interior Architecture	\$56,300	\$2,000		\$1,500
Electrical	\$800	\$900	\$600	\$600
Mechanical	\$2,800	\$1,600	\$2,800	\$900
Site Enclosure	\$4,900			
Total	\$106,000	\$4,500	\$3,400	\$3,000
Importance Code A	\$41,700	\$500	\$500	\$500
Importance Code B	\$37,300	\$4,000	\$2,900	\$2,600
Importance Code C	\$26,900			
Total	\$106,000	\$4,500	\$3,400	\$3,000



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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL

Asset # : 2068

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$42,700	
<i>Graffiti, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Side</i>								
Wood	10%	Now	\$12,700	2049	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fascia</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fascia</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fascia</i>								
Windows								
Aluminum	98%			2054	**	5	\$2,700	
Metal Louvers	2%			2038	**	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Vents</i>								
<i>Explanation : Bird Nest Blocking Vent</i>								
Roof								
Asphalt Shingle	100%	Now	\$7,200	2025			\$71,800	
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gutters Throughout</i>								
Soffits								
Cement-Fiber Panel	100%			2034	**	10		
Interior								

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL

Asset # : 2068

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	\$10,200	2030	**	3	\$2,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	20%			LIFE	**	5	\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
<i>Explanation : Repair</i>								
Ceramic Tile	5%	Now	\$600	2038	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Toilet</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Toilet</i>								
Vinyl Tile	50%	Now	\$2,800	2039	**	3	\$2,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	15%			2064	**	5	\$3,700	
Interior Walls								
Cast in Place Concrete	10%	Now	\$10,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Concrete Masonry Unit	5%	0-2	\$900	LIFE	**	5	\$300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Gypsum Board	85%			LIFE	**	5-10	\$23,800	
Ceilings								
AcousTileSusp.Lay-In	30%			2046	**	5	\$3,900	
Exposed Concrete	20%			LIFE	**	5-10	\$3,300	
Plaster	50%			LIFE	**	5-10	\$11,200	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2049	**			
<i>Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot Gate</i>								
Iron Picket	75%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2049	**			

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

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL**

Asset # : 2068

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$4,900	2079		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaways</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
On-Site Walkways								
Cast in Place Concrete	85%			2042		**		
Pavers/Stone	15%			2032		**		
Parking/Driveway								
Asphalt	100%	Now	\$162,400	2044		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055		**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Service Equipment Includes One 400 Ampere Main Disconnect Switch Which Is In Good Condition.</i>								
Raceway								
Conduit	100%			2049		**	1	
Panelboards								
Fused Disc Sw	5%			2051		**	5	
Molded Case Bkrs	95%			2051		**	5	\$200
Wiring								
Thermoplastic	100%			2055		**	1	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Grounding System Is In Good Condition.</i>								
Lighting								

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL**

Asset # : 2068

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2037	**	10	\$8,100	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Under Construction	10%							
Egress Lighting								
Emergency, Battery	50%			2029	\$6,700	10	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Emergency Lighting System Is Supplied From Adjacent Building Generator.</i>								
Exit, Service	50%			2024	\$1,300	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Emergency Lighting System Is Supplied From Adjacent Building Generator.</i>								
Exterior Lighting								
HID	100%			2034	**	10		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior.</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2039	**	1	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : There Is A CCTV System Which Covers The Building Interior.</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : There Is Evidence The System Has Recently Been Upgraded.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2039	**	5	\$3,000	
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 140,000 Btu Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$700	

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**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL**

Asset # : 2068

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Terminal Devices							
	Convactor/Radiator	100%			2042	**	1	\$3,200
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Air Conditioning								
	Energy Source							
	Electricity	100%			2045	**	1	
	Conversion Equipment							
	Split Unit	60%			2034	**		
	No Component	40%						
	Distribution							
	Ductwork/Diffusers	60%			LIFE	**	2	\$9,500
	No Component	40%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	10%			2049	**	1	
	Galvanized Steel	90%			2042	**	1	
	Water Heater							
	Electric	100%			2027	\$8,200	4	\$100
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 61 Gallon Heater</i>					
	HW Heat Exchanger							
	Steam Fired	100%			2049	**	4	\$1,400
			<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Basement - 6 Years Ago</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	No Component	50%						
	Generic	50%			2029	\$1,200	1	\$300
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	75%						
	Generic	25%			2039	**	1-2	\$700

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : BRONX COMMUNITY COLLEGE SOUTH HALL
Address : 187 WEST 180th STREET
Borough : BRONX **Agency's Number** : 21031
Program / Asset # : CUN0007.310 / 2065 **Yr Built/Renovated** : 1857 / 2011
Area Sq Ft : 18,978 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,Att
Block : 3222 **Lot** : 62 **BIN** : 2100255

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$92,300	\$88,700
Interior Architecture	\$127,500	
Electrical		\$89,000
Mechanical		\$274,200
Total	\$219,900	\$451,900
Importance Code A	\$92,300	\$88,700
Importance Code B	\$36,100	\$363,200
Importance Code C	\$91,400	
Total	\$219,900	\$451,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,100			
Interior Architecture	\$81,800		\$4,500	\$10,300
Electrical	\$6,400	\$1,300	\$1,600	\$1,400
Mechanical	\$41,200	\$1,300	\$900	\$1,400
Site Enclosure	\$1,200			
Total	\$164,700	\$2,600	\$6,900	\$13,000
Importance Code A	\$34,100			
Importance Code B	\$88,100	\$2,600	\$6,900	\$13,000
Importance Code C	\$42,500			
Total	\$164,700	\$2,600	\$6,900	\$13,000



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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SOUTH HALL

Asset # : 2065

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$84,800	
		<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>						
		<i>Location : North Facade</i>						
Masonry: Brownstone	5%			LIFE	**	5	\$3,700	
		<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>						
		<i>Location : South Facade</i>						
Masonry: Fieldstone	10%			LIFE	**	5	\$7,500	
		<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>						
		<i>Location : South Side</i>						
Windows								
Aluminum	95%			2045	**	5	\$4,300	
Steel	5%	Now	\$12,000	2054	**	5	\$1,400	
		<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Basement</i>						
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
Parapets								
Wood Cornice	100%			2055	**	5-10	\$32,600	
Roof								
Metal Panel	85%			2046	**	10	\$46,300	
Plaza Roof: Stone Panels	15%	Now	\$49,900	2055	**			
		<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Over Basement</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over Basement</i>						
Soffits								
Wood	100%			2042	**	5		

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SOUTH HALL

Asset # : 2065

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	50%			2025	\$232,700	3	\$35,700	
	<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	10%	Now	\$7,600	LIFE	**	5	\$7,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Uneven Surface, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Ceramic Tile	5%			2042	**	5	\$1,800	
Vinyl Tile	20%	2-4	\$3,100	2034	**	3	\$2,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Third Floor</i>							
Vinyl Tile 9" X 9"	10%	Now	\$12,100	2039	**	3	\$1,300	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Third Floor</i>							
	<i>Patching Evident, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Wood	5%	0-2	\$36,100	2057	**	5	\$1,700	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout Attic</i>							
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout Attic</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.

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SOUTH HALL**

Asset # : 2065

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								
Gypsum Board	10%	Now	\$10,300	LIFE	**	5	\$2,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Mold / Mildew</i>								
Masonry: Brick	10%	Now	\$32,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	5%	Now	\$41,700	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Penetration And Missing Mortar Joints</i>								
Plaster	75%	Now	\$49,700	LIFE	**	5	\$9,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement, Various Locations Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTile,Adhered	20%			2042	**	5	\$7,100	
Plaster	80%	0-2	\$7,700	LIFE	**	5	\$17,900	
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Site Enclosure								
Retaining Walls								
Masonry: Brick	25%			2049	**			
Masonry: Fieldstone	75%	2-4	\$1,200	2049	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2042	**			
Pavers/Stone	25%			2038	**			

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SOUTH HALL

Asset # : 2065

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%			2049	**	5	\$500
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2049	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Ampere Main Distribution Board</i>								
Raceway								
	Conduit	80%			2049	**	1	
	Conduit	20%			2029	\$4,500	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$3,100	5	
	Molded Case Bkrs	20%			2028	\$6,100	5	\$100
	Molded Case Bkrs	70%			2045	**	5	\$400
Wiring								
	Braided Cloth	20%	2-4	\$5,000	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Levels</i>								
	Thermoplastic	80%			2049	**	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$46,300	5	\$100
Stand-by Power								
Transfer Switches								
	Automatic	100%			2042	**	1	\$5,800
Lighting								
Interior Lighting								
	Fluorescent	100%			2029	\$42,700	10	\$17,400
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
	Emergency, Service	50%			2034	**	1	
	Exit, Service	50%			2034	**	1	
Exterior Lighting								
	HID	30%			2029	\$21,900	10	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
	No Component	70%						
Alarm								
Security System								
	No Component	90%						
	Generic	10%			2029	\$5,900	1	\$700
Fire/Smoke Detection								
	No Component	40%						
	Generic, Analog	60%			2037	**	1-3	\$7,000

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.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SOUTH HALL

Asset # : 2065

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2029	\$44,700	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2038	**			
Distribution								
Hot Wtr Piping/Pump	100%	2-4	\$8,500	2045	**	4	\$900	
		<i>Corroded, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
		<i>Insul. Deteriorating, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
Terminal Devices								
Convactor/Radiator	90%			2027	\$87,400	1	\$5,500	
Fan Coil Unit/Heat	10%			2024	\$27,200	1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2024	\$30,200	1		
No Component	20%							
Ventilation								
Exhaust Fans								
Roof	100%			2037	**	2	\$600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$31,800	2034	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
Water Heater								
Electric	100%			2027	\$16,000	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 50 Gallon Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	20%							
Generic	80%			2029	\$142,100	1-2	\$4,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G
Address : 135 EAST 146TH ST. @ WALTON AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0002.060 / 14556 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 13,178 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2350 **Lot** : 24 **BIN** : 2001088

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$292,000
Electrical		\$50,800
Mechanical		\$133,900
Total		\$476,800
Importance Code A		\$292,000
Importance Code B		\$184,700
Total		\$476,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$39,700	\$1,500	\$2,500	
Interior Architecture	\$41,700		\$7,200	\$1,200
Electrical	\$500	\$300	\$500	\$300
Mechanical	\$6,300	\$900	\$3,600	\$900
Site Enclosure	\$1,600			
Site Pavements	\$2,700			
Total	\$92,400	\$2,600	\$13,800	\$2,500
Importance Code A	\$40,200	\$2,200	\$3,100	\$700
Importance Code B	\$30,400	\$500	\$10,700	\$1,000
Importance Code C	\$21,800			\$700
Total	\$92,400	\$2,600	\$13,800	\$2,500



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

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G
Asset # : 14556

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$29,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Main Entry</i>								
Metal Coiling Doors	10%			2042	**	5	\$5,100	
Windows								
Aluminum	50%			2051	**	5	\$2,900	
Glass Block	50%			LIFE	**	5	\$3,600	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$25,700	
Metal Panel	5%			2049	**	5	\$800	
Roof								
Modified Bitumen	98%			2029		10	\$21,100	
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%	Now	\$1,300	2039	**			
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Carpet	3%			2028	\$7,600	3	\$900	
Cast in Place Concrete	10%			LIFE	**	5	\$8,600	
Ceramic Tile	5%			2038	**	5	\$1,000	
Vinyl Tile	82%			2034	**	3	\$6,000	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,500	
Concrete Masonry Unit	45%			LIFE	**	5	\$10,700	
Gypsum Board	50%			LIFE	**	5-10	\$25,400	
Ceilings								
AcousTileSusp.Lay-In	50%			2042	**	5	\$9,800	
Exposed Concrete	20%			LIFE	**	5-10	\$4,900	
Exposed Struc: Steel	15%			LIFE	**	10	\$5,900	
Gypsum Board	10%			LIFE	**	5-10	\$6,800	
Plaster	5%			LIFE	**	5-10	\$1,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$1,600	2079	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : E 146th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$2,700	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G
Asset # : 14556

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

Site Pavements

Parking/Driveway

Asphalt

85%

2038

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Cast in Place Concrete

15%

2034

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2029

\$4,900

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Rating.*

Switchgear / Switchboard

Fused Disc Sw

100%

2039

* *

5

\$100

Raceway

Conduit

100%

2039

* *

1

Panelboards

Molded Case Bkrs

100%

2037

* *

5

\$300

Wiring

Thermoplastic

100%

2039

* *

1

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$400

Lighting

Interior Lighting

Fluorescent

97%

2034

* *

10

\$11,700

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

2%

2034

* *

10

\$200

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Storage Area*

Incandescent

1%

2024

\$1,700

2

*Obsolete Fixtures, Extent : Light, Area Affected : 100%**Location : Garage Area*

Egress Lighting

Emergency, Battery

50%

2029

\$9,100

10

\$1,600

Exit, Service

50%

2029

\$2,200

1

Exterior Lighting

HID

100%

2029

\$50,800

10

Alarm

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

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G
Asset # : 14556

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

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$1,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2024

\$27,900

1-3

\$1,700

*Local/Battery Operated Detect, Extent : Light, Area Affected : 100%**Location : Throughout Building*

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

Heating

Energy Source

Electricity

30%

2039

* *

1

Natural Gas

70%

2039

* *

1

Conversion Equipment

Furnace

90%

2029

\$26,700

1

\$5,900

*Other Observation, Extent : Light, Area Affected : 70%**Location : 1st Floor Garage And Back Mechanical Room**Explanation : 5 Units*

Radiant Heater

10%

2029

\$22,300

2

\$600

*Other Observation, Extent : Light, Area Affected : 10%**Location : Hallways**Explanation : 3 Units*

Distribution

Ductwork/Diffusers

70%

LIFE

* *

2-5

\$8,100

No Component

30%

Air Conditioning

Energy Source

Electricity

100%

2037

* *

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.

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G
Asset # : 14556

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%			2027	\$133,900	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st And 2nd Floor Closets</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor Closets</i>								
<i>Explanation : 2 Units. 1 Dedicated To 1st Floor And 1 To 2nd Floor.</i>								
Split Unit	5%			2029	\$13,400			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Purchasing Room</i>								
<i>Explanation : 1 Unit Dedicated To Purchasing Room.</i>								
Window/Wall Unit	25%			2024	\$6,600	1		
No Component	20%							
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2	\$10,700	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$1,200	
No Component	90%							
Exhaust Fans								
Interior	10%			2029	\$4,500	2		
Wall Unit	10%			2029	\$400	2		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2024	\$11,100	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2029	\$3,200	1	\$800	
Fixtures								
Generic	100%							

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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Address : 475 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : 22002
Program / Asset # : CUN0002.010 / 2120 **Yr Built/Renovated** : 1990 / 2008
Area Sq Ft : 193,661 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 26-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 2346 **Lot** : 29 **BIN** : 2001038

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$942,500	\$101,900
Interior Architecture	\$1,739,100	\$285,200
Electrical	\$79,600	\$1,754,200
Mechanical	\$48,000	\$3,644,700
Total	\$2,809,100	\$5,786,000
Importance Code A	\$942,500	\$144,700
Importance Code B	\$1,625,400	\$5,482,900
Importance Code C	\$241,200	\$158,300
Total	\$2,809,100	\$5,786,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$77,200		\$37,700	
Interior Architecture	\$83,700		\$27,200	\$7,200
Electrical	\$43,300	\$26,500	\$41,900	\$28,500
Mechanical	\$124,100	\$90,300	\$124,100	\$90,300
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$362,800	\$151,300	\$265,400	\$160,600
Importance Code A	\$95,400	\$18,200	\$55,900	\$18,200
Importance Code B	\$247,100	\$133,100	\$209,400	\$142,300
Importance Code C	\$20,300			
Total	\$362,800	\$151,300	\$265,400	\$160,600



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.

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$92,600	
Masonry: Brick	30%			LIFE	**	5	\$111,100	
Metal Panel	10%	Now	\$2,700	2049	**	5	\$34,700	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Stucco Cement	10%			2034	**	5	\$46,300	
Stucco Cement	15%			2042	**	5	\$69,500	
Window Wall	10%			2049	**	5	\$69,500	
Windows								
Aluminum	57%			2045	**	5	\$29,200	
Aluminum	38%	Now	\$249,600	2037	**	5	\$9,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Old Wing</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Old Wing</i>								
Metal Louvers	5%			2038	**	10	\$16,000	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5-10	\$8,400	
Masonry: Brick	20%			LIFE	**	5-10	\$14,000	
Masonry: Brick	30%			LIFE	**	5-10	\$21,000	
Metal Panel	10%			2049	**	5	\$4,000	
Metal Rail	15%	2-4	\$8,400	2042	**	5	\$10,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Welded Joints</i>								
Metal: Cage/Fence	5%			2042	**	5-10	\$4,000	
Stucco Cement	5%			2042	**	5	\$1,300	

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.

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$591,100	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Roof Drains, Old Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
Modified Bitumen	48%	Now	\$14,200	2034	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Drain Strainer Cooling Tower</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper And Upper Low Roof</i>								
Panel/Paver: Cer/Brk	5%			2049	**	10	\$7,100	
Skylight, Plastic	2%			2042	**	1		
Traffic Topping	5%	0-2	\$700	2034	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Childrens Play Area</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Childrens Play Area</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2028	\$377,600	3	\$43,500	
Cast in Place Concrete	5%			LIFE	**	5	\$63,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
Ceramic Tile	7%			2044	**	5	\$20,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Restrooms</i>								
Sheet Vinyl/Rubber	8%	Now	\$210,700	2034	**	5	\$17,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Nosings</i>								
Terrazzo	15%	4+	\$103,100	LIFE	**	5	\$34,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%			2034	**	3	\$38,000	
Vinyl Tile	20%	Now	\$251,500	2034	**	3	\$21,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Old Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Wing, IT Room</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.

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$18,400	
Concrete Masonry Unit	40%			LIFE	**	5	\$117,800	
Gypsum Board	45%			LIFE	**	5-10	\$281,700	
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5-10	\$31,300	
Ceilings								
AcousTileConcealSpLn	50%			2042	**	5	\$181,200	
AcousTileSusp.Lay-In	25%	Now	\$299,100	2042	**	5	\$36,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Laboratories</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Wing, 5th Floor New Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$36,200	
Exposed Struc: Steel	8%	4+	\$498,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Gypsum Board	7%			LIFE	**	5-10	\$69,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2032	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$42,900	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Switches Rated At 4000 Amperes, 3000 Amperes And 2000 Amperes</i>								

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2027	\$16,100	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1000 Kilo-volt-ampere And 750 Kilo-volt-ampere, 480/277/208 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2039	**	5	\$400	
Fused Disc Sw	50%			2029	\$124,700	5	\$400	
Raceway								
Conduit	90%			2029	\$265,500	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2037	**	5	\$200	
Fused Knife Sw	5%	2-4	\$13,000	2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	40%			2037	**	5	\$2,000	
Molded Case Bkrs	50%			2028	\$129,700	5	\$2,600	
Wiring								
Braided Cloth	20%	2-4	\$79,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Upper Floors</i>								
Thermoplastic	80%			2039	**	1		
Motor Controllers								
Locally Mounted	75%			2027	\$88,100	5	\$1,000	
Locally Mounted	20%			2034	**	5	\$300	
Locally Mounted	5%			2042	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location :</i>								
<i>Explanation : Covered With Insulation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$59,600	
Generators								
Diesel	50%			2038	**	1	\$37,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator 1 Rated At 150 Kilowatts</i>								
Diesel	50%			2032	**	1	\$37,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator 2 Rated At 300 Kilowatts</i>								

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	50%			2023	\$800	5	\$3,600	
Lead/Acid	50%			2022	\$800	5	\$3,600	
Fuel Storage								
Day Tank	50%			2037	**	5	\$18,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2044	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$159,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2034	**	10	\$17,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	10%			2057	**	1		
Exit, Service	40%			2034	**	1		
Exterior Lighting								
HID	50%			2029	\$373,200	10	\$300	
HID	50%			2024	\$373,200	10	\$300	
Lightning Protection								
Arresters/Cabling								
No Component	50%							
Generic	50%			2044	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition Building Roof</i>								
<i>Explanation : Copper Lightning Rods</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$179,400	1	\$21,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$119,300	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	10%			2049	**	1		
Interruptible Gas/Dual Fuel	90%			2049	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : No.4 Fuel Oil</i>						
Conversion Equipment								
Furnace	10%			2037	**	1	\$9,600	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Gas Fired Rooftop Package Units</i>						
Steam Boiler	90%			2042	**	1	\$172,600	
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
		<i>Explanation : 2 Steam Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	60%			2045	**	4	\$8,600	
Steam Piping/Pump	40%			2039	**			
Terminal Devices								
Air Handler	30%			2034	**	1	\$35,900	
Convactor/Radiator	40%			2027	\$396,400	1	\$25,000	
Fan Coil Unit/Heat	30%			2034	**	1	\$18,800	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2032	**	1	\$104,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
		<i>Explanation : 2 Units, Refrigerant 134 - A</i>						
Int Pkg Unit - Heating/Cooling	33%			2030	**	2	\$3,900	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various Areas</i>						
Ext Pkg Unit - Heating/Cooling	15%			2029	\$347,600	2	\$1,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>						
		<i>Location : 2 Units, New Wing Roof</i>						
Split Unit	2%			2029	\$79,000			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Elevator Machine Rooms And Server Rooms</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2039	**	4	\$1,400	
Ductwork/Diffusers	85%			LIFE	**	2	\$267,700	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	50%			2029	\$1,038,100	1	\$59,900	
Fan Coil - 4 Pipe	20%			2029	\$866,800	1	\$12,500	
No Component	30%							
Heat Rejection								
Water Cooling Tower	50%			2027	\$351,300	2	\$97,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : 2 Cooling Towers</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$171,000	
Exhaust Fans								
Interior	30%			2029	\$197,600	2	\$1,800	
Roof	50%			2029	\$153,700	2	\$3,000	
Wall Unit	20%			2029	\$13,200	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2029	\$112,900	2	\$2,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit Installed In 2017. Used Only When Boilers Are Off.</i>								
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$19,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit, Used Only When Boilers Are On.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2029	\$53,300	4	\$11,600	
Fixtures								
Generic	100%							
Vertical Transport								

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	90%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : One Unit From 1st To 6th Floor, One Unit From 1st To 5th Floor, Two Units From Basement To 5th Floor</i>								
<i>Explanation : 4 Units</i>								
	Hydraulic	10%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library 2nd To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2039		**	1-5 \$97,600
Sprinkler								
	Generic	100%			2039		**	1-2 \$54,200
Fire Pump								
	Generic	100%			2038		**	1 \$36,200

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Address : 500 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : 22001
Program / Asset # : CUN0002.020 / 2121 **Yr Built/Renovated** : 1965 / 2011
Area Sq Ft : 124,892 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 26-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2343 **Lot** : 32 **BIN** : 2001019

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$455,900	\$505,000
Interior Architecture	\$288,000	\$1,266,600
Electrical	\$60,900	\$2,381,200
Mechanical	\$31,000	\$355,600
Total	\$835,700	\$4,508,400
Importance Code A	\$455,900	\$547,900
Importance Code B	\$214,800	\$3,897,900
Importance Code C	\$165,000	\$62,600
Total	\$835,700	\$4,508,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$33,200	\$700	\$3,700	
Interior Architecture	\$81,800	\$14,900	\$16,400	\$19,800
Electrical	\$7,400	\$5,800	\$8,800	\$6,700
Mechanical	\$82,900	\$27,500	\$87,900	\$25,200
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$220,000	\$63,600	\$131,700	\$66,600
Importance Code A	\$34,400	\$1,900	\$5,000	\$1,200
Importance Code B	\$159,300	\$61,700	\$120,200	\$65,300
Importance Code C	\$26,300		\$6,500	
Total	\$220,000	\$63,600	\$131,700	\$66,600



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**CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)**

Asset # : 2121

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	38%	4+	\$175,300	LIFE	**	5	\$56,900	
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Lintels Roof Windows And Louvers</i>					
			<i>Efflorescence, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof Above Windows And Louvers</i>					
Pre-Cast Concrete	50%			LIFE	**	5	\$486,900	
Stucco Cement	2%			2042	**	5	\$7,500	
Window Wall	10%			2049	**	5	\$56,200	
Windows								
Aluminum	90%			2045	**	5	\$25,500	
Aluminum	5%			2051	**	5	\$1,400	
Metal Louvers	5%			2038	**	10	\$8,900	
Parapets								
Masonry: Brick	25%			LIFE	**	5-10	\$22,400	
Metal Panel	5%			2055	**	5	\$2,500	
Metal Rail	25%			2034	**	5-10	\$59,200	
Pre-Cast Concrete	45%			LIFE	**	5	\$74,200	
Roof								
Modified Bitumen	100%			2037	**	10	\$131,500	
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2028	\$258,200	3	\$29,700	
Cast in Place Concrete	10%			LIFE	**	5	\$86,700	
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
Ceramic Tile	5%			2038	**	5	\$9,900	
Panel/Paver: Cer/Brk	5%			2045	**	5	\$22,300	
Sheet Vinyl/Rubber	5%			2034	**	5	\$14,900	
Terrazzo	5%			LIFE	**	5	\$15,500	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	60%			2029	\$1,031,800	3	\$59,500	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)

Asset # : 2121

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$13,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$20,900	
Gypsum Board	8%			LIFE	**	5-10	\$35,500	
Gypsum Board	32%			LIFE	**	5-10	\$141,900	
Marble Panels	5%			LIFE	**	10	\$5,200	
Plaster	5%	Now	\$10,700	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
Plaster	35%			LIFE	**	5-10	\$77,600	
Ceilings								
AcousTileSusp.Lay-In	65%			2034	**	5	\$128,800	
AcousTileSusp.Lay-In	15%			2046	**	5	\$29,700	
Exposed Concrete	10%			LIFE	**	5-10	\$24,800	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Electrical Room</i>								
Plaster	10%	Now	\$79,600	LIFE	**	5	\$12,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Oil Burner Room</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	60%			2049	**			
Chain Link	40%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Pavers/Stone	100%			2038	**			
Parking/Driveway								
Asphalt	50%			2038	**			
Cast in Place Concrete	50%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$42,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2500 Amperes</i>								

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)

Asset # : 2121

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2034	**	5	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 400 Kilo-volt-ampere, 480/277v</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$199,500	5	\$500	
<hr/>								
Raceway								
Conduit	80%			2029	\$170,400	1		
Conduit	10%			2039	**	1		
Conduit	10%			2055	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2028	\$22,900	5	\$300	
Molded Case Bkrs	10%			2051	**	5	\$300	
Molded Case Bkrs	60%			2028	\$137,300	5	\$2,000	
Molded Case Bkrs	20%			2037	**	5	\$700	
<hr/>								
Wiring								
Braided Cloth	20%	2-4	\$60,900	2054	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Upper Floors</i>							
Thermoplastic	60%			2029	\$182,700	1		
Thermoplastic	10%			2039	**	1		
Thermoplastic	10%			2055	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2027	\$11,700	5	\$100	
Locally Mounted	5%			2042	**	5		
Motor Control Center	85%			2027	\$626,500	5	\$2,900	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,700	
<hr/>								
Lighting								

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**CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)**

Asset # : 2121

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	50%			2029	\$140,600	10	\$57,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	35%			2029	\$98,400	10	\$40,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staff Room And Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2037	**	10	\$11,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fifth Floor</i>								
Fluorescent	5%			2029	\$14,100	10	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	40%			2029	\$68,800	10	\$12,100	
Emergency, Battery	10%			2037	**	10	\$3,000	
Exit, LED	10%			2064	**	1		
Exit, Service	40%			2029	\$13,800	1		
Exterior Lighting								
HID	100%			2029	\$481,400	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$115,700	1	\$14,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors And Outside</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System</i>								
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%			2037	**	1-3	\$46,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Lobby</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors</i>								

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)

Asset # : 2121

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	10%			2049	**	1		
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Building C</i>								
<i>Explanation : Hot And Chilled Water Sourced From Building C</i>								
Conversion Equipment								
Steam Boiler	10%			2042	**	1	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Small Boiler Used For 1st Floor Only. 2 Old Boilers Abandoned In Place, Not In Use, Disconnected From System.</i>								
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Building C</i>								
<i>Explanation : Hot And Chilled Water Sourced From Building C</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2037	**	4	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From East Complex</i>								
<i>Explanation : Heating Hot Water From East Complex</i>								
Steam Piping/Pump	10%			2039	**			
Terminal Devices								
Air Handler	60%			2029	\$100,700	1	\$46,300	
Convactor/Radiator	20%			2042	**	1	\$8,100	
Fan Coil Unit/Heat	20%			2034	**	1	\$8,100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2037	**	2	\$1,100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit</i>								
Split Unit	1%			2037	**			
No Component	84%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Building C</i>								
<i>Explanation : Hot And Chilled Water Sourced From Building C</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2039	**	4	\$900	
Ductwork/Diffusers	85%			LIFE	**	2	\$172,600	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)

Asset # : 2121

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	85%			2029	\$182,100	1	\$65,700
	No Component	15%						
Heat Rejection								
	Air Cooled Condenser Unit	85%			2034	**	2	\$73,900
	No Component	15%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$110,300
Exhaust Fans								
	Roof	99%			2034	**	2	\$3,800
	Wall Unit	1%			2029	\$400	2	
	<i>Other Observation, Extent : Light, Area Affected : 1% Location : Basement Electrical Room Explanation : 1 Unit</i>							
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2027	\$72,800	2	\$1,800
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 1 Unit 2013 In Use. 1 Old Unit Abandoned In Place, Not In Use, Completely Disconnected From The System.</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2022	\$4,000	4	\$4,000
Backflow Preventer								
	Generic	100%			2034	**	1	\$7,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : One Unit From Sub-basement To 5th Floor, Two Units From Basement To 5th Floor Explanation : 3 Units</i>							
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$63,000
Sprinkler								
	Generic	100%			2039	**	1-2	\$35,000

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**CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)**

Asset # : 2121

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression Fire Pump Generic	100%			2038	**	1	\$23,300	

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Address : 450 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0002.040 / 4130 **Yr Built/Renovated** : 1994 / 2007
Area Sq Ft : 269,002 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 26-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2343 **Lot** : 1 **BIN** : 2820268

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$313,000	\$404,100
Interior Architecture	\$1,303,200	\$689,800
Electrical		\$4,270,600
Mechanical	\$66,700	\$6,344,400
Site Enclosure	\$62,900	
Total	\$1,745,700	\$11,709,000
Importance Code A	\$313,000	\$404,100
Importance Code B	\$933,200	\$10,990,300
Importance Code C	\$499,500	\$314,500
Total	\$1,745,700	\$11,709,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$40,700		\$10,000	
Interior Architecture	\$45,100		\$69,200	\$10,100
Electrical	\$79,000	\$33,300	\$50,700	\$36,800
Mechanical	\$179,200	\$151,500	\$217,600	\$159,100
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$364,800	\$205,500	\$368,200	\$226,700
Importance Code A	\$54,000	\$13,300	\$23,300	\$13,300
Importance Code B	\$286,100	\$192,200	\$344,900	\$213,400
Importance Code C	\$24,700			
Total	\$364,800	\$205,500	\$368,200	\$226,700



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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$205,200	
Metal Panel	5%			2049	**	5-10	\$44,100	
Metal Coiling Doors	5%			2042	**	5	\$20,000	
Window Wall	10%			2049	**	5	\$48,100	
Windows								
Aluminum	93%			2045	**	5	\$54,200	
Glass Block	2%			LIFE	**	5	\$1,500	
Metal Louvers	5%			2038	**	10	\$18,200	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$61,600	
Metal Panel	5%			2049	**	5	\$1,800	
Roof								
Fiberglass Panel	5%	Now	\$8,100	2038	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bridge Between Building A And C</i>								
Modified Bitumen	85%			2034	**	10	\$143,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Skylight, Plastic Sloped Glazing	3%			2042	**	1		
	7%			LIFE	**	5	\$315,600	
Soffits								
Metal Panel	40%			2049	**	5-10	\$6,800	
Pre-Cast Concrete	60%			LIFE	**	5	\$9,600	
Interior								
Floors								
Carpet	15%			2028	\$786,700	3	\$90,600	
Cast in Place Concrete	10%			LIFE	**	5	\$176,100	
Ceramic Tile	5%			2038	**	5	\$20,100	
Terrazzo	25%			LIFE	**	5	\$157,300	
Vinyl Tile	40%			2034	**	3	\$60,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	5%			2057	**	5	\$37,700	
Interior Walls								
Ceramic Tile	30%			2038	**	5	\$185,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$49,300	
Gypsum Board	60%			LIFE	**	5-10	\$629,000	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%			2042	**	5	\$212,700	
Exposed Struc: Steel	5%	Now	\$351,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steel Beam In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Main Entrance, Pool Floor Drains</i>								
Gypsum Board	25%			LIFE	**	5-10	\$281,200	
Metal Panel	5%			LIFE	**	5	\$40,900	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049	**			
Exposed Struc: Steel	25%			LIFE	**			
Retaining Walls								
Masonry: Brick	100%	Now	\$62,900	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Ramp</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Ramp</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Ramp</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Bolted Pressure Contact Swiches Rated At 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2034	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kilo-volt-ampere And 150 Kilo-volt-ampere, 460/277/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2039	**	5	\$1,000	
Molded Case Bkrs	10%			2039	**	5	\$700	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	30%			2037	**	5	\$1,900	
Molded Case Bkrs	70%			2037	**	5	\$5,000	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	10%			2034	**	5	\$200	
Motor Control Center	90%			2034	**	5	\$6,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fire Pump Room</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$82,800	
Generators								
Diesel	100%			2032	**	1	\$104,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 700 Kilowatts, Detroit Diesel Generator</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,500	5	\$60,000	
Fuel Storage								
Day Tank								
	50%			2037	**	5	\$25,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Underground Storage								
	50%			LIFE	**	5	\$16,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2500 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	94%			2029	\$569,200	10	\$231,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	5%			2029	\$30,300	10	\$12,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID								
	1%			2029	\$4,400	10	\$100	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2029	\$67,500	1		
Exit, LED	25%			2044	**	1		
Exit, Service	25%			2029	\$18,500	1		
Exterior Lighting								
HID	100%			2029	\$1,036,800	10	\$800	
Lightning Protection								
Arresters/Cabbling								
Generic	100%			2044	**	5	\$7,900	
Alarm								
Security System								
No Component	60%							
Generic	40%			2029	\$332,200	1	\$40,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Corridors And Outside</i>						
		<i>Explanation : Internet Protocol Digital Video Surveillance System</i>						
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2029	\$1,990,300	1-3	\$119,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Manual Pull Station, Alarm Bells, Strobe Lights, Smoke Detectors</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : No.4 Oil - One 20,000 Gallon Tank</i>						
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$133,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Hot Water Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$19,900	
Terminal Devices								
Air Handler	2%			2029	\$72,300	1	\$3,300	
Convactor/Radiator	50%			2034	**	1	\$43,400	
Fan Coil Unit/Heat	48%			2029	\$1,848,500	1	\$41,700	
Air Conditioning								

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Centrifugal, Elec Chiller	98%			2032	**	1	\$285,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse Mechanical Equipment Room</i>							
	<i>Explanation : Refrigerant R11</i>							
	Split Unit	2%			2034	**		
Distribution								
	CW & CHW Wtr	15%			2039	**	4	\$2,000
	Pipe/Pump							
	Ductwork/Diffusers	85%			LIFE	**	2	\$371,900
Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	\$2,883,900	1	\$166,400
Heat Rejection								
	Water Cooling Tower	100%			2027	\$975,800	2	\$270,700
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$237,500
Exhaust Fans								
	Roof	100%			2029	\$426,900	2	\$8,200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$26,600
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Pool Filter/Treatment								
	Sand	100%			2046	**	4	\$66,600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Pool Mechanical Room</i>							
	<i>Explanation : New Pool Equipment Installed About 3 Years Ago.</i>							
Backflow Preventer								
	Generic	100%			2034	**	1	\$16,500
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (3) Basement To 5th Floor</i>							
	<i>Explanation : Two Passenger Units, One Freight Unit</i>							
Fire Suppression								

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2049	* *	1-5	\$135,600
	Sprinkler							
	Generic	100%			2049	* *	1-2	\$75,300
	Fire Pump							
	Generic	100%			2038	* *	1	\$50,200
	Chemical System							
	No Component	98%						
	Generic	2%			2024	\$500	1-3	\$100

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D
Address : 120 EAST 149TH ST. @ WALTON AVE.
Borough : BRONX **Agency's Number** : 220-05
Program / Asset # : CUN0002.050 / 13556 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 44,976 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2350 **Lot** : 39 **BIN** : 2001091

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$41,100	\$86,900
Interior Architecture	\$95,800	\$52,200
Electrical		\$830,000
Mechanical		\$369,500
Total	\$136,800	\$1,338,700
Importance Code A	\$41,100	\$252,600
Importance Code B		\$1,033,900
Importance Code C	\$95,800	\$52,200
Total	\$136,800	\$1,338,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$38,700		\$18,400	
Interior Architecture	\$45,100		\$31,300	\$10,800
Electrical	\$18,500	\$6,200	\$8,300	\$7,000
Mechanical	\$36,500	\$7,400	\$23,200	\$6,300
Site Enclosure	\$6,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$149,300	\$17,500	\$85,100	\$28,100
Importance Code A	\$43,100	\$2,200	\$20,700	\$2,200
Importance Code B	\$105,600	\$15,300	\$64,500	\$23,500
Importance Code C	\$600			\$2,300
Total	\$149,300	\$17,500	\$85,100	\$28,100



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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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Asset # : 13556

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$56,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : North And East Facades</i>								
Metal Coiling Doors	5%			2042	**	5	\$6,700	
Stucco Cement	28%			2042	**	5	\$30,200	
Window Wall	2%			2049	**	5	\$3,200	
Windows								
Aluminum	75%	Now	\$41,100	2045	**	5	\$2,400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	5%			2045	**	5	\$1,200	
Glass Block	20%			LIFE	**	5	\$1,600	
Parapets								
Masonry: Brick	10%			LIFE	**	5-10	\$4,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Northeast Corner</i>								
Metal Rail	85%	Now	\$3,200	2042	**	5	\$41,200	
<i>Deformed/Dented, Extent : Severe, Area Affected : 2%</i>								
<i>Location : South Facade</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$1,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$2,600	
Roof								
Modified Bitumen	95%			2039	**	10	\$45,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Green Roof Installation Underway</i>								
Skylight, Plastic	5%			2042	**	1		
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,700	
Ceramic Tile	2%			2038	**	5	\$1,300	
Vinyl Tile	93%	4+	\$27,200	2034	**	3	\$23,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$4,700	
Gypsum Board	93%			LIFE	**	5-10	\$148,000	
Masonry: Brick	2%			LIFE	**	10	\$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.

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Asset # : 13556

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	93%			2042	**	5	\$62,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Multipurpose Room</i>								
Exposed Struc: Steel	2%			LIFE	**	10	\$2,700	
Gypsum Board	5%			LIFE	**	5-10	\$11,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Alley</i>								
<i>Explanation : Sloped Enclosure</i>								
Retaining Walls								
Masonry: Brick	100%	4+	\$6,500	2049	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Alley</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Alley</i>								
<i>Explanation : Efflorescence</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : Bolted Pressure Contact Switch Rated At 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$200	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	90%			2037	**	5	\$1,100	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$300	

Ground

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

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Asset # : 13556

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Stand-by Power								
Transfer Switches Automatic	100%			2034	**	1	\$13,800	
Generators Natural Gas	100%	Now	\$12,400	2038	**	1	\$15,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof.</i>								
<i>Explanation : Generator Power And Gas Connections Are Disabled.</i>								
Batteries Lead/Acid	100%			2022	\$1,500	5	\$1,700	
Lighting								
Interior Lighting Fluorescent	90%			2029	\$91,100	10	\$37,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	8%			2029	\$8,100	10	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Light Fixtures.</i>								
Fluorescent	2%			2034	**	10	\$800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2029	\$11,300	1		
Exit, Service	50%			2029	\$6,200	1		
Exterior Lighting								
HID	100%			2029	\$173,300	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$41,700	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors.</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System.</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2029	\$475,400	1-3	\$28,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Station, Strobe Lights And Smoke Detectors.</i>								

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

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Asset # : 13556

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	50%	Now	\$3,300	2027	\$165,700	1	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : 1 Unit Comprised Of 3 Small Modular Boilers. Defective Safety Valve.</i>								
Hot Water Boiler	50%			2046	**	1	\$11,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : 1 Unit Comprised Of 3 Small Modular Boilers. Installed In 2013.</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$3,300	
Terminal Devices								
Fan Coil Unit/Heat	100%			2034	**	1	\$14,500	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	48%			2029	\$167,100	2	\$1,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : 2 Units Original To The Building.</i>								
Exterior Pkg Unit - Cooling	48%			2037	**	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : 2 Units Installed In 2015.</i>								
Split Unit	4%			2024	\$36,700			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Server Room 102j, Rooms B105, B106 And B112</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$73,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,700	
Exhaust Fans								
Roof	100%			2034	**	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Asset # : 13556

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Water Heater Gas Fired	100%			2027	\$26,200	2	\$700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement - Boiler Room</i>					
			<i>Explanation : 1 Unit. Capacity 87 Gallons. Installed In 2009.</i>					
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Backflow Preventer	Generic	100%			2034	**	1	\$2,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Water Main Services. 1 Dedicated For Sprinkler Syste, 1 For Domestic Water System. Both Have Backflow Preventer</i>					
Fixtures	Generic	100%						
Vertical Transport	Elevators Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression	Sprinkler Generic	100%			2039	**	1-2	\$12,600

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE
Address : 1915 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : KG117-097
Program / Asset # : CUN0003.050 / 13594 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 50,435 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3326936

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$199,000	\$52,700
Interior Architecture	\$36,900	\$100,800
Electrical	\$46,300	
Mechanical	\$42,500	
Total	\$324,700	\$153,500
Importance Code A	\$199,000	\$52,700
Importance Code B	\$125,600	\$36,900
Importance Code C		\$63,900
Total	\$324,700	\$153,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$44,400			\$7,100
Interior Architecture	\$8,500		\$9,400	\$5,700
Electrical	\$3,500	\$3,000	\$4,100	\$3,900
Mechanical	\$9,700	\$8,800	\$19,400	\$12,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$70,000	\$15,700	\$36,900	\$32,800
Importance Code A	\$45,000		\$700	\$7,100
Importance Code B	\$23,300	\$15,700	\$36,200	\$25,700
Importance Code C	\$1,700			
Total	\$70,000	\$15,700	\$36,900	\$32,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset # : 13594

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$52,700	
Metal Panel	10%			2053	**	5-10	\$51,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$12,200	
Stucco Cement	10%			2040	**	5	\$18,800	
Window Wall	5%			2053	**	5	\$14,100	
Windows								
Aluminum	95%	Now	\$101,100	2043	**	5	\$5,900	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2036	**	10	\$3,900	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$6,400	
Metal Rail	30%			2040	**	5-10	\$57,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$6,700	
Roof								
Copper/Terne	5%			2055	**	10	\$7,900	
Modified Bitumen	90%			2032	**	10	\$57,100	
Modified Bitumen	5%			2032	**	10	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Small Roof Section</i>								
<i>Explanation : Block Pavers Over Membrane</i>								
Interior								
Floors								
Carpet	25%			2028	\$245,800	3	\$28,300	
Cast in Place Concrete	5%			LIFE	**	5	\$8,300	
Ceramic Tile	3%			2040	**	5	\$2,300	
Slate	7%			LIFE	**	5	\$5,600	
Vinyl Tile	60%			2032	**	3	\$22,600	
Interior Walls								
Ceramic Tile	3%			2040	**	5	\$3,400	
Glass: Single Pane	2%			LIFE	**	5	\$1,700	
Gypsum Board	95%			LIFE	**	5	\$63,900	
Ceilings								
AcousTileSusp.Lay-In	85%			2040	**	5	\$73,800	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$5,400	

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

Under 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset # : 13594

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Electrical							
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%			2047	**	5	\$200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Electrical Room</i>					
		<i>Explanation : Main Service Switch Rated At 1600 Amperes.</i>					
<hr/>							
Transformers							
Dry Type	100%			2040	**	5	\$200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Electrical Room</i>					
		<i>Explanation : 2- 150 Kva, 480hv/208-120 Lv</i>					
<hr/>							
Switchgear / Switchboard							
Fused Disc Sw	100%			2047	**	5	\$200
<hr/>							
Raceway							
Conduit	100%			2047	**	1	
<hr/>							
Panelboards							
Fused Disc Sw	5%			2043	**	5	\$100
Molded Case Bkrs	95%			2043	**	5	\$1,300
<hr/>							
Wiring							
Thermoplastic	100%			2047	**	1	
<hr/>							
Motor Controllers							
Locally Mounted	100%			2040	**	5	\$300
<hr/>							
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$700
<hr/>							
Stand-by Power							
Transfer Switches							
Automatic	100%			2040	**	1	\$15,500
<hr/>							
Lighting							
Interior Lighting							
Fluorescent	95%			2032	**	10	\$43,900
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Throughout The Building</i>					
Fluorescent	5%			2032	**	10	\$2,300
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Hallways</i>					
<hr/>							
Egress Lighting							
Emergency, Service	50%			2032	**	1	
Exit, LED	50%			2055	**	1	
<hr/>							
Exterior Lighting							
Fluorescent	20%			2032	**	10	\$900
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Roof</i>					
No Component	80%						

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset # : 13594

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

Alarm

Security System

No Component

70%

Generic

30%

2032

**

1

\$5,700

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

Location : Hallways

Explanation : CCTV Surveillance Camera

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

**

1-3

\$9,600

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

Location : Hallways

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

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

Heating

Energy Source

HTHW/HW

100%

2037

**

1

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

Location : 1st Floor Mechanical Room

Explanation : Hot Water Provided From Building P

Conversion Equipment

HTHW/HW Exchanger

100%

2036

**

2

\$3,100

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

Location : 1st Floor Mechanical Equipment Room

Explanation : 5 Units

Distribution

Hot Wtr Piping/Pump

100%

2043

**

4

\$2,500

Terminal Devices

Air Handler

80%

2032

**

1

\$25,000

Convector/Radiator

20%

2040

**

1

\$3,300

Air Conditioning

Energy Source

District Chilled Water

100%

2047

**

1

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

Location : Mechanical Room

Explanation : Chilled Water Provided From Building P

Distribution

CW & CHW Wtr
Pipe/Pump

100%

2047

**

4

\$2,500

Terminal Devices

Air Handler/Cool/Ht

100%

2032

**

1

\$31,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$28,100

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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset # : 13594

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	95%			2032	**	2	\$1,500
	Roof	5%			2032	**	2	\$100
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2047	**	1	
	Water Heater							
	Electric	100%			2022	\$42,500	4	\$300
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2047	**	1-5	\$26,400
	Sprinkler							
	Generic	100%			2047	**	1-2	\$14,100

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 00A-230A
Program / Asset # : CUN0003.0A0 / 2795 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 32,126 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 03-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3326937

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,083,100	\$172,600
Interior Architecture	\$45,200	\$226,200
Electrical	\$81,400	\$610,500
Mechanical	\$897,500	\$59,400
Total	\$3,107,200	\$1,068,700
Importance Code A	\$2,083,100	\$172,600
Importance Code B	\$1,024,200	\$896,100
Total	\$3,107,200	\$1,068,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$33,900		\$27,800	
Interior Architecture	\$132,000	\$3,300		\$355,900
Electrical	\$19,400	\$5,300	\$29,100	\$3,300
Mechanical	\$11,400	\$7,400	\$13,600	\$6,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$200,600	\$19,900	\$74,500	\$369,300
Importance Code A	\$33,900		\$27,900	
Importance Code B	\$166,700	\$18,100	\$46,600	\$369,300
Importance Code C		\$1,800		
Total	\$200,600	\$19,900	\$74,500	\$369,300



*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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG
Asset # : 2795

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$258,900	LIFE	**	5	\$84,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Bridge Connecting G Building, Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	15%			2047	**	5	\$55,600	
Windows								
Aluminum	95%	Now	\$159,600	2035	**	5	\$9,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$6,100	
Parapets								
Metal Rail	100%	Now	\$33,900	2032	**	5	\$88,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	97%	Now	\$277,400	2022	\$1,387,200			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Offices And Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Missing Drain Covers</i>								
Skylight, Plastic	3%			2040	**	1		
Interior								
Floors								
Carpet	45%	Now	\$67,900	2023	\$339,600	3	\$39,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$3,100	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%			2036	**	5	\$2,900	
Vinyl Tile	45%	Now	\$45,200	2027	\$226,200	3	\$9,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$3,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
Glass: Single Pane	5%			LIFE	**	5	\$2,700	
Gypsum Board	80%			LIFE	**	5	\$34,700	

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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG

Asset # : 2795

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$31,100	2032	**	5	\$18,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Offices And Corridors, Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$10,900	
Gypsum Board	5%	Now	\$29,900	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Ceiling At North Side Near Connecting Bridge</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exterior Ceiling At North Side Near Connecting Bridge</i>								
Plaster	5%			LIFE	**	5	\$1,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$21,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated At 1- 3000 Amperes, 1- 2000 Amperes And 2- 1200 Amperes</i>								
Transformers								
Dry Type	100%			2025	\$16,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$124,700	5	\$100	
Raceway								
Conduit	95%			2027	\$57,500	1		
Conduit	5%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$3,100	5		
Molded Case Bkrs	95%			2026	\$58,000	5	\$800	
Wiring								
Thermoplastic	95%			2027	\$78,800	1		
Thermoplastic	5%			2037	**	1		
Motor Controllers								
Locally Mounted	5%			2025	\$1,500	5		
Motor Control Center	95%			2025	\$73,300	5	\$800	

Ground

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG

Asset # : 2795

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	Now	\$9,700	LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Covered With Paint</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2025	\$9,100	1	\$9,900	
Generators								
Diesel	100%			2023	\$74,700	1	\$12,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 205kw</i>								
Batteries								
Nickel Cadmium	100%			2020	\$1,500	5	\$7,200	
Fuel Storage								
Day Tank	50%			2026	\$1,400	5	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 50 Gallons Capacity</i>								
Main Tank	50%			2030	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallons Capacity</i>								
Lighting								
Interior Lighting Fluorescent	3%			2022	\$6,800	10	\$1,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	97%			2027	\$218,300	10	\$34,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$9,700	1		
Exit, Service	50%			2027	\$6,600	1		
Exterior Lighting								
HID	20%			2022	\$24,800	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling Generic	100%			2030	**	5	\$900	
Alarm								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG
Asset # : 2795

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

Alarm

Security System

No Component

70%

Generic

30%

2032

* *

1

\$3,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$6,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells*

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

Heating

Energy Source

HTHW/HW

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Hot Water Provided From Building P*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$2,900

2035

* *

4

\$1,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Mechanical Room*

Terminal Devices

Air Handler

70%

2022

\$364,100

1

\$16,800

Convector/Radiator

30%

2025

\$59,400

1

\$3,800

Air Conditioning

Energy Source

District Chilled Water

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Chilled Water Provided From Building P*

Distribution

CW & CHW Wtr
Pipe/Pump

100%

0-2

\$2,300

2037

* *

4

\$1,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Mechanical Room*

Terminal Devices

Air Handler/Cool/Ht

100%

2022

\$414,900

1

\$23,900

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$21,600

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG
Asset # : 2795

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	90%			2022	\$118,500	2	\$1,100
	Roof	10%			2027	\$6,100	2	\$100
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2037	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2037	**	4	\$5,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : 2 Units</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1-2</i>					
			<i>Explanation : 1 Unit. Share The Same Elevator With Pac Building</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2047	**	1-5	\$20,200
	Sprinkler							
	No Component	80%						
	Generic	20%			2037	**	1-2	\$2,200

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.

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Address : 2120 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230S
Program / Asset # : CUN0003.0S0 / 2106 **Yr Built/Renovated** : 1976 / 2000
Area Sq Ft : 105,724 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3326934

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,111,600	\$1,063,900
Interior Architecture	\$660,800	\$631,300
Electrical	\$142,500	\$2,113,500
Mechanical	\$2,060,700	\$446,100
Total	\$4,975,600	\$4,254,900
Importance Code A	\$2,111,600	\$1,155,600
Importance Code B	\$2,827,600	\$3,051,100
Importance Code C	\$36,500	\$48,200
Total	\$4,975,600	\$4,254,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,700			
Interior Architecture	\$123,900	\$32,900		\$320,600
Electrical	\$25,700	\$15,800	\$75,800	\$10,100
Mechanical	\$39,800	\$14,200	\$39,000	\$13,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$223,000	\$66,900	\$118,700	\$348,600
Importance Code A	\$31,000	\$100	\$1,500	
Importance Code B	\$192,100	\$66,700	\$117,200	\$348,600
Importance Code C				
Total	\$223,000	\$66,900	\$118,700	\$348,600



*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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Asset # : 2106

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$1,028,300	LIFE	**	5	\$167,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Lintels, Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$12,300	
Window Wall	10%	Now	\$279,400	2047	**	5	\$35,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms At West Wing, Throughout.</i>								
Windows								
Aluminum	90%	Now	\$64,900	2035	**	5	\$2,500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms, Throughout.</i>								
Metal Louvers	10%			2036	**	10	\$3,500	
Parapets								
Masonry: Brick	95%	Now	\$84,000	LIFE	**	5	\$14,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Parapet</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$2,700	LIFE	**	5	\$4,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Copper/Terne	25%			2055	**	10	\$71,600	
Modified Bitumen	45%	Now	\$142,700	2027	\$713,500			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	20%	Now	\$74,000	2022	\$370,000			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Wing, Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 162, Throughout.</i>								
Skylight, Plastic	5%	Now	\$27,000	2040	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	5%	Now	\$68,400	LIFE	**	5	\$76,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Asset # : 2106

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	Now	\$90,700	2023	\$302,200	3	\$34,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	20%			LIFE	**	5	\$67,700	
Ceramic Tile	5%			2036	**	5	\$7,700	
Paver: Asphalt	25%			2036	**	5	\$58,000	
Vinyl Tile	35%	4+	\$469,700	2037	**	3	\$20,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
Interior Walls								
Concrete Masonry Unit	20%	Now	\$36,500	LIFE	**	5	\$12,900	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Corridor Of Art Wing</i>								
Fiberglass Panel	25%			LIFE	**			
Gypsum Board	50%			LIFE	**	5	\$48,200	
Masonry: Brick	5%			LIFE	**			
Ceilings								
Exposed Concrete	25%			LIFE	**	5	\$6,000	
Exposed Struc: Steel	5%	4+	\$33,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room S159, Throughout.</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Studios, Throughout.</i>								
Exposed Struc: Steel	15%			LIFE	**			
Fiber Board	50%	Now	\$154,600	2027	\$515,400			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$9,700	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 162, Throughout.</i>								

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

Over 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Asset # : 2106

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment Fused Disc Sw	100%			2027	\$48,800	3	\$300	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Transformers Dry Type	100%			2025	\$140,300	3	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2000 Kva, 4160/480/277 Volts</i>								
Feeders Cable	100%			2026	\$15,800	1		
Raceway Conduit	100%			2027	\$41,800	1		
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2027	\$42,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 3000 Ampere Main Disconnect Switches</i>								
Transformers Dry Type	100%			2025	\$16,100	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Rooms</i>								
<i>Explanation : 1- 300 Kva, 1- 112 Kva, 1- 75 Kva</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2027	\$199,500	5	\$500	
Raceway Conduit	100%			2027	\$212,900	1		
Panelboards Fused Disc Sw	10%			2026	\$18,300	5	\$200	
Molded Case Bkrs	90%			2026	\$164,800	5	\$2,500	
Wiring Thermoplastic	100%			2027	\$304,500	1		
Motor Controllers Locally Mounted	10%			2025	\$11,700	5	\$100	
Motor Control Center	90%			2025	\$663,400	5	\$2,600	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power								
Transfer Switches Automatic	100%			2025	\$22,400	1	\$32,500	
Generators Diesel	100%			2023	\$123,900	1	\$40,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Generator Rated At 150 Kilowatts</i>								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Asset # : 2106

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2020	\$1,500	5	\$23,600	
Fuel Storage								
Day Tank	50%			2026	\$3,800	5	\$9,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 8 Gallons Capacity</i>								
Main Tank	50%			2030	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	8%			2022	\$18,600	10	\$7,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	90%			2027	\$209,300	10	\$85,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2022	\$23,400	2		
Egress Lighting								
Emergency, Service	50%			2027	\$25,900	1		
Exit, Service	50%			2027	\$14,200	1		
Exterior Lighting								
Incandescent	10%			2022	\$34,600	2		
No Component	90%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$20,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Mechanical Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells</i>								

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

Heating

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Asset # : 2106

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
Conversion Equipment								
HTHW/HW Exchanger	100%			2030	**	2	\$6,300	
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$15,400	2035	**	4	\$5,100	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room And Various Other Locations</i>								
Terminal Devices								
Air Handler	50%	0-2	\$694,500	2037	**	1	\$28,800	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Inside The Rtus On The Roof</i>								
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Coils Of Rtus Rotted Out - Rtus Are Exposed To Sea Air</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 4 Rtus On Roof And 1 In 2nd Floor Mechanical Room</i>								
Air Handler	10%			2027		1	\$6,400	
Convactor/Radiator	35%			2025		1	\$11,700	
Fan Coil Unit/Heat	5%			2022		1	\$1,700	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$12,000	2037	**	4	\$5,100	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room And Various Other Locations</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2022		1	\$63,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,600	
Exhaust Fans								
Interior	10%			2027		2	\$300	
Roof	90%			2022		2	\$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$36,800	2037	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : HW Mixing Valve And Head Valve In 2nd Floor Mechanical Room</i>								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Asset # : 2106

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Electric	100%			2025	\$87,000	4	\$900
	HW Heat Exchanger							
	HTHW/HW	100%			2037	* *		
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor, Roof</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2037	* *	1-5	\$52,100
	Sprinkler							
	No Component	90%						
	Generic	10%			2037	* *	1-2	\$2,900

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Address : 1813 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230P
Program / Asset # : CUN0003.OP0 / 2105 **Yr Built/Renovated** : 1976 / 2012
Area Sq Ft : 78,965 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 26-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3326939

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$475,000	\$409,900
Interior Architecture		\$378,500
Electrical	\$311,300	\$2,555,200
Mechanical	\$1,738,400	\$236,700
Total	\$2,524,700	\$3,580,200
Importance Code A	\$475,000	\$409,900
Importance Code B	\$2,049,700	\$3,134,300
Importance Code C		\$36,100
Total	\$2,524,700	\$3,580,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$43,600		\$36,900	
Interior Architecture	\$118,600	\$2,100		\$350,900
Electrical	\$12,000	\$12,300	\$21,800	\$29,900
Mechanical	\$27,300	\$24,100	\$58,800	\$27,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$205,400	\$42,400	\$121,400	\$412,600
Importance Code A	\$47,900	\$4,300	\$41,300	\$4,300
Importance Code B	\$157,500	\$36,100	\$80,100	\$408,300
Importance Code C		\$2,100		
Total	\$205,400	\$42,400	\$121,400	\$412,600



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P

Asset # : 2105

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$25,900	LIFE	**	5	\$11,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard Wall, Loading Dock</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard, Loading Dock</i>								
Concrete Masonry Unit	8%			LIFE	**	5	\$5,600	
Masonry: Brick	75%	Now	\$259,600	LIFE	**	5	\$84,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	Now	\$65,100	2032	**	5	\$17,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Area</i>								
Stucco Cement	5%			2040	**	5	\$14,000	
Windows								
Aluminum	85%	Now	\$10,700	2035	**	5	\$1,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Metal Louvers	15%			2036	**	10	\$2,800	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$5,500	
Metal Rail	85%	Now	\$75,400	2032	**	5	\$196,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Cast in Place Concrete	10%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	5%			2022	\$75,000	10	\$9,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	15%			2032	**	10	\$27,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	70%			2037	**	10	\$129,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$67,100	2023	\$335,600	3	\$38,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Cast in Place Concrete	62%			LIFE	**	5	\$174,700	
Ceramic Tile	3%			2030	**	5	\$3,900	
Vinyl Tile	15%	Now	\$33,500	2027	\$167,700	3	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
Interior Walls								
Cast in Place Concrete	7%			LIFE	**			
Ceramic Tile	3%			2036	**	5	\$4,200	
Concrete Masonry Unit	65%			LIFE	**	5	\$36,100	
Gypsum Board	25%			LIFE	**	5	\$20,800	
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$16,000	2032	**	5	\$19,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Offices And Corridors, Throughout.</i>								
Exposed Struc: Steel	70%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2027	\$3,700	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated At 2- 4000 Amperes And 1- 3000 Amperes</i>								
Fused Disc Sw	25%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 1200 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2025	\$46,000	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room, Chiller Room</i>								
<i>Explanation : 2- 112 Kva, 1- 75 Kva, 2- 30 Kva , 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2053	**	5		
Fused Disc Sw	90%			2027	\$561,500	5	\$300	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	90%			2027	\$614,600	1	
	Conduit	10%			2053	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$8,500	5	\$200
	Molded Case Bkrs	80%			2026	\$67,900	5	\$1,700
	Molded Case Bkrs	10%			2049	**	5	\$200
Wiring								
	Thermoplastic	90%			2027	\$141,700	1	
	Thermoplastic	10%			2053	**	1	
Motor Controllers								
	Locally Mounted	10%			2025	\$7,700	5	\$100
	Motor Control Center	20%			2032	**	5	\$400
	Motor Control Center	60%			2025	\$147,300	5	\$1,300
	Variable Frequency Drive	10%			2044	**		
Ground								
	Grounding Devices Not Accessible	100%						
Stand-by Power								
Transfer Switches								
	Automatic	50%			2025	\$4,500	1	\$12,200
	Automatic	50%			2044	**	1	\$12,200
Generators								
	Diesel	30%			2023	\$22,400	1	\$9,200
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Chiller Room</i>							
	<i>Explanation : Diesel Generator Rated At 675 Kilowatts</i>							
	Natural Gas	70%			2040	**	1	\$21,400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 2- Emergency Generators Rated At 250 Kilowatts Each</i>							
Batteries								
	Lead/Acid	70%			2022	\$1,100	5	\$2,000
	Nickel Cadmium	30%			2020	\$500	5	\$5,300
Fuel Storage								
	Day Tank	50%			2026	\$3,200	5	\$8,000
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Chiller Room</i>							
	<i>Explanation : 50 Gallons Capacity</i>							
	Main Tank	50%			2030	**	5	\$1,300
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : 3000 Gallons Capacity</i>							
Lighting								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P

Asset # : 2105

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

Lighting

Interior Lighting

Fluorescent	97%			2027	\$861,300	10	\$76,600	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

HID	2%			2027		10	\$100	
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Incandescent	1%			2022	\$11,300	2		
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Egress Lighting

Emergency, Service	45%			2027	\$38,300	1		
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Emergency, Battery	5%			2027	\$5,900	10	\$1,000	
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Exit, Service	50%			2027	\$4,900	1		
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Exterior Lighting

HID	20%			2022	\$60,900	10		
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No Component	80%							
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Alarm

Security System

No Component	80%							
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Generic	20%			2035	**	1	\$5,900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways And Outside

Explanation : CCTV Surveillance Camera

Fire/Smoke Detection

No Component	70%							
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Generic, Analog	30%			2022	\$250,400	1-3	\$14,600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : Alarm Bells And Manual Pull Station

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2037	**	1		
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Conversion Equipment

Hot Water Boiler	100%			2044	**	1	\$42,600	
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : 3 Brand New Units, Boiler Room

Distribution

Hot Wtr Piping/Pump	40%			2035	**	4	\$1,700	
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Hot Wtr Piping/Pump	60%			2049	**	4	\$3,800	
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Terminal Devices

Air Handler	80%			2022	\$925,500	1	\$42,600	
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Fan Coil Unit/Heat	20%			2022	\$246,400	1	\$5,600	
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Air Conditioning

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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2030	**	1	\$88,500	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : AC Room</i>								
<i>Explanation : 4 Units - Major A C Source For The Entire Campus, Not For This Building.</i>								
<i>Refrigerant R-123a</i>								
Reciprocating Compr/Chiller	5%			2032	**	1	\$2,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2 Units, 2nd Floor Communication Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	\$4,800	2037	**	4	\$4,000	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
No Component	5%							
Terminal Devices								
Air Handler/Dir Expansion	5%			2032	**	1		
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2027	\$8,300	2	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Water Cooling Tower	45%	2-4	\$140,500	2032	**	2	\$31,200	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Cooling Tower And Support Columns</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 45%</i>								
<i>Location : 2 Units. Roof</i>								
Water Cooling Tower	50%	Now	\$7,800	2025	\$156,100	2	\$34,600	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Support Columns</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,000	
Exhaust Fans								
Interior	100%			2022	\$292,700	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		

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Estimates are rounded to the nearest hundred dollars.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater	Electric	100%		2022	\$72,500	4	\$500	
HW Heat Exchanger	Steam Fired	100%		2047	* *	4	\$8,500	
Sanitary Piping	Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	Generic	100%		2027	\$20,900	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Campus Main Box Is Located Outside Of This Building</i>								
<i>Explanation : Other Buildings Are Equipped With Pressure Regulator Valves</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%		LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe	Generic	100%		2037	* *	1-5	\$43,400	
Sprinkler	No Component	90%						
	Generic	10%		2027	\$80,600	1-2	\$2,400	
Fire Pump	Generic	100%		2023	\$53,000	1	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Covers Most Of The Buildings On Campus</i>								

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Address : 1824 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230U
Program / Asset # : CUN0003.0U0 / 2108 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 98,604 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 26-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3347727

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$438,400	\$465,500
Interior Architecture	\$184,700	\$99,200
Electrical	\$388,700	\$1,419,800
Mechanical	\$2,286,600	\$198,000
Total	\$3,298,400	\$2,182,500
Importance Code A	\$438,400	\$503,300
Importance Code B	\$2,860,000	\$1,631,700
Importance Code C		\$47,500
Total	\$3,298,400	\$2,182,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$17,600			
Interior Architecture	\$133,000	\$1,800		\$38,700
Electrical	\$7,100	\$7,000	\$6,800	\$5,800
Mechanical	\$54,500	\$19,600	\$53,800	\$14,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$220,100	\$36,300	\$68,500	\$67,200
Importance Code A	\$17,600		\$200	
Importance Code B	\$202,500	\$34,500	\$68,300	\$67,200
Importance Code C		\$1,800		
Total	\$220,100	\$36,300	\$68,500	\$67,200



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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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$74,000	LIFE	**	5	\$32,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Stairs On South Facade</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Stairs On South Facade</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,000	
Masonry: Brick	70%	Now	\$277,000	LIFE	**	5	\$90,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$4,700	2047	**	5	\$12,000	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	15%			2047	**	5	\$72,300	
Windows								
Aluminum	95%	Now	\$12,900	2035	**	5	\$1,500	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2036	**	10	\$1,000	
Parapets								
Metal Rail	100%	Now	\$51,300	2032	**	5	\$133,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Cast in Place Concrete	15%			LIFE	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	25%			2067	**	10	\$104,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	60%			2037	**	10	\$100,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	0-2	\$110,100	2026	\$367,100	3	\$42,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$15,000	LIFE	**	5	\$30,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%			2040	**	5	\$7,000	
Panel/Paver: Cer/Brk	10%			2043	**	5	\$31,700	
Marble Panels	5%			LIFE	**	5	\$5,300	
Vinyl Tile	25%	Now	\$91,700	2032	**	3	\$13,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2032	**	3	\$17,600	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%			2036	**	5	\$3,700	
Concrete Masonry Unit	13%			LIFE	**	5	\$6,300	
Glass: Single Pane	2%			LIFE	**	5	\$1,800	
Gypsum Board	65%			LIFE	**	5	\$47,500	
Masonry: Brick	7%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$42,700	2040	**	5	\$51,700	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,300	
Exposed Concrete	5%			LIFE	**	5	\$1,200	
Gypsum Board	5%			LIFE	**	5	\$9,200	
Metal Panel	10%	Now	\$50,300	LIFE	**	5	\$18,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Near Room U216</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$37,800	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.</i>								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2025	\$16,100	5	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 500 Kilo-volt-ampere, 480/208/120 Volts</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$174,600	5	\$400	
Raceway								
Conduit	95%			2027	\$167,300	1		
Conduit	5%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$9,200	5	\$100	
Molded Case Bkrs	90%			2026	\$164,800	5	\$2,300	
Molded Case Bkrs	5%			2035	**	5	\$100	
Wiring								
Thermoplastic	95%			2027	\$247,700	1		
Thermoplastic	5%			2037	**	1		
Motor Controllers								
Locally Mounted	25%			2025	\$19,300	5	\$200	
Motor Control Center	75%			2025	\$223,900	5	\$2,000	
Ground								
Grounding Devices								
Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Sprinkler Room</i>							
	<i>Explanation : Connected To Water Pipe. Point Of Contact Not Visible; Covered With Insulation</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$22,400	1	\$30,300	
Lighting								
Interior Lighting								
Fluorescent	2%			2027	\$4,400	10	\$1,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Lobby</i>							
	<i>Explanation : Compact Fluorescent Fixtures</i>							
Fluorescent	98%			2027	\$217,500	10	\$88,600	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Service	50%			2027	\$24,800	1		
Exit, Service	50%			2027	\$13,600	1		
Exterior Lighting								
HID	20%			2022	\$76,000	10	\$100	
No Component	80%							

Alarm

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

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

Alarm

Security System

No Component

70%

Generic

30%

2027

\$91,300

1

\$11,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$312,700

1-3

\$18,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors*

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

Heating

Energy Source

HTHW/HW

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Hot Water Provided From Building P*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$7,300

2035

* *

4

\$4,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : 2nd Floor Mechanical Room*

Terminal Devices

Air Handler

70%

2022

\$927,800

1

\$42,700

Convactor/Radiator

25%

2032

* *

1

\$8,000

Unit Heater - Steam

5%

2022

\$16,800

4

\$500

Air Conditioning

Energy Source

District Chilled Water

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Chilled Water Provided From Building P*

Distribution

CW & CHW Wtr
Pipe/Pump

100%

0-2

\$5,700

2027

\$115,000

4

\$4,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : 2nd Floor Mechanical Room*

Terminal Devices

Air Handler/Cool/Ht

100%

2022

\$1,057,100

1

\$61,000

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$55,000

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	90%			2022	\$301,800	2	\$2,700	
Roof	10%			2035	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2025	\$83,000	4	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Mechanical Equipment Room</i>						
		<i>Explanation : 2 Units, For Emergency Use Only</i>						
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$14,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Mechanical Equipment Room</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$49,700	
Sprinkler								
No Component	70%							
Generic	30%			2037	**	1-2	\$8,300	
Chemical System								
Generic	100%			2020	\$26,700	1-3	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 6 Sets</i>						

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Address : 1925 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230G
Program / Asset # : CUN0003.0G0 / 2126 **Yr Built/Renovated** : 1976 / 2000
Area Sq Ft : 72,282 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3347725

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,352,500	\$656,300
Interior Architecture	\$491,700	
Electrical	\$134,000	\$1,430,400
Mechanical	\$1,334,000	\$3,118,900
Total	\$5,312,300	\$5,205,600
Importance Code A	\$3,352,500	\$731,600
Importance Code B	\$1,813,500	\$4,474,000
Importance Code C	\$146,200	
Total	\$5,312,300	\$5,205,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$36,400			
Interior Architecture	\$59,500	\$5,100	\$10,100	\$208,900
Electrical	\$29,300	\$12,100	\$11,600	\$7,500
Mechanical	\$12,200	\$19,700	\$52,500	\$15,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$141,400	\$40,800	\$78,100	\$235,300
Importance Code A	\$36,400	\$100	\$200	
Importance Code B	\$105,000	\$39,000	\$78,000	\$235,300
Importance Code C		\$1,700		
Total	\$141,400	\$40,800	\$78,100	\$235,300



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$139,200	LIFE	**	5	\$60,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Stairs</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Stairs</i>								
Masonry: Brick	80%	Now	\$297,900	LIFE	**	5	\$193,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	15%	Now	\$356,100	2047	**	5	\$68,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Explanation : Soft Joints Are Deteriorated</i>								
Windows								
Aluminum	95%	Now	\$10,000	2035	**	5	\$600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
Metal Louvers	5%			2036	**	10	\$400	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$27,200	
Metal Rail	25%	Now	\$26,400	2032	**	5	\$68,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$71,000	LIFE	**	5	\$12,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Single Ply Membrane	85%	Now	\$546,800	2022	\$1,822,600			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Sloped Glazing	15%	Now	\$118,900	LIFE	**	5	\$265,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Pool Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool Area</i>								
Interior								
Floors								
Carpet	10%			2023	\$174,600	3	\$26,800	
Cast in Place Concrete	5%	Now	\$7,100	LIFE	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms</i>								
Ceramic Tile	5%			2036	**	5	\$6,700	
Panel/Paver: Cer/Brk	15%			2043	**	5	\$45,200	
Sheet Vinyl/Rubber	10%			2032	**	5	\$20,100	
Vinyl Tile	30%			2032	**	3	\$20,100	
Wood	25%			2055	**	5	\$62,800	
Interior Walls								
Cast in Place Concrete	5%	Now	\$44,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pool Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pool Wall</i>								
Ceramic Tile	5%			2036	**	5	\$3,500	
Concrete Masonry Unit	65%	Now	\$101,700	LIFE	**	5	\$17,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Exit</i>								
Glass: Single Pane	5%			LIFE	**	5	\$2,600	
Gypsum Board	15%			LIFE	**	5	\$6,200	
Metal Panel	5%			LIFE	**			

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$9,300	2032	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%	Now	\$73,800	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corridor Near Room G207, Throughout</i>								
Exposed Struc: Steel	45%	Now	\$271,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	15%			LIFE	**	5	\$10,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$48,800	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4160 V Supplying Marine Development Building</i>								
Transformers								
Dry Type	100%			2025	\$140,300	3	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kva, 4160/480/220/120 Volts</i>								
Feeders								
Cable	100%			2026	\$15,800	1		
Raceway								
Conduit	100%			2027	\$41,800	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2027	\$26,400	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated At 3000 Amperes And 2000 Amperes</i>								
Fused Disc Sw	30%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes Supplying The High School Building</i>								
Transformers								
Dry Type	100%			2025	\$16,100	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Rooms</i>								
<i>Explanation : 45kva, 30kva, 480/208/120 Volts</i>								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

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								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2027	\$149,600	5	\$300
Raceway								
	Conduit	95%			2027	\$120,100	1	
	Conduit	5%			2037	**	1	
Panelboards								
	Fused Disc Sw	5%			2026	\$6,900	5	\$100
	Molded Case Bkrs	85%			2026	\$116,700	5	\$1,600
	Molded Case Bkrs	10%			2035	**	5	\$200
Wiring								
	Thermoplastic	95%			2027	\$168,600	1	
	Thermoplastic	5%			2037	**	1	
Motor Controllers								
	Locally Mounted	10%			2025	\$7,700	5	
	Motor Control Center	90%			2025	\$268,700	5	\$1,800
Ground								
Grounding Devices								
	Generic	100%	2-4	\$9,700	LIFE	**	5	\$1,100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Room</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2025	\$22,400	1	\$22,200
Generators								
	Diesel	100%			2023	\$123,900	1	\$28,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 130 Kilowatts</i>								
Batteries								
	Nickel Cadmium	100%			2020	\$1,500	5	\$16,100
Fuel Storage								
	Day Tank	50%			2026	\$3,300	5	\$8,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 10 Gallons Rated Capacity</i>								
	Main Tank	50%			2030	**	5	\$1,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallons Rated Capacity</i>								

Lighting

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	70%			2027	\$141,100	10	\$57,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2022	\$10,100	10	\$4,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
HID	25%			2027	\$36,600	10	\$700	
Egress Lighting								
Emergency, Service	50%			2027	\$22,500	1		
Exit, Service	50%			2027	\$12,300	1		
Exterior Lighting								
Fluorescent	20%			2027	\$47,300	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabbling Generic	100%			2030	**	5	\$1,400	
Alarm								
Security System No Component Generic	70%			2027	\$67,000	1	\$8,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Gymnasium</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component Generic, Digital	70%			2032	**	1-3	\$13,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
Distribution Hot Wtr Piping/Pump	100%			2035	**	4	\$4,400	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	80%	0-2	\$962,800	2037	**	1	\$39,900	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Inside The Rtus, Roof</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 9 Units, Roof</i>								
Convactor/Radiator	20%			2032	**	1	\$5,800	
Air Conditioning								
Energy Source								
District Chilled Water	95%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Electricity	5%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2022		1	\$8,900	
No Component	95%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%	Now	\$300	2037	**	4	\$1,300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pump Room And Roof</i>								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2022		1	\$16,600	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Building Needs Additional Air Conditioning</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,900	
Exhaust Fans								
Interior	25%	Now	\$7,600	2022	\$76,100	2	\$500	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Pool Pump Room</i>								
Roof	75%			2022	\$106,600	2	\$2,100	
Plumbing								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	60%	Now	\$38,300	2037	**	1		
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Water Main, 1st Floor</i>					
Galvanized Steel	40%	Now	\$150,200	2047	**	1		
			<i>Corroded, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Bad Condition, Pool Pump Room</i>					
			<i>Not Insulated, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Pool Pump Room</i>					
			<i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Valves Pumps, Pool Pump Room</i>					
Water Heater Electric	100%			2025	\$75,400	4	\$800	
HW Heat Exchanger Steam Fired	100%			2027	\$136,300	4	\$8,900	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment Diatomaceous Earth	100%			2025	\$2,907,200	4	\$33,300	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe Generic	100%			2037	**	1-5	\$45,100	

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230T
Program / Asset # : CUN0003.0T0 / 2107 **Yr Built/Renovated** : 1977 / 2008
Area Sq Ft : 46,768 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 03-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3326937

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$168,800	\$141,300
Electrical	\$36,100	\$640,800
Mechanical	\$956,100	
Total	\$1,161,000	\$782,100
Importance Code A	\$168,800	\$141,300
Importance Code B	\$992,100	\$640,800
Total	\$1,161,000	\$782,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$62,700		\$36,400	
Interior Architecture	\$84,400	\$1,400	\$4,300	\$16,300
Electrical	\$3,700	\$3,400	\$13,000	\$3,600
Mechanical	\$13,000	\$6,000	\$47,300	\$6,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$167,800	\$14,800	\$105,000	\$29,900
Importance Code A	\$62,700		\$36,400	
Importance Code B	\$105,100	\$14,800	\$68,600	\$29,900
Importance Code C				
Total	\$167,800	\$14,800	\$105,000	\$29,900



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR
Asset # : 2107

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$62,900	
Window Wall	15%			2047	**	5	\$41,600	
Windows								
Metal Louvers	100%			2036	**	10		
Parapets								
Metal Rail	70%			2032	**	5-10	\$25,700	
No Component	30%							
Roof								
Copper/Terne	60%			2055	**	10	\$78,400	
Modified Bitumen	20%	Now	\$28,900	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	20%	Now	\$33,800	2022	\$168,800			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	50%	Now	\$75,500	2026	\$377,300	3	\$43,400	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$12,700	
Ceramic Tile	5%			2036	**	5	\$2,900	
Sheet Vinyl/Rubber	10%			2032	**	5	\$8,700	
Vinyl Tile	25%			2032	**	3	\$7,200	
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$23,100	
Gypsum Board	10%			LIFE	**	5	\$4,300	
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$7,200	2032	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	70%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$10,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$70,900	1		
Panelboards								
Fused Disc Sw	5%			2026	\$5,300	5	\$100	
Molded Case Bkrs	95%			2026	\$101,400	5	\$1,200	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR
Asset # : 2107

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2027	\$93,200	1		
Motor Controllers								
Locally Mounted	100%			2025	\$46,300	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2032	**	10	\$7,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Workshops And Offices</i>								
HID	5%			2022	\$3,200	10	\$100	
Incandescent	75%			2027	\$329,000	2	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Stage</i>								
<i>Explanation : Stage Lights</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$9,700	1		
Exit, Service	50%			2027	\$5,300	1		
Exterior Lighting								
HID	20%			2022	\$36,100	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$29,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P On Campus</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$2,900	2035	**	4	\$1,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Terminal Devices								
Air Handler	80%			2022	\$416,200	1	\$19,200	
Convactor/Radiator	15%			2025	\$29,700	1	\$1,900	
Induction Unit	5%			2030	**	1	\$600	
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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR
Asset # : 2107

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	District Chilled Water	100%			2037	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,300	2037	**	4	\$1,900
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2022	\$414,900	1	\$23,900
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,600
Exhaust Fans								
	Interior	95%			2022	\$125,000	2	\$1,100
	Roof	5%			2027	\$3,100	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Electric	100%			2022	\$32,600	4	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2020	\$1,500	4	\$1,500
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2037	**	1-5	\$19,500
Sprinkler								
	No Component	50%						
	Generic	50%			2037	**	1-2	\$5,400

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Address : 2110 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230M
Program / Asset # : CUN0003.0M0 / 4376 **Yr Built/Renovated** : 1991 / 2007
Area Sq Ft : 204,000 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 01-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,4
Block : 8760 **Lot** : 60 **BIN** : 3326935

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$642,400	\$136,900
Interior Architecture	\$326,900	\$314,000
Electrical	\$181,500	\$1,058,100
Mechanical	\$62,100	\$2,874,200
Total	\$1,212,900	\$4,383,100
Importance Code A	\$642,400	\$136,900
Importance Code B	\$405,600	\$4,160,000
Importance Code C	\$164,900	\$86,200
Total	\$1,212,900	\$4,383,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$95,000		\$26,400	
Interior Architecture	\$220,000	\$6,700		\$45,600
Electrical	\$56,700	\$21,000	\$31,000	\$19,900
Mechanical	\$62,700	\$41,300	\$76,500	\$48,600
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$450,300	\$84,900	\$149,600	\$129,800
Importance Code A	\$97,500		\$30,200	
Importance Code B	\$352,700	\$84,900	\$119,400	\$129,800
Importance Code C				
Total	\$450,300	\$84,900	\$149,600	\$129,800



*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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$23,400	LIFE	**	5	\$15,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Masonry: Brick	55%			LIFE	**	5	\$83,600	
Metal Panel	5%			2047	**	5-10	\$52,300	
Metal Coiling Doors	5%			2040	**	5	\$23,800	
Stucco Cement	15%			2040	**	5	\$57,000	
Window Wall	10%	Now	\$149,300	2047	**	5	\$28,500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rotunda</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rotunda</i>								
Windows								
Aluminum	90%	Now	\$65,500	2043	**	5	\$7,700	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	10%			2036	**	10	\$10,600	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$12,900	
Metal Rail	15%			2040	**	5-10	\$43,800	
Pre-Cast Concrete	5%	Now	\$2,900	LIFE	**	5	\$5,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Cast in Place Concrete	2%	Now	\$1,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Room 130 C</i>								
IRMA/Protected Membrane	10%			2032	**	10	\$12,100	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Terrace</i>								
Modified Bitumen	85%	Now	\$427,600	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Room M402</i>								
Skylight, Metal/Glass	3%			2047	**	10	\$12,100	

Interior

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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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	25%	Now	\$175,800	2026	\$879,200	3	\$101,200		
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	10%			LIFE	**	5	\$59,100		
Ceramic Tile	5%			2036	**	5	\$13,500		
Panel/Paver: Cer/Brk	20%			2043	**	5	\$121,500		
Quarry Tile	5%			2040	**	5	\$20,200		
Vinyl Tile	35%			2032	**	3	\$47,200		
Interior Walls									
Concrete Masonry Unit	15%	0-2	\$65,200	LIFE	**	5	\$11,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Folding Partition	5%	Now	\$38,900	2049	**	5	\$12,000		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Glass: Single Pane	5%			LIFE	**	5	\$7,200		
Gypsum Board	75%	Now	\$60,800	LIFE	**	5	\$86,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceilings									
AcousTileConcealSpLn	5%	Now	\$11,100	2040	**	5	\$8,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
AcousTileSusp.Lay-In	5%	Now	\$11,100	2040	**	5	\$6,700		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corridor Near Room 226</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Corridor Near Room 226</i>									
AcousTileSusp.Lay-In	75%			2040	**	5	\$202,500		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Room M402</i>									
Exposed Struc: Steel	10%			LIFE	**				
Gypsum Board	5%			LIFE	**	5	\$16,900		

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

Under 600 Volts

*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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

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	49%			2037	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes For Emergency Distribution.</i>								
Photovoltaic Panel(s)	1%			2030	**	1		
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fed From Other Building</i>								
Transformers								
Dry Type	100%			2040	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1-500kva, 1-300kva, 1- 225kva, 1-150kva , 480/ 208/120 Volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$5,400	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5	\$200	
Molded Case Bkrs	95%			2035	**	5	\$5,100	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	10%			2032	**	5	\$100	
Motor Control Center	90%			2032	**	5	\$5,000	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$62,800	
Generators								
Diesel	100%			2030	**	1	\$79,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Generator Rated At 350 Kw</i>								
Batteries								
Nickel Cadmium	100%			2020	\$1,500	5	\$45,500	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2035	**	5	\$18,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 60 Gallons Capacity</i>								
Main Tank	50%			2042	**	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 1000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	3%			2027	\$13,800	10	\$5,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Fluorescent	97%			2032	**	10	\$181,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$51,200	1		
Exit, Service	50%			2027	\$28,100	1		
Exterior Lighting								
HID	20%			2027	\$157,300	10	\$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2042	**	5	\$6,000	
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$189,000	1	\$22,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	\$646,900	1-3	\$37,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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

Heating

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
Conversion Equipment HTHW/HW Exchanger	100%			2030	**	2	\$12,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 4 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$10,100	
Terminal Devices								
Air Handler	70%			2027	\$1,919,400	1	\$88,300	
Convactor/Radiator	20%			2032	**	1	\$13,200	
Fan Coil Unit/Heat	10%			2027	\$292,000	1	\$6,600	
Air Conditioning								
Energy Source District Chilled Water	90%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Electricity	10%			2043	**	1		
Conversion Equipment Reciprocating Compr/Chiller	10%			2027	\$165,500	1	\$9,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Mechanical Equipment Room - For The Theatre Only</i>								
No Component	90%							
Distribution CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$15,100	
Terminal Devices Air Handler/Cool/Ht	100%			2027	\$218,700	1	\$126,200	
Heat Rejection								
Water Cooling Tower	10%			2025	\$7,400	2	\$20,500	
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$113,800	
Exhaust Fans								
Interior	95%			2032	**	2	\$5,900	
Roof	5%			2027	\$16,200	2	\$300	
Plumbing								
H/C Water Piping Brass/Copper	100%			2047	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Electric	100%			2025	\$171,800	4	\$1,800	
HW Heat Exchanger Steam Fired	100%	Now	\$62,100	2037	**	4	\$20,200	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment Sand	100%			2032	**	4	\$75,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit For The Fish Tank</i>								
Sewage Ejector(s) Electric	100%			2027	\$56,200	4	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room # M158d</i>								
<i>Explanation : 1 Unit</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) 1st To 4th Floor, (2) 1st To 3rd Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2047	**	1-5	\$106,700	
Sprinkler No Component Generic	60%			2047	**	1-2	\$22,900	
Chemical System Generic	100%			2025	\$26,700	1-3	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : 2 Sets</i>								

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Address : 2000 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230L
Program / Asset # : CUN0003.0L0 / 2116 **Yr Built/Renovated** : 1977 / 2011
Area Sq Ft : 122,364 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,7,8,p
Block : 8760 **Lot** : 60 **BIN** : 3348024

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,264,300	\$543,300
Interior Architecture	\$672,300	\$690,200
Electrical	\$207,100	\$1,931,800
Mechanical		\$3,196,000
Total	\$2,143,800	\$6,361,400
Importance Code A	\$1,264,300	\$543,300
Importance Code B	\$809,800	\$5,768,700
Importance Code C	\$69,600	\$49,400
Total	\$2,143,800	\$6,361,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$50,900		\$400	
Interior Architecture	\$339,100	\$4,600		\$918,600
Electrical	\$36,500	\$23,200	\$20,100	\$18,100
Mechanical	\$33,800	\$24,500	\$45,500	\$18,400
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$476,100	\$68,200	\$81,800	\$970,900
Importance Code A	\$50,900		\$800	
Importance Code B	\$425,200	\$68,200	\$81,100	\$970,900
Importance Code C				
Total	\$476,100	\$68,200	\$81,800	\$970,900



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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$750,700	LIFE	**	5	\$121,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Window Wall	20%	Now	\$299,200	2047	**	5	\$57,100	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$50,800	2035	**	5	\$2,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8th Floor, Throughout</i>								
Metal Louvers	5%			2036	**	10	\$1,300	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$5,900	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%	Now	\$32,400	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5	\$900	
Metal Rail	25%			2040	**	5-10	\$20,700	
Roof								
Cast in Place Concrete	10%			LIFE	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	35%			2067	**	10	\$119,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	45%			2037	**	10	\$61,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	10%	Now	\$163,700	LIFE	**	5	\$182,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Reception Area, Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Information Area, Ramp, Throughout.</i>								

Interior

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	35%	0-2	\$339,100	2023	\$847,700	3	\$97,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$61,000	
Ceramic Tile	5%			2036	**	5	\$9,300	
Panel/Paver: Cer/Brk	15%			2043	**	5	\$62,800	
Vinyl Tile	30%	Now	\$145,200	2027	\$484,000	3	\$20,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	15%			LIFE	**	5	\$7,100	
Glass: Single Pane	10%			LIFE	**	5	\$8,800	
Gypsum Board	70%	Now	\$69,600	LIFE	**	5	\$49,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$79,100	2032	**	5	\$23,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	35%	Now	\$220,200	LIFE	**	5	\$10,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor Under Ramp And L130, Throughout.</i>								
Gypsum Board	40%	Now	\$158,200	LIFE	**	5	\$95,800	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Near Reference Desk On First Floor, Throughout.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2025	\$140,300	3	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 2000 Kva, 4160/ 480/ 277 Volts Serving Buildings T5 And Arts And Science Building.</i>								
Feeders								
Busway	100%			2025	\$15,800	1		
Raceway								
Tray	100%			2025	\$41,800	1		

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

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	20%			2027	\$4,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 4000 Ampere Main Disconnect Switch</i>								
Air Circuit Breaker	60%			2027	\$12,700	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 3000 Ampere Mains Service Switches Serving T5 Building And Arts And Science Building</i>								
Fused Disc Sw	20%			2027	\$4,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 3000 Ampere Main Disconnect Switch Serving Mac Building.</i>								
Transformers								
Dry Type	100%			2025	\$16,100	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$82,800	5	\$500	
Raceway								
Conduit	100%			2027	\$84,800	1		
Panelboards								
Fused Disc Sw	10%			2026	\$5,300	5	\$300	
Molded Case Bkrs	90%			2026	\$48,100	5	\$2,900	
Wiring								
Thermoplastic	90%			2027	\$75,000	1		
Thermoplastic	10%			2037	**	1		
Motor Controllers								
Locally Mounted	20%			2025	\$40,100	5	\$200	
Motor Control Center	80%			2025	\$39,500	5	\$2,700	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$900	
Generic	50%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$9,100	1	\$37,700	
Generators								
Diesel	100%			2023	\$74,700	1	\$47,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Generator Rated At 285 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2020	\$1,500	5	\$27,300	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2026	\$4,600	5	\$11,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 25 Gallons Capacity</i>								
Main Tank	50%			2030	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	3%			2022	\$38,100	10	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Fluorescent	97%			2027	\$1,231,300	10	\$110,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$31,200	1		
Exit, Service	50%			2027	\$9,100	1		
Exterior Lighting								
HID	20%			2022	\$94,300	10	\$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2030	**	5	\$1,400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$37,800	1	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$77,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors</i>								

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

Heating

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$9,300	2035	**	4	\$6,100	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Terminal Devices								
Air Handler	80%			2027	\$1,335,800	1	\$61,500	
Convactor/Radiator	20%			2025	\$127,100	1	\$8,000	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$7,200	2037	**	4	\$6,100	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$1,331,800	1	\$76,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,300	
Exhaust Fans								
Interior	95%			2027	\$401,300	2	\$3,600	
Roof	5%			2027	\$9,900	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$18,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 8th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2037		**	1-5 \$62,600
Sprinkler								
	No Component	85%						
	Generic	15%			2037		**	1-2 \$5,200

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Address : 2085 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230T
Program / Asset # : CUN0003.1T0 / 2109 **Yr Built/Renovated** : 1967 / 2002
Area Sq Ft : 19,200 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852579

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$42,200	\$206,600
Total	\$42,200	\$206,600
Importance Code A	\$42,200	\$206,600
Total	\$42,200	\$206,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$400	
Interior Architecture	\$11,300		\$16,300	\$11,300
Electrical	\$1,600	\$1,200	\$16,000	\$1,600
Mechanical	\$3,700	\$7,300	\$5,200	\$6,900
Total	\$16,600	\$8,600	\$38,000	\$19,800
Importance Code A	\$900	\$900	\$1,400	\$900
Importance Code B	\$15,700	\$7,600	\$36,600	\$18,800
Importance Code C				
Total	\$16,600	\$8,600	\$38,000	\$19,800



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Asset # : 2109

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%			2057	**	5-10	\$154,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%			2052	**	5	\$900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Metal Panel	95%			2047	**	10	\$94,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Skylight, Plastic	5%			2047	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Carpet	80%			2029	\$295,500	3	\$45,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,100	
Mosaic Tile	5%			2032	**	5	\$3,500	
Vinyl Tile	10%			2037	**	3	\$1,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$14,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	100%			2047	**	5	\$28,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2053	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2049	**	5	\$500	
<hr/>								
Wiring								
Thermoplastic	100%			2053	**	1		

Lighting

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)

Asset # : 2109

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2035	**	10	\$14,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	15%			2035	**	10	\$2,600	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$2,300	
Exit, LED	50%			2062	**	1		
Exterior Lighting								
HID	20%			2022		10	\$14,800	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storage Area And Hallways</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$12,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 New Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$1,400	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Asset # : 2109

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Terminal Devices							
	Air Handler	50%			2035	**	1	\$5,900
	Fan Coil Unit/Heat	50%			2035	**	1	\$3,100
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Various In The Ceiling</i>							
	<i>Explanation : Induct Reheat Coils</i>							
Air Conditioning								
	Energy Source							
	Electricity	100%			2049	**	1	
	Conversion Equipment							
	Reciprocating Compr/Chiller	100%			2035	**	1	\$8,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Gas Room</i>							
	<i>Explanation : 2 New Units. R-410 Refrigerant</i>							
	Terminal Devices							
	Fan Coil - 4 Pipe	100%			2035	**	1	\$6,200
	Heat Rejection							
	Dry Cooler	100%			2035	**	2	\$13,400
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,700
	Exhaust Fans							
	Interior	100%			2035	**	2	\$600
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2037	**	1	
	Water Heater							
	Not Accessible	100%						
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2053	**	1-2	\$5,400

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Address : 2065 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2302T
Program / Asset # : CUN0003.2T0 / 2110 **Yr Built/Renovated** : 1967 / 2005
Area Sq Ft : 36,000 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852580

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$423,800	\$1,824,700
Interior Architecture	\$41,600	\$180,800
Electrical		\$367,900
Mechanical	\$388,300	\$175,200
Total	\$853,600	\$2,548,600
Importance Code A	\$472,400	\$1,824,700
Importance Code B	\$339,700	\$723,900
Importance Code C	\$41,600	
Total	\$853,600	\$2,548,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$11,500			\$2,000
Interior Architecture	\$193,500	\$2,600	\$24,100	\$8,100
Electrical	\$3,100	\$2,800	\$6,900	\$3,200
Mechanical	\$6,300	\$4,800	\$31,000	\$4,500
Total	\$214,400	\$10,200	\$62,000	\$17,800
Importance Code A	\$12,200	\$1,800	\$1,900	\$3,800
Importance Code B	\$202,200	\$8,400	\$60,100	\$14,000
Importance Code C				
Total	\$214,400	\$10,200	\$62,000	\$17,800



*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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2

Asset # : 2110

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$70,900	2037	**	5	\$60,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	95%			2043	**	5	\$4,100	
Steel	5%	Now	\$11,500	2052	**	5	\$1,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Connecting Corridor To T1</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Connecting Corridor To T1</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Connecting Corridor To T1</i>								
<hr/>								
Roof								
Single Ply Membrane	100%	Now	\$352,900	2027	\$1,764,300			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Carpet	25%	0-2	\$169,600	2029	\$169,600	3	\$19,500	
<i>Loose/MISS Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$5,700	
Mosaic Tile	5%			2032	**	5	\$6,500	
Vinyl Tile	40%			2027	\$180,800	3	\$7,800	
Vinyl Tile	5%	Now	\$22,600	2037	**	3	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Connecting Corridor To T1</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Connecting Corridor To T1</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Connecting Corridor To T1</i>								
Vinyl Tile	20%			2032	**	3	\$5,200	
<hr/>								
Interior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$7,900	
Gypsum Board	20%			LIFE	**	5	\$5,900	
Metal Panel	20%			LIFE	**			
Metal Panel	20%	Now	\$41,600	LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Connecting Corridor To T1</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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2

Asset # : 2110

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

Interior

Ceilings

AcousTileSusp.Lay-In	80%			2032	**	5	\$41,700	
AcousTileSusp.Lay-In	20%			2044	**	5	\$10,400	

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Rooms 248, 252 And Various Others

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$2,600	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 1600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$33,000	5	\$200	
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Raceway

Conduit	90%			2027	\$28,800	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	5%			2026	\$1,100	5		
Molded Case Bkrs	75%			2026	\$17,200	5	\$700	
Molded Case Bkrs	20%			2043	**	5	\$200	

Wiring

Thermoplastic	90%			2027	\$25,500	1		
Thermoplastic	10%			2047	**	1		

Motor Controllers

Variable Frequency Drive	100%			2044	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$500	
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Lighting

Interior Lighting

Fluorescent	100%			2027	\$367,900	10	\$33,000	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2032	**	10	\$4,300	
Exit, LED	10%			2055	**	1		
Exit, Service	40%			2032	**	1		

Exterior Lighting

HID	20%			2027	\$27,800	10		
No Component	80%							

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2

Asset # : 2110

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

Alarm

Security System

No Component

70%

Generic

30%

2032

**

1

\$4,000

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

Location : New Wing

Explanation : CCTV Surveillance Camera

Fire/Smoke Detection

Generic, Digital

100%

2032

**

1-3

\$22,900

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

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas

100%

Now

\$200

2037

**

1

Corroded, Extent : Moderate, Area Affected : 5%

Location : Incoming Service

Conversion Equipment

Furnace

60%

0-2

\$48,600

2037

**

1

\$9,600

Corroded, Extent : Moderate, Area Affected : 50%

Location : Throughout

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

Location : Various Locations In The Ceiling, Old Section

Explanation : 8 Old Units - Each Unit Has 2 Gas Fired Heaters

Hot Water Boiler

40%

2044

**

1

\$7,100

Other Observation, Extent : Light, Area Affected : 40%

Location : New Section Mechanical Room

Explanation : 1 Unit For New Section

Distribution

Hot Wtr Piping/Pump

40%

2049

**

4

\$1,100

No Component

60%

Terminal Devices

Air Handler

40%

2035

**

1

\$8,900

Other Observation, Extent : Light, Area Affected : 40%

Location : Outside Of The Building

Explanation : 1 New Unit

No Component

60%

Air Conditioning

Energy Source

Electricity

100%

2035

**

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2027	\$175,200	1	\$10,000
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : 3 Units. Outside Of The Building</i>								
	Ext Pkg Unit - Heating/Cooling	40%			2035	**	2	\$900
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : 1 Unit For New Section. R-410 Refrigerant</i>								
Terminal Devices								
	Air Handler/Dir Expansion	40%			2022	\$153,900	1	
	Air Handler/Dir Expansion	20%			2032	**	1	
	No Component	40%						
Heat Rejection								
	Dry Cooler	60%			2022	\$112,300	2	\$15,000
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$12,000
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$8,000
Exhaust Fans								
	Interior	60%			2022	\$73,500	2	\$700
	Roof	40%			2035	**	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Gas Fired	100%			2022	\$21,000	2	\$500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	60%						
	Generic	40%			2053	**	1-2	\$4,000

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Address : 2055 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2303T
Program / Asset # : CUN0003.3T0 / 2111 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 10,200 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852581

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$212,300	
Interior Architecture		\$88,100
Electrical		\$103,200
Mechanical	\$138,000	\$72,700
Total	\$350,300	\$264,000
Importance Code A	\$212,300	
Importance Code B	\$138,000	\$264,000
Total	\$350,300	\$264,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$13,300			
Interior Architecture	\$47,200			\$30,700
Electrical	\$200	\$300	\$40,500	\$200
Mechanical	\$18,800	\$700	\$49,500	\$700
Total	\$79,500	\$1,000	\$90,000	\$31,500
Importance Code A	\$27,200	\$500	\$500	\$500
Importance Code B	\$52,300	\$500	\$89,400	\$31,000
Importance Code C				
Total	\$79,500	\$1,000	\$90,000	\$31,500



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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$1,300		
Metal Panel	90%	Now	\$13,300	2047	**	5	\$33,900		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Base</i>									
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Corners</i>									
<hr/>									
Windows									
Steel	100%	Now	\$100,200	2052	**	5	\$11,700		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North Facade</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<hr/>									
Roof									
Spray-on Foam	100%	Now	\$112,000	2037	**	5	\$20,100		
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Classrooms</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<hr/>									
Interior									
Floors									
Carpet	15%	Now	\$2,800	2023	\$28,400	3	\$3,300		
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	10%	Now	\$1,500	LIFE	**	5	\$3,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Mosaic Tile	5%	Now	\$4,400	2032	**	5	\$900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	70%	Now	\$26,400	2027	\$88,100	3	\$3,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<hr/>									
Interior Walls									
Concrete Masonry Unit	25%			LIFE	**	5	\$2,200		
Gypsum Board	60%			LIFE	**	5	\$8,100		
Metal Panel	15%			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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3

Asset # : 2111

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

Interior

Ceilings

AcousTileSusp.Lay-In	100%	Now	\$12,000	2032	**	5	\$7,300	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Water Penetration, Extent : Light, Area Affected : 25%

Location : Various Classrooms

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$1,500	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$33,000	5		
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Raceway

Conduit	90%			2027	\$28,800	1		
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Conduit	10%			2037	**	1		
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Panelboards

Fused Disc Sw	5%			2026	\$800	5		
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Molded Case Bkrs	85%			2026	\$13,000	5	\$200	
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Molded Case Bkrs	10%			2035	**	5		
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Wiring

Thermoplastic	90%			2027	\$25,500	1		
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Thermoplastic	10%			2037	**	1		
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Motor Controllers

Locally Mounted	100%			2025	\$30,800	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	99%			2027	\$103,200	10	\$9,300	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

HID	1%			2027	\$700	10		
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Egress Lighting

Emergency, Battery	50%			2027	\$7,000	10	\$1,200	
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Exit, Service	50%			2027	\$700	1		
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Exterior Lighting

HID	20%			2022	\$7,900	10		
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No Component	80%							
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Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3

Asset # : 2111

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$32,300

1-3

\$1,900

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

Location : Hallways

Explanation : Alarm Bells And Manual Pull Station

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

Heating

Energy Source

Natural Gas

100%

2037

**

1

Conversion Equipment

Furnace

60%

0-2

\$13,800

2037

**

1

\$2,700

Damaged, Extent : Moderate, Area Affected : 25%

Location : Mechanical Room

Other Observation, Extent : Light, Area Affected : 60%

Location : Mechanical Room

Explanation : 4 Obsolete Units

Furnace

30%

2027

\$6,900

1

\$1,500

Furnace

10%

2035

**

1

\$500

Air Conditioning

Energy Source

Electricity

100%

2035

**

1

Conversion Equipment

Split Unit

40%

Now

\$83,300

2037

**

Malfunctioning, Extent : Severe, Area Affected : 40%

Location : 6 Condemn Units, Backyard

R-22 Refrigerant, Extent : Severe, Area Affected : 40%

Location : Backyard

Window/Wall Unit

20%

2020

\$4,100

1

No Component

40%

Terminal Devices

Fan Coil - 4 Pipe

40%

2022

\$54,800

1

\$1,300

No Component

60%

Heat Rejection

Dry Cooler

40%

2022

\$12,700

2

\$2,800

No Component

60%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$5,700

Exhaust Fans

Interior

100%

2022

\$34,700

2

\$300

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	100%			2027	\$72,700	1	
	Water Heater Gas Fired	100%			2025	\$5,900	2	\$200
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Fixtures Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Address : 2111 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2304T
Program / Asset # : CUN0003.4T0 / 2112 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 53,718 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3852582

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$705,900	\$182,500
Interior Architecture	\$710,800	\$482,200
Electrical	\$155,000	\$727,700
Mechanical	\$1,244,900	\$494,500
Total	\$2,816,500	\$1,886,800
Importance Code A	\$826,800	\$182,500
Importance Code B	\$1,989,700	\$1,658,400
Importance Code C		\$45,900
Total	\$2,816,500	\$1,886,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$67,200			\$200
Interior Architecture	\$331,200		\$4,800	\$17,200
Electrical	\$1,300	\$1,600	\$1,500	\$1,000
Mechanical	\$13,800	\$8,300	\$11,400	\$8,300
Total	\$413,400	\$10,000	\$17,600	\$26,700
Importance Code A	\$67,200	\$2,700	\$2,800	\$2,800
Importance Code B	\$313,800	\$7,300	\$14,800	\$23,900
Importance Code C	\$32,400			
Total	\$413,400	\$10,000	\$17,600	\$26,700



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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$33,300	LIFE	**	5	\$28,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$48,600	LIFE	**	5	\$3,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Metal Panel	80%	Now	\$34,000	2047	**	5	\$86,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	5%			2043	**	5	\$400	
Steel	95%	Now	\$354,200	2052	**	5	\$41,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Spray-on Foam	100%	Now	\$303,100	2037	**	5	\$54,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Rooms 4210 And 4211</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	30%	Now	\$298,800	2029	\$298,800	3	\$34,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$8,400	
Mosaic Tile	5%			2032	**	5	\$9,600	
Vinyl Tile	60%	Now	\$79,600	2027	\$398,100	3	\$17,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

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

Interior

Interior Walls

Concrete Masonry Unit	25%				LIFE	**	5	\$10,200
Gypsum Board	75%	Now	\$32,400		LIFE	**	5	\$45,900

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

Location : Throughout

Water Penetration, Extent : Light, Area Affected : 20%

Location : Throughout

Ceilings

AcousTileSusp.Lay-In	100%	0-2	\$631,200	2047		**	5	\$38,200
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 50%

Location : Throughout

Water Penetration, 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

Fused Disc Sw	100%				2027	\$4,900	5	\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Ratings

Switchgear / Switchboard

Fused Disc Sw	100%				2027	\$33,000	5	\$200
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Raceway

Conduit	90%				2027	\$28,800	1	
Conduit	10%				2037	**	1	

Panelboards

Fused Disc Sw	10%				2026	\$3,100	5	\$100
Molded Case Bkrs	80%				2026	\$24,400	5	\$1,100
Molded Case Bkrs	10%				2035	**	5	\$100

Wiring

Thermoplastic	90%				2027	\$25,500	1	
Thermoplastic	10%				2037	**	1	

Motor Controllers

Locally Mounted	100%				2025	\$92,500	5	\$400
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4

Asset # : 2112

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2027	\$537,900	10	\$48,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2027	\$11,000	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Staircase</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$37,000	10	\$6,500	
Exit, Service	50%			2027	\$3,900	1		
Exterior Lighting								
HID	20%			2022	\$41,400	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$113,600	1-3	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2037	**	1		
Conversion Equipment Furnace	100%	0-2	\$120,900	2037	**	1	\$23,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In The Ceiling</i>								
<i>Explanation : 4 Obsolete Units - Each Has 4 Gas Fired Heaters</i>								
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	60%	0-2	\$261,500	2037	**	1	\$13,500
		<i>Corroded, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
		<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>						
		<i>Location : Throughout</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 4 Units, Ceiling</i>						
	Ext Pkg Unit - Heating/Cooling	30%			2032	**	2	\$1,000
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 1 Unit, Outside Of The Building</i>						
	Window/Wall Unit	10%			2020	\$10,700	1	
Terminal Devices								
	Fan Coil - 4 Pipe	60%			2022	\$721,300	1	\$10,400
	No Component	40%						
Heat Rejection								
	Dry Cooler	40%			2027	\$111,700	2	\$15,000
	Dry Cooler	20%			2022	\$55,800	2	\$7,500
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,000
Exhaust Fans								
	Roof	100%			2022	\$85,300	2	\$1,600
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2027	\$382,800	1	
Water Heater								
	Gas Fired	100%			2025	\$31,300	2	\$800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Address : 2100 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2305T
Program / Asset # : CUN0003.5T0 / 2113 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 17,852 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852583

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$161,300	\$85,200
Interior Architecture	\$239,200	\$181,300
Electrical		\$182,400
Mechanical	\$145,500	\$127,200
Total	\$546,000	\$576,200
Importance Code A	\$201,400	\$85,200
Importance Code B	\$344,600	\$491,000
Total	\$546,000	\$576,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$2,600
Interior Architecture	\$9,500			
Electrical	\$200	\$300	\$48,600	\$100
Mechanical	\$9,700	\$1,200	\$56,000	\$1,200
Total	\$19,400	\$1,600	\$104,600	\$3,900
Importance Code A		\$900	\$900	\$900
Importance Code B	\$17,400	\$700	\$103,700	\$3,100
Importance Code C	\$2,000			
Total	\$19,400	\$1,600	\$104,600	\$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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Metal Panel	100%	Now	\$43,500	2037	**	5	\$37,000
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Eaves</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
	Steel	100%	Now	\$117,800	2052	**	5	\$13,800
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
	Single Ply Membrane	100%			2037	**	10	\$48,200
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
	Cast in Place Concrete	10%			LIFE	**	5	\$5,400
	Mosaic Tile	5%	Now	\$7,500	2032	**	5	\$1,500
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Entrance</i>								
	Vinyl Tile	85%	Now	\$36,300	2027	\$181,300	3	\$7,800
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
	Concrete Masonry Unit	25%			LIFE	**	5	\$3,100
	Gypsum Board	50%			LIFE	**	5	\$9,300
	Gypsum Board	15%	Now	\$2,000	LIFE	**	5	\$2,800
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
	Metal Panel	10%			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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5

Asset # : 2113

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

Interior

Ceilings

AcousTileSusp.Lay-In	100%	4+	\$203,000	2047	**	5	\$12,300	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 25%

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 50%

Location : Throughout

Water Penetration, 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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$1,500	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 1200 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$33,000	5	\$100	
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Raceway

Conduit	100%			2027	\$32,000	1		
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Panelboards

Molded Case Bkrs	100%			2026	\$15,300	5	\$500	
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Wiring

Thermoplastic	100%			2027	\$28,300	1		
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Motor Controllers

Locally Mounted	100%			2025	\$30,800	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Interior Lighting

Fluorescent	100%			2027	\$182,400	10	\$16,400	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2022	\$12,300	10	\$2,200	
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Exit, Service	50%			2022	\$1,300	1		
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Exterior Lighting

HID	20%			2022	\$13,800	10		
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No Component	80%							
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Alarm

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

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

Alarm

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2022

\$18,900

1-3

\$1,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Alarm Bells And Manual Pull Station*

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

Heating

Energy Source

Natural Gas

100%

2037

* *

1

Conversion Equipment

Furnace

100% Now

\$40,200

2037

* *

1

\$7,900

*Corroded, Extent : Severe, Area Affected : 50%**Location : Various Areas**Not Energy Efficient, Extent : Severe, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : 2 In Mechanical Room And 3 In The Ceilings**Explanation : 5 Obsolete Package Units***Air Conditioning**

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Reciprocating

35%

2022

\$50,700

1

\$2,900

*R-22 Refrigerant, Extent : Light, Area Affected : 35%**Location : 2 Units, Outside Of The Building*

Window/Wall Unit

15%

2020

\$5,300

1

No Component

50%

Terminal Devices

Air Handler/Dir

35%

2022

\$33,400

1

Expansion

No Component

65%

Heat Rejection

Dry Cooler

35%

2022

\$16,200

2

\$4,400

No Component

65%

Ventilation

Distribution

Ductwork/Diffusers

100% Now

\$3,100

LIFE

* *

2-5

\$10,000

*Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : In The Ceiling*

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	90%			2022	\$54,600	2	\$500
	Roof	10%			2022	\$2,800	2	\$100
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2027	\$127,200	1	
	Water Heater							
	Gas Fired	100%			2025	\$10,400	2	\$300
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Address : 2105 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2306T
Program / Asset # : CUN0003.6T0 / 2114 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 12,070 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852584

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$261,600	
Interior Architecture		\$131,200
Electrical	\$38,300	\$122,100
Mechanical		\$86,000
Total	\$299,800	\$339,300
Importance Code A	\$261,600	
Importance Code B	\$38,300	\$339,300
Total	\$299,800	\$339,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$52,200	\$1,000	\$1,000	\$900
Electrical	\$300	\$400	\$9,700	\$300
Mechanical	\$7,900	\$1,000	\$84,800	\$1,000
Total	\$60,300	\$2,500	\$95,500	\$2,200
Importance Code A	\$600	\$600	\$27,800	\$600
Importance Code B	\$50,900	\$1,900	\$67,800	\$1,600
Importance Code C	\$8,900			
Total	\$60,300	\$2,500	\$95,500	\$2,200



*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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6

Asset # : 2114

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$39,900	2037	**	5	\$34,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Base</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$99,700	2052	**	5	\$11,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Spray-on Foam	100%	Now	\$121,900	2037	**	5	\$21,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Mosaic Tile	5%			2032	**	5	\$2,000	
Vinyl Tile	50%			2027	\$69,000	3	\$3,000	
Vinyl Tile	45%	Now	\$31,100	2027	\$62,100	3	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$8,900	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	65%			LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%			LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6

Asset # : 2114

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

Interior

Ceilings

AcousTileSusp.Lay-In	90%	Now	\$11,500	2032	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Classrooms</i>								
AcousTileSusp.Lay-In	10%			2040	**	5	\$1,500	

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

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$33,000	5	\$100	
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Raceway

Conduit	95%			2027	\$30,400	1		
Conduit	5%			2037	**	1		

Panelboards

Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	90%			2026	\$13,700	5	\$300	
Molded Case Bkrs	5%			2035	**	5		

Wiring

Thermoplastic	95%			2027	\$26,900	1		
Thermoplastic	5%			2037	**	1		

Lighting

Interior Lighting

Fluorescent	99%			2027	\$122,100	10	\$11,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

HID	1%			2027	\$800	10		
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Egress Lighting

Emergency, Service	50%			2027	\$3,000	1		
Exit, Service	50%			2027	\$900	1		

Exterior Lighting

HID	20%			2022	\$9,300	10		
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	20%			2035	**	1	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6

Asset # : 2114

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$38,300

1-3

\$2,200

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

Location : Hallways

Explanation : Manual Pull Station And Alarm Bells

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

Heating

Energy Source

Natural Gas

100%

2037

**

1

Conversion Equipment

Furnace

100%

2022

\$27,200

1

\$6,000

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

Location : In The Ceiling

Explanation : 3 Units

Air Conditioning

Energy Source

Electricity

100%

2035

**

1

Conversion Equipment

Reciprocating Compr/Chiller

20%

2027

\$19,600

1

\$1,100

R-22 Refrigerant, Extent : Light, Area Affected : 20%

Location : 1 Unit, Outside Of The Building

Window/Wall Unit

80%

2022

\$19,200

1

Terminal Devices

Air Handler/Dir Expansion

20%

2027

\$25,800

1

No Component

80%

Heat Rejection

Dry Cooler

20%

2027

\$12,500

2

\$1,700

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$6,700

Exhaust Fans

Interior

80%

2022

\$32,800

2

\$300

Roof

20%

2022

\$3,800

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2027

\$86,000

1

Water Heater

Gas Fired

100%

2020

\$7,000

2

\$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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6

Asset # : 2114

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Address : 2131 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2307T
Program / Asset # : CUN0003.7T0 / 2115 **Yr Built/Renovated** : 1972 / 2000
Area Sq Ft : 27,072 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3852585

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$143,100	\$122,700
Interior Architecture	\$48,600	\$142,400
Electrical	\$57,200	\$276,600
Mechanical	\$521,700	\$238,800
Total	\$770,600	\$780,400
Importance Code A	\$198,000	\$168,500
Importance Code B	\$524,000	\$611,900
Importance Code C	\$48,600	
Total	\$770,600	\$780,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,100			
Interior Architecture	\$221,200			\$8,700
Electrical	\$500	\$800	\$21,500	\$500
Mechanical	\$20,100	\$1,500	\$7,700	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$249,800	\$6,200	\$33,100	\$14,600
Importance Code A	\$4,100	\$1,500	\$1,300	\$1,500
Importance Code B	\$236,700	\$4,800	\$31,900	\$13,100
Importance Code C	\$9,100			
Total	\$249,800	\$6,200	\$33,100	\$14,600



*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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7

Asset # : 2115

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal Panel	100%			2047	**	5-10	\$168,700		
Windows									
Aluminum	100%	Now	\$4,100	2043	**	5	\$500		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Roof									
Built-Up (BUR)									
	98%	Now	\$97,100	2032	**				
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Drains</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Skylight, Metal/Glass	2%			2037	**	10	\$2,400		
Interior									
Floors									
Carpet									
	35%	0-2	\$166,200	2029	\$166,200	3	\$19,100		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Classrooms</i>									
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Classrooms</i>									
Cast in Place Concrete	10%			LIFE	**	5	\$8,000		
Mosaic Tile	5%			2040	**	5	\$4,600		
Vinyl Tile	45%	Now	\$14,200	2027	\$142,400	3	\$6,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	5%	0-2	\$15,800	2037	**	3	\$700		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Sections At Corridors</i>									
<i>Explanation : 9x9 Tiles</i>									
Interior Walls									
Concrete Masonry Unit									
	50%	Now	\$48,600	LIFE	**	5	\$8,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Gypsum Board	50%	Now	\$9,100	LIFE	**	5	\$12,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%	Now	\$6,000	2032	**	5	\$1,800	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : Throughout

Exposed Concrete	80%			LIFE	**	5	\$4,600	
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Gypsum Board	10%	Now	\$7,500	LIFE	**	5	\$4,600	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$2,600	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 600 Amperes

Raceway

Conduit	90%			2027	\$28,800	1		
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Conduit	10%			2037	**	1		
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Panelboards

Molded Case Bkrs	90%			2026	\$20,600	5	\$600	
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Molded Case Bkrs	10%			2035	**	5	\$100	
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Wiring

Thermoplastic	90%			2027	\$25,500	1		
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Thermoplastic	10%			2037	**	1		
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	98%			2027	\$271,100	10	\$24,300	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	2%			2027	\$5,500	10	\$500	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Hallways

Egress Lighting

Emergency, Battery	50%			2027	\$18,600	10	\$3,300	
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Exit, Service	50%			2027	\$2,000	1		
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Exterior Lighting

HID	20%			2022	\$20,900	10		
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No Component	80%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7

Asset # : 2115

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

Alarm

Security System

No Component

80%

Generic

20%

2027

\$16,700

1

\$2,000

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

Location : Hallways

Explanation : CCTV Surveillance Camera

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2022

\$57,200

1-3

\$3,300

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

Location : Hallways

Explanation : Alarm Bells And Manual Pull Station

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

Heating

Energy Source

Electricity

10%

2037

**

1

Natural Gas

90%

2037

**

1

Conversion Equipment

Furnace

90% Now

\$54,800

2037

**

1

\$10,800

Damaged, Extent : Severe, Area Affected : 60%

Location : Insulation Peeling Off, Roof

Malfunctioning, Extent : Severe, Area Affected : 75%

Location : Roof

Other Observation, Extent : Light, Area Affected : 90%

Location : Roof

Explanation : 7 Obsolete Rtu Package Units Need To Be Replaced Soon

Radiant Heater

10%

2027

\$45,900

2

\$1,300

Other Observation, Extent : Light, Area Affected : 10%

Location : Various

Explanation : 5 Ele. Units

Air Conditioning

Energy Source

Electricity

100%

2035

**

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2022

\$324,000

2

\$1,700

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

Location : Roof

Explanation : 7 Obsolete Rtu Package Units Need To Be Replaced Soon.

Heat Rejection

Air Cooled Condenser

Unit

100%

2022

\$52,200

2

\$18,900

Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7

Asset # : 2115

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$47,700	LIFE	**	2-5	\$15,100	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Ductwork On Roof Is Damaged And Corroded</i>								
<hr/>								
Exhaust Fans								
Roof	100%			2022	\$43,000	2	\$800	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$192,900	1		
<hr/>								
Water Heater								
Gas Fired	100%	Now	\$15,800	2027	\$15,800	2	\$300	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Rm#7214</i>								
<i>Not Energy Efficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Rm#7214</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Address : 2101 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2308T
Program / Asset # : CUN0003.8T0 / 2095 **Yr Built/Renovated** : 1972 / 2008
Area Sq Ft : 18,187 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3852586

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$329,500	
Interior Architecture		\$135,700
Electrical	\$57,700	\$185,800
Mechanical	\$340,900	
Total	\$728,100	\$321,600
Importance Code A	\$452,800	
Importance Code B	\$275,300	\$321,600
Total	\$728,100	\$321,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,400		\$25,700	
Interior Architecture	\$92,300		\$1,900	\$3,900
Electrical	\$400	\$700	\$14,700	\$400
Mechanical	\$5,200	\$600	\$31,800	\$500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$131,400	\$5,200	\$78,000	\$8,800
Importance Code A	\$34,400	\$500	\$26,900	\$500
Importance Code B	\$97,000	\$4,700	\$51,000	\$8,300
Importance Code C				
Total	\$131,400	\$5,200	\$78,000	\$8,800



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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8

Asset # : 2095

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	93%	Now	\$226,100	LIFE	**	5	\$11,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Pre-Cast Concrete	2%	0-2	\$1,300	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	5%	Now	\$4,700	2037	**	5	\$1,800	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$103,400	2052	**	5	\$12,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%			2040	**	5-10	\$38,600	
Roof								
Modified Bitumen	95%			2032	**	10	\$25,700	
Skylight, Metal/Glass	5%			2047	**	10	\$4,500	

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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	0-2	\$50,900	2029	\$50,900	3	\$5,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Cast in Place Concrete	10%	Now	\$2,800	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	15%	Now	\$11,500	2040	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	60%	Now	\$27,100	2027	\$135,700	3	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$3,400	
Gypsum Board	50%			LIFE	**	5	\$5,200	
Ceilings								
AcousTileSusp.Lay-In	15%			2032	**	5	\$3,800	
Exposed Concrete	75%			LIFE	**	5	\$2,900	
Gypsum Board	10%			LIFE	**	5	\$3,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$33,000	5	\$100	
Raceway								
Conduit	100%			2027	\$32,000	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$15,300	5	\$500	
Wiring								
Thermoplastic	100%			2027	\$28,300	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2027	\$182,100	10	\$16,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2027	\$3,700	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$12,500	10	\$2,200	
Exit, Service	50%			2027	\$1,300	1		
Exterior Lighting								
HID	20%			2022	\$14,000	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$57,700	1-3	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	40%			2037	**	1		
Natural Gas	60%			2037	**	1		
Conversion Equipment								
Furnace	60%	2-4	\$4,900	2027	\$24,600	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rtu - There Are 2 Gas Fired Coils In It. Inefficient Unit. Needs To Be Upgrade.</i>								
Radiant Heater	40%	0-2	\$123,200	2037	**	2	\$2,700	
<i>Damaged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Areas</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Various</i>								
<i>Explanation : 23 Units</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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2022	\$217,700	2	\$1,100
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Package Unit On Roof. Inefficient Unit. Needs To Be Upgrade.</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,100
Exhaust Fans								
	Roof	100%			2022	\$28,900	2	\$600
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Electric	100%			2025	\$15,300	4	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z
Address : 1530 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.060 / 13607 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 4,065 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 250 **BIN** : 3349320

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$43,000
Mechanical		\$68,900
Total		\$111,800
Importance Code A		\$68,900
Importance Code B		\$43,000
Total		\$111,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$33,900			\$300
Interior Architecture				
Electrical	\$300	\$300	\$700	\$200
Mechanical	\$400	\$800	\$32,200	\$800
Total	\$34,600	\$1,100	\$32,900	\$1,300
Importance Code A	\$33,900	\$400		\$700
Importance Code B	\$700	\$700	\$32,900	\$700
Total	\$34,600	\$1,100	\$32,900	\$1,300



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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z
Asset # : 13607

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Metal Panel	80%	Now	\$16,100	2047	**	5	\$13,700		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : South Facade, North Facade</i>									
Metal Coiling Doors	20%			2040	**	5	\$5,700		
Windows									
Aluminum	50%			2043	**	5	\$600		
Metal Louvers	50%	Now	\$3,600	2036	**				
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Roof									
Metal Panel	100%			2040	**	10	\$11,400		
Interior									
Floors									
Cast in Place Concrete	100%			LIFE	**	5	\$13,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceilings									
Exposed Struc: Steel	35%			LIFE	**				
Metal Panel	65%			LIFE	**	5	\$4,900		
Electrical									
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	**	5			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 45 Kva, 480/208/120 Volts</i>									
Raceway									
Conduit	100%			2037	**	1			
Panelboards									
Fused Disc Sw	10%			2035	**	5			
Molded Case Bkrs	90%			2035	**	5	\$100		
Wiring									
Thermoplastic	100%			2037	**	1			
Motor Controllers									
Locally Mounted	100%			2032	**	5			
Lighting									
Interior Lighting									
Fluorescent	10%			2027	\$900	10	\$400		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Cafeteria Room</i>									
<i>Explanation : T-8 Lamps</i>									
HID	90%			2027	\$30,500	10	\$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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z
Asset # : 13607

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$500	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$3,100	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$43,000	1-3	\$2,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Open Space Electrical Section</i>						
		<i>Explanation : Bells, Manual Pull Station</i>						
Mechanical								
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%			2047	**	1		
Conversion Equipment								
Radiant Heater	100%			2027	\$68,900	2	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : 6 Gas Fired Modine Units</i>						
Ventilation								
Exhaust Fans								
Wall Unit	100%			2022	\$1,400	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Electric	100%			2022	\$3,400	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2032	**	1	\$300	
Fire Suppression								
Sprinkler								
Generic	100%			2037	**	1-2	\$1,100	
Chemical System								
Dry	100%			2022	\$26,700	1-3	\$3,600	
		<i>Dry System, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gas Station, Outside</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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230C
Program / Asset # : CUN0003.0C0 / 2122 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 33,130 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 27-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$611,800	\$494,000
Interior Architecture		\$230,600
Electrical	\$1,500	\$348,500
Mechanical	\$951,800	\$88,000
Total	\$1,565,100	\$1,161,000
Importance Code A	\$611,800	\$494,000
Importance Code B	\$953,300	\$667,100
Total	\$1,565,100	\$1,161,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,400		\$9,400	
Interior Architecture	\$124,600	\$1,200		\$176,800
Electrical	\$1,500	\$1,500	\$27,100	\$900
Mechanical	\$10,800	\$5,900	\$14,500	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$170,200	\$12,500	\$54,900	\$185,900
Importance Code A	\$29,400		\$9,400	
Importance Code B	\$95,500	\$11,400	\$45,500	\$185,900
Importance Code C	\$45,300	\$1,200		
Total	\$170,200	\$12,500	\$54,900	\$185,900



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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$242,800	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5-10	\$16,900	
Window Wall	15%	Now	\$72,600	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$15,900	2043	**	5	\$900	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
Parapets								
Masonry: Brick	85%	Now	\$39,700	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2032	**	5-10	\$7,200	

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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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	10%	Now	\$13,500	2027	\$33,700			
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Lower Terrace</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Lower Terrace</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Offices</i>					
Single Ply Membrane	85%	Now	\$181,800	2027	\$454,500			
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Skylight, Metal/Glass	5%	Now	\$74,900	2047	**			
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Above Lobby, Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Lobby, Throughout</i>					
Interior								
Floors								
Carpet	25%	Now	\$32,000	2023	\$160,200	3	\$18,400	
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	20%			LIFE	**	5	\$21,500	
Ceramic Tile	5%	0-2	\$4,900	2036	**	5	\$1,200	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Panel/Paver: Cer/Brk	15%			2043	**	5	\$16,600	
Vinyl Tile	35%	0-2	\$14,900	2027	\$149,400	3	\$6,500	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2036	**	5	\$2,400	
Concrete Masonry Unit	20%	0-2	\$21,400	LIFE	**	5	\$3,800	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Gypsum Board	60%	Now	\$23,900	LIFE	**	5	\$17,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	10%			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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$8,100	2025	\$81,200	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%	0-2	\$14,200	2032	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%			LIFE	**	5	\$1,900	
Gypsum Board	20%	Now	\$5,100	LIFE	**	5	\$12,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2025	\$16,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 75 Kva, 480/208/120 Volts</i>								
Raceway								
Conduit	90%			2027	\$48,300	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$7,600	5	\$100	
Molded Case Bkrs	80%			2026	\$61,000	5	\$700	
Molded Case Bkrs	10%			2035	**	5	\$100	
Wiring								
Thermoplastic	90%			2027	\$61,100	1		
Thermoplastic	10%			2037	**	1		
Motor Controllers								
Motor Control Center	100%			2025	\$1,500	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	2%			2022	\$1,500	10	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Fluorescent	98%			2027	\$73,100	10	\$29,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$8,300	1		
Exit, Service	50%			2027	\$4,600	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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	20%			2022	\$25,500	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$30,700	1	\$3,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	\$105,100	1-3	\$6,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Mechanical Room</i>						
		<i>Explanation : Smoke Detectors, Horns, Alarm Bells, Strobe Lights And Manual Pull Stations</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
		<i>Explanation : Hot Water Provided From Building P. Building C & F Share The Same Mech Room.</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$4,900	2026	\$49,400	4	\$1,600	
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
Terminal Devices								
Air Handler	50%			2022	\$222,700	1	\$10,200	
Convector/Radiator	10%			2025	\$17,000	1	\$1,100	
Fan Coil Unit/Heat	40%	0-2	\$189,700	2037	**	1	\$3,900	
		<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : Various Locations</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : Rusted And Leaking</i>						
Air Conditioning								
Energy Source								
District Chilled Water	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
		<i>Explanation : Chilled Water Provided From Building P</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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%	Now	\$1,900	2027	\$38,600	4	\$1,600
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
	Air Handler/Cool/Ht	80%			2022	\$284,100	1	\$16,400
	Fan Coil - 4 Pipe	20%			2022	\$148,300	1	\$2,100
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,500
Exhaust Fans								
	Interior	95%			2022	\$107,000	2	\$1,000
	Roof	5%			2022	\$2,600	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$4,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Unit Shared With Building F</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-3, Penthouse</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2037	**	1-5	\$16,700
Sprinkler								
	No Component	80%						
	Generic	20%			2037	**	1-2	\$1,900

*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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230D
Program / Asset # : CUN0003.0D0 / 2123 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 35,362 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 27-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,p
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$509,500	\$494,000
Interior Architecture		\$213,400
Electrical	\$2,400	\$473,200
Mechanical	\$1,063,200	\$345,900
Total	\$1,575,100	\$1,526,400
Importance Code A	\$509,500	\$494,000
Importance Code B	\$1,065,600	\$1,032,500
Total	\$1,575,100	\$1,526,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,400		\$9,400	
Interior Architecture	\$113,900	\$1,200	\$8,600	\$144,400
Electrical	\$2,600	\$2,700	\$30,500	\$2,100
Mechanical	\$13,500	\$6,200	\$12,600	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$163,300	\$14,100	\$65,000	\$154,900
Importance Code A	\$29,400		\$9,400	
Importance Code B	\$85,300	\$14,100	\$55,500	\$154,900
Importance Code C	\$48,600			
Total	\$163,300	\$14,100	\$65,000	\$154,900



*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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$242,800	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5-10	\$16,900	
Window Wall	15%	Now	\$36,300	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	95%	Now	\$15,900	2043	**	5	\$900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
Parapets								
Masonry: Brick	85%	Now	\$39,700	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2032	**	5-10	\$7,200	
Roof								
IRMA/Protected Membrane	10%	Now	\$13,500	2027			\$33,700	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Lower Terrace</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Terrace</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
Single Ply Membrane	85%	Now	\$90,900	2027			\$454,500	
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
Skylight, Metal/Glass	5%	Now	\$99,800	2037	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Main Lobby</i>								

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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	0-2	\$25,600	2023	\$128,100	3	\$14,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$10,800	
Ceramic Tile	5%			2036	**	5	\$2,500	
Panel/Paver: Cer/Brk	15%			2043	**	5	\$16,600	
Vinyl Tile	50%	0-2	\$21,300	2027	\$213,400	3	\$9,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	0-2	\$3,300	2036	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	20%	0-2	\$21,400	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	60%	Now	\$23,900	LIFE	**	5	\$17,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$8,100	2032	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%			2032	**	5	\$17,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%			LIFE	**	5	\$1,900	
Gypsum Board	20%	0-2	\$10,200	LIFE	**	5	\$12,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$8,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2500 Amperes</i>								
Transformers								
Dry Type	100%			2025	\$16,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 112.5 Kilo-volt-ampere, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$99,700	5	\$200	
Raceway								
Conduit	95%			2027	\$51,000	1		
Conduit	5%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$3,800	5		
Molded Case Bkrs	90%			2026	\$68,600	5	\$800	
Molded Case Bkrs	5%			2035	**	5		
Wiring								
Thermoplastic	95%			2027	\$64,500	1		
Thermoplastic	5%			2037	**	1		
Motor Controllers								
Motor Control Center	100%			2025	\$1,500	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$22,400	1	\$10,900	
Lighting								
Interior Lighting								
Fluorescent	3%			2022	\$2,400	10	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Fluorescent	97%			2027	\$77,200	10	\$31,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$8,900	1		
Exit, Service	50%			2027	\$4,900	1		
Exterior Lighting								
HID	20%			2022	\$27,300	10		
No Component	80%							

Alarm

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

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

Alarm

Security System

No Component

70%

Generic

30%

2027

\$32,800

1

\$4,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$112,100

1-3

\$6,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Mechanical Rooms**Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Horns And Manual Pull Stations*

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

Heating

Energy Source

HTHW/HW

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building D & E Share The Same Mech Room.*

Distribution

Hot Wtr Piping/Pump

100%

Now

\$5,300

2026

\$52,700

4

\$1,700

*Corroded, Extent : Light, Area Affected : 20%**Location : Mechanical Room*

Terminal Devices

Air Handler

50%

2022

\$237,700

1

\$10,900

Convactor/Radiator

10%

2025

\$18,100

1

\$1,100

Fan Coil Unit/Heat

40%

0-2

\$202,500

2037

* *

1

\$4,100

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 40%**Location : Various Locations***Air Conditioning**

Energy Source

District Chilled Water

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room In Penthouse**Explanation : Chilled Water Provided From Building P*

Distribution

CW & CHW Wtr

100%

Now

\$4,100

2027

\$41,200

4

\$1,700

Pipe/Pump

*Corroded, Extent : Light, Area Affected : 20%**Location : Penthouse Mechanical Room**Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	70%			2022	\$265,400	1	\$15,300
	Fan Coil - 4 Pipe	30%			2022	\$237,400	1	\$3,400
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,700
Exhaust Fans								
	Interior	100%			2022	\$120,300	2	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Explanation : There Is A Condemn Roof Exhaust Fan Has Not Been Used For Long Time, It's Recommended To Be Removed From Roof.</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2027	\$252,000	1	
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$5,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : Unit Shared With Building E</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor, Penthouse</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2037	**	1-5	\$17,800
Sprinkler								
	No Component	80%						
	Generic	20%			2037	**	1-2	\$2,000

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230E
Program / Asset # : CUN0003.0E0 / 2124 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 35,362 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 27-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,p
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$636,700	\$494,000
Interior Architecture		\$213,400
Electrical		\$381,900
Mechanical	\$1,057,200	\$93,900
Total	\$1,693,900	\$1,183,200
Importance Code A	\$636,700	\$494,000
Importance Code B	\$1,057,200	\$689,200
Total	\$1,693,900	\$1,183,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$44,100		\$4,700	
Interior Architecture	\$126,800			\$177,700
Electrical	\$700	\$1,400	\$28,000	\$700
Mechanical	\$13,500	\$6,200	\$15,400	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$189,100	\$11,500	\$52,100	\$186,800
Importance Code A	\$44,100		\$4,700	
Importance Code B	\$101,000	\$11,500	\$47,300	\$186,800
Importance Code C	\$44,000			
Total	\$189,100	\$11,500	\$52,100	\$186,800



*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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$242,800	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%	Now	\$18,100	2057	**	5	\$4,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade Of Lobby Wing</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade Of Lobby Wing</i>								
Window Wall	15%	Now	\$72,600	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	95%	Now	\$15,900	2035	**	5	\$900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
Parapets								
Masonry: Brick	85%	Now	\$39,700	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, South Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2032	**	5-10	\$7,200	

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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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	10%	Now	\$10,100	2032		**		
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Lower Terrace, Throughout</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Lower Terrace, Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Offices</i>					
Single Ply Membrane	85%	Now	\$181,800	2027	\$454,500			
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Over Third Floor, Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Skylight, Metal/Glass	5%	Now	\$99,800	2047		**		
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Over Main Lounge, Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Main Lounge, Throughout</i>					
Interior								
Floors								
Carpet	25%	0-2	\$32,000	2023	\$160,200	3	\$18,400	
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	5%			LIFE		**	\$5,400	
Ceramic Tile	5%	0-2	\$4,900	2036		**	\$1,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Panel/Paver: Cer/Brk	15%			2043		**	\$16,600	
Vinyl Tile	50%	0-2	\$21,300	2027	\$213,400	3	\$9,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	0-2	\$6,600	2036	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	20%	0-2	\$21,400	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%	Now	\$16,000	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Below Skylight At Corner Of Main Lounge</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Below Skylight At Corner Of Main Lounge</i>								
Gypsum Board	40%			LIFE	**	5	\$11,300	
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	45%	0-2	\$18,300	2032	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%			LIFE	**	5	\$2,300	
Gypsum Board	25%	Now	\$6,300	LIFE	**	5	\$15,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$53,600	1		
Panelboards								
Fused Disc Sw	10%			2026	\$7,600	5	\$100	
Molded Case Bkrs	90%			2026	\$68,600	5	\$800	
Wiring								
Thermoplastic	100%			2027	\$67,900	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$79,600	10	\$32,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$8,900	1		
Exit, Service	50%			2027	\$4,900	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

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

Lighting

Exterior Lighting

HID	20%			2022	\$27,300	10		
No Component	80%							

Alarm

Security System

No Component	90%							
Generic	10%			2027	\$10,900	1	\$1,300	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2027	\$112,100	1-3	\$6,500	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Room**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

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

Heating

Energy Source

HTHW/HW	100%			2037	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building D & E Share The Same Mech Room.*

Distribution

Hot Wtr Piping/Pump	100%	Now	\$5,300	2026	\$52,700	4	\$1,700	
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*Corroded, Extent : Moderate, Area Affected : 20%**Location : Mechanical Room*

Terminal Devices

Air Handler	50%			2022	\$237,700	1	\$10,900	
Convactor/Radiator	10%			2025	\$18,100	1	\$1,100	
Fan Coil Unit/Heat	40%	0-2	\$202,500	2037	**	1	\$4,100	

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 40%**Location : Various Locations***Air Conditioning**

Energy Source

District Chilled Water	100%			2037	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Chilled Water Provided From Building P*

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%	Now	\$4,100	2027	\$41,200	4	\$1,700
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Mechanical Room</i>					
	Terminal Devices							
	Air Handler/Cool/Ht	70%			2022	\$265,400	1	\$15,300
	Fan Coil - 4 Pipe	30%			2022	\$237,400	1	\$3,400
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,700
	Exhaust Fans							
	Interior	95%			2022	\$114,200	2	\$1,000
	Roof	5%			2022	\$2,800	2	\$100
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2037	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2037	**	4	\$5,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : Unit Shared With Building D</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2037	**	1-5	\$17,800
	Sprinkler							
	No Component	80%						
	Generic	20%			2037	**	1-2	\$2,000

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230F
Program / Asset # : CUN0003.0F0 / 2125 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 33,130 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 27-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,p
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$636,700	\$494,000
Interior Architecture	\$48,400	\$213,400
Electrical		\$362,200
Mechanical	\$951,800	\$88,000
Total	\$1,637,000	\$1,157,500
Importance Code A	\$636,700	\$494,000
Importance Code B	\$1,000,300	\$663,500
Total	\$1,637,000	\$1,157,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$33,700		\$5,000	
Interior Architecture	\$135,600			\$177,700
Electrical	\$900	\$1,500	\$26,500	\$900
Mechanical	\$10,800	\$5,900	\$14,500	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$185,000	\$11,400	\$49,900	\$186,800
Importance Code A	\$33,700		\$5,000	
Importance Code B	\$99,300	\$11,400	\$44,900	\$186,800
Importance Code C	\$52,000			
Total	\$185,000	\$11,400	\$49,900	\$186,800



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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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$242,800	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2037	**	5-10	\$16,900	
Window Wall	15%	Now	\$72,600	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	95%	Now	\$15,900	2035	**	5	\$900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
Parapets								
Masonry: Brick	85%	Now	\$39,700	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2040	**	5-10	\$7,200	
Roof								
IRMA/Protected Membrane	10%	Now	\$13,500	2027			\$33,700	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Terrace, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Offices, Throughout</i>								
Single Ply Membrane	85%	Now	\$181,800	2027			\$454,500	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Upper Roof, Throughout.</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor, Throughout.</i>								
Skylight, Metal/Glass	5%	Now	\$99,800	2047	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Lobby</i>								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%	0-2	\$32,000	2023	\$160,200	3	\$18,400	
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	5%			LIFE	**	5	\$5,400	
Ceramic Tile	5%	2-4	\$4,900	2036	**	5	\$1,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Panel/Paver: Cer/Brk	15%			2043	**	5	\$16,600	
Vinyl Tile	50%	0-2	\$21,300	2027	\$213,400	3	\$9,200	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	0-2	\$6,600	2036	**	5	\$1,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Concrete Masonry Unit	20%	2-4	\$21,400	LIFE	**	5	\$3,800	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Gypsum Board	60%	Now	\$23,900	LIFE	**	5	\$17,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%	Now	\$6,100	2032	**	5	\$4,600	
			<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
AcousTileSusp.Lay-In	35%	Now	\$14,200	2032	**	5	\$8,600	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Exposed Concrete	30%	Now	\$48,400	LIFE	**	5	\$2,300	
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Room 327 Below Machine Room, Throughout</i>					
Gypsum Board	20%	Now	\$5,100	LIFE	**	5	\$12,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$53,600	1		
Panelboards								
Fused Disc Sw	20%			2026	\$15,300	5	\$200	
Molded Case Bkrs	80%			2026	\$61,000	5	\$700	
Wiring								
Thermoplastic	100%			2027	\$67,900	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$74,600	10	\$30,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throputhought The Building</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$8,300	1		
Exit, Service	50%			2027	\$4,600	1		
Exterior Lighting								
HID	20%			2022	\$25,500	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$30,700	1	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	\$105,100	1-3	\$6,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P. Building C & F Share The Same Mech Room.</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$4,900	2026	\$49,400	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse Mechanical Room</i>								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%			2022	\$222,700	1	\$10,200	
Convactor/Radiator	10%			2025	\$17,000	1	\$1,100	
Fan Coil Unit/Heat	40%	0-2	\$189,700	2037	**	1	\$3,900	
<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Rusted And Leaking</i>								
Air Conditioning								
Energy Source								
District Chilled Water	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$1,900	2027	\$38,600	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
Air Handler/Cool/Ht	80%			2022	\$284,100	1	\$16,400	
Fan Coil - 4 Pipe	20%			2022	\$148,300	1	\$2,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,500	
Exhaust Fans								
Interior	95%			2022	\$107,000	2	\$1,000	
Roof	5%			2022	\$2,600	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Unit Shared With Building C</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1-3</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2037		**	1-5 \$16,700
	Sprinkler							
	No Component	80%						
	Generic	20%			2037		**	1-2 \$1,900

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING
Address : 29-10 THOMSON AVENUE @SKILLMAN AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : CUN0004.030 / 4434 **Yr Built/Renovated** : 1913 / 2008
Area Sq Ft : 892,106 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,9
Block : 273 **Lot** : 1 **BIN** : 4003516

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$215,500	\$392,700
Interior Architecture	\$3,058,400	\$1,757,700
Electrical	\$41,400	\$1,277,800
Mechanical	\$10,947,500	\$34,497,700
Site Pavements	\$505,200	
Total	\$14,768,000	\$37,925,900
Importance Code A	\$215,500	\$392,700
Importance Code B	\$13,471,000	\$36,973,000
Importance Code C	\$1,081,500	\$560,200
Total	\$14,768,000	\$37,925,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$61,600	\$51,100		
Interior Architecture			\$53,400	\$105,200
Electrical	\$131,700	\$98,000	\$124,000	\$97,000
Mechanical	\$302,600	\$390,300	\$276,500	\$431,300
Elevators/Escalators	\$124,300	\$124,300	\$124,300	\$124,300
Total	\$620,300	\$663,800	\$578,300	\$757,800
Importance Code A	\$150,300	\$139,500	\$88,300	\$88,300
Importance Code B	\$470,000	\$524,300	\$490,000	\$669,400
Total	\$620,300	\$663,800	\$578,300	\$757,800



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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$29,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**	5	\$95,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	3%	Now	\$91,400	2034	**	5	\$22,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear</i>								
<i>Explanation : Under Repair</i>								
Stucco Cement	5%			2046	**	5	\$59,800	
Window Wall	2%			2055	**	5	\$35,900	
Under Construction	75%							
Windows								
Aluminum	95%			2051	**	5	\$21,500	
Metal Louvers	5%			2038	**	10	\$7,100	
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$152,500	
Masonry: Brick	30%			LIFE	**	5-10	\$30,300	
Metal Panel	10%			2055	**	5	\$5,700	
Metal Rail	10%			2046	**	5-10	\$26,700	
Roof								
Modified Bitumen	95%			2034	**	10	\$228,500	
Skylight, Metal/Glass	5%			2055	**	10	\$40,100	
Interior								
Floors								
Carpet	5%			2028	\$869,700	3	\$100,100	
Cast in Place Concrete	10%			LIFE	**	5	\$584,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	10%			2038	**	5	\$133,500	
Quarry Tile	2%			2042	**	5	\$40,100	
Terrazzo	10%			LIFE	**	5	\$208,600	
Vinyl Tile	63%	Now	\$146,000	2034	**	3	\$315,500	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**	10	\$709,100	
Ceramic Tile	5%			2038	**	5	\$70,900	
Concrete Masonry Unit	25%			LIFE	**	5	\$283,600	
Gypsum Board	45%	Now	\$54,000	LIFE	**	5	\$382,900	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Masonry: Brick	5%	Now	\$141,100	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Service Area</i>								
Ceilings								
AcousTileSusp.Lay-In	75%	Now	\$826,700	2042	**	5	\$500,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$166,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	1%	Now	\$57,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Service Area</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Service Area</i>								
Gypsum Board	10%			LIFE	**	5-10	\$459,000	
Metal Panel	4%	Now	\$45,500	LIFE	**	5	\$66,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Service Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Service Area</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	56%			2042	**			
Pavers/Stone	44%	0-2	\$505,200	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Under Construction	100%							

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	33%			2029		5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room No.1</i>								
<i>Explanation : 2 - 4000 Amperes Main Service Disconnect Switches</i>								
Fused Disc Sw	17%			2055	**	5	\$700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room No.1</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room No.1</i>								
<i>Explanation : 1 - 3000 Amperes And 1 - 2000 Amperes High Pressure Contact Switches</i>								
Fused Disc Sw	50%			2049	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room No.2</i>								
<i>Explanation : 4 - 3000 Amperes And 2 - 1200 Amperes Main Disconnect Switches</i>								
Transformers								
Dry Type	65%			2027	\$10,500	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room No.1</i>								
<i>Explanation : 2 - 600 Kilo-volt-ampere, 480/277 Volts - 208 Volts</i>								
Dry Type	25%			2046	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room No.1</i>								
<i>Explanation : 1 - 500 Kilo-volt-ampere, 480/277 Volts - 208 Volts</i>								
Dry Type	10%			2042	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Mechanical Room</i>								
<i>Explanation : 4 - 40 Kilo-volt-ampere, 208 Volts Primary, 230 Volts Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2029		5	\$3,400	
Fused Disc Sw	5%			2055	**	5	\$200	
Molded Case Bkrs	5%			2029		5	\$1,200	
Raceway								
Conduit	90%			2039	**	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	15%			2037	**	5	\$3,100	
Molded Case Bkrs	45%			2037	**	5	\$10,600	
Molded Case Bkrs	40%			2045	**	5	\$9,400	
Wiring								
Thermoplastic	90%			2039	**	1		
Thermoplastic	10%			2049	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

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								
Motor Controllers								
Locally Mounted	65%			2027		5	\$3,900	
Locally Mounted	25%			2034	**	5	\$1,500	
Motor Control Center	5%			2027		5	\$1,200	
Motor Control Center	5%			2046	**	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$26,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$274,500	
Generators								
Diesel	100%			2032	**	1	\$345,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 600 Kilowatts, 208/120 Volts Caterpillar 3412 Genset</i>								
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$33,000	
Fuel Storage								
Day Tank	50%			2037	**	5	\$82,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Main Tank	50%			2032	**	5	\$13,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$736,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2029	\$40,200	10	\$16,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	5%			2034	**	10	\$40,900	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2037	**			
Egress Lighting								
Exit, LED	50%			2057	**	1		
Exit, Battery	50%			2029	\$419,000	10	\$30,100	
Exterior Lighting								
Under Construction	100%							
Alarm								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

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

Alarm

Security System

No Component

70%

Generic

30%

2034

**

1

\$100,000

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

Location : Hallways

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2034

**

1-3

\$274,900

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

Location : Hallways And Mechanical Spaces

Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source

Natural Gas

100%

2055

**

1

Recent Installation, Extent : Light, Area Affected : 100%

Location : Basement

Conversion Equipment

Steam Boiler

100%

2046

**

1

\$883,500

Recent Installation, Extent : Light, Area Affected : 100%

Location : Basement

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

Location : Basement

Explanation : 3 New Units

Distribution

Steam Piping/Pump

100%

2055

**

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Basement

Terminal Devices

Air Handler

60%

2029

\$7,194,600

1

\$331,000

Convactor/Radiator

35%

2027

\$1,597,800

1

\$100,800

Fan Coil Unit/Heat

5%

2029

\$638,600

1

\$14,400

Air Conditioning

Energy Source

Electricity

100%

2037

**

1

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	60%			2023	\$10,881,200	2	\$32,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Equipment Rooms - 2nd, 3rd, 4th, And 7th Floors</i>								
Reciprocating Compr/Chiller	20%			2037	**	1	\$82,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ext Pkg Unit - Heating/Cooling	10%			2037	**	2	\$5,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2029	\$842,500	4	\$59,400	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2029	\$7,316,400	1	\$468,900	
Fan Coil - 4 Pipe	5%			2029	\$898,500	1	\$14,400	
No Component	10%							
Heat Rejection								
Water Cooling Tower	60%			2033	**	2	\$538,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$236,300	
No Component	70%							
Exhaust Fans								
Interior	30%			2024	\$910,200	2	\$8,200	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2039	**	1		
Galvanized Steel	60%			2027	\$2,245,100	1		
Water Heater								
Gas Fired	100%			2028	\$520,100	2	\$13,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 500 Gallon Tank Used For Summer</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2055	**	4	\$88,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2024	\$130,000	4	\$28,300	
Backflow Preventer Generic	100%			2034	**	1	\$54,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement To 9th Floor</i>								
<i>Explanation : 11 Units</i>								
Hydraulic	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2029	\$3,554,000	1-5	\$466,500	
Sprinkler Generic	100%			2029	\$8,350,400	1-2	\$249,900	
Fire Pump Generic	100%			2032	**	1	\$166,600	
Chemical System								
No Component Generic	98%							
	2%			2024	\$500	1-3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : 3rd Floor Kitchen</i>								
<i>Explanation : For The Stove</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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Address : 31-40 THOMSON AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : CUN0004.020 / 2823 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 367,000 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,PH
Block : 279 **Lot** : 1 **BIN** : 4003535

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,269,700	\$146,900
Interior Architecture	\$814,200	\$3,884,800
Electrical	\$40,900	\$467,500
Mechanical	\$150,900	\$9,891,100
Total	\$3,275,700	\$14,390,200
Importance Code A	\$2,269,700	\$146,900
Importance Code B	\$730,800	\$13,853,700
Importance Code C	\$275,200	\$389,600
Total	\$3,275,700	\$14,390,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$92,000			
Interior Architecture	\$43,800			\$100,400
Electrical	\$49,700	\$39,900	\$66,500	\$39,900
Mechanical	\$185,900	\$136,900	\$293,500	\$142,700
Site Pavements	\$8,200			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$404,100	\$201,400	\$384,600	\$307,700
Importance Code A	\$123,800	\$34,100	\$31,800	\$34,100
Importance Code B	\$260,700	\$167,400	\$352,800	\$251,800
Importance Code C	\$19,600			\$21,800
Total	\$404,100	\$201,400	\$384,600	\$307,700



*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.*

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement-Fiber Panel	64%	Now	\$253,800	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : E365, Penthouse, Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs, E365, E507, Throughout</i>								
Glass Block	10%	Now	\$27,900	LIFE	**	5	\$17,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library</i>								
Masonry: Brick	15%	0-2	\$25,300	LIFE	**	5	\$41,100	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Rear Of Building</i>								
Metal Coiling Doors	3%	0-2	\$23,800	2049	**	5	\$12,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bottom</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bottom</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%	Now	\$5,600	LIFE	**	5	\$26,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Expansion Joint At Rear</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Between Building E And M</i>								
Stucco Cement	5%	0-2	\$8,100	2042	**	5	\$17,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Windows								
Aluminum	95%	Now	\$338,700	2045	**	5	\$19,800	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$1,300	2038	**			
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Of Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$211,500	
Metal Panel	47%			2049	**	5	\$37,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Parapets</i>								
<i>Explanation : This Material Is Actually Cement Fiber Panel</i>								
Metal Panel	3%			2049	**	5	\$2,400	
Roof								
Fiberglass Panel	5%			2038	**	1		
IRMA/Protected Membrane	95%	Now	\$1,571,500	2039	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Cooling Tower Area</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Mer # 6</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room E507, Corridor Near Rooms E238 And E271, Near 5th Floor Elevator</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Soffits								
Cement-Fiber Panel	100%			2034	**	10		
Interior								
Floors								
Carpet	10%			2025	\$630,000	3	\$96,700	
Cast in Place Concrete	15%			LIFE	**	5	\$317,400	
Ceramic Tile	5%			2038	**	5	\$24,200	
Vinyl Tile	70%	Now	\$146,900	2029	\$2,937,500	3	\$126,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

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

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**	10	\$108,900	
Ceramic Tile	5%			2038	**	5	\$43,600	
Concrete Masonry Unit	15%			LIFE	**	5	\$104,600	
Glass: Single Pane	3%			LIFE	**	5	\$39,200	
Gypsum Board	57%	Now	\$42,100	LIFE	**	5	\$298,100	

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Library, Laboratory

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Library, Laboratory

Plaster	15%			LIFE	**	5-10	\$111,100	
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Ceilings

AcousTileSusp.Lay-In	70%			2034	**	5	\$338,500	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 2%

Location : Third Floor Laboratory

Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Throughout, Third Floor, Laboratory

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Corridor Near Room E271, Room E238, Near 5th Floor Elevator

Exposed Concrete	15%			LIFE	**	5-10	\$90,700	
Exposed Struc: Steel	5%			LIFE	**	10	\$48,400	
Gypsum Board	10%			LIFE	**	5-10	\$166,200	

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Library

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$8,200	2042	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : Along Thompson Avenue

On-Site Walkways

Cast in Place Concrete	50%			2042	**			
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Pavers/Stone	50%			2038	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$1,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Service A - 2-2500 Ampere And 3-1600 Ampere, Service B - 2-2500 Ampere, 1-2000 Ampere And 1-1600 Ampere Main Disconnect Switch

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

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2034	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4 - 750 K V A - 208 Volts Primary, 480/277 Volts Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$1,600	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	15%			2037	**	5	\$1,300	
Molded Case Bkrs	83%			2037	**	5	\$8,000	
Molded Case Bkrs	2%	4+	\$9,800	2054	**	5	\$100	
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool Mechanical Room</i>								
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$2,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$112,900	
Generators								
Diesel	100%			2032	**	1	\$142,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Generator Rated At 450 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,500	5	\$81,800	
Fuel Storage								
Day Tank								
	50%			2037	**	5	\$34,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 460 Gallon Capacity</i>								
Main Tank								
	50%			2044	**	5	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Lighting								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	92%			2034	**	10	\$309,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	3%			2029	\$24,800	10	\$10,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
HID	1%			2029	\$6,000	10	\$100	
LED	4%			2037	**			
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : Library</i>							
	<i>Explanation : LED Lighting Fixtures</i>							
Egress Lighting								
Emergency, Service	50%			2029	\$92,100	1		
Exit, LED	30%			2057	**	1		
Exit, Service	10%			2029	\$10,100	1		
Exit, Battery	10%			2029	\$34,500	10	\$2,500	
Exterior Lighting								
Fluorescent	9%			2037	**	10	\$3,000	
	<i>Other Observation, Extent : Light, Area Affected : 95%</i>							
	<i>Location : Exterior</i>							
	<i>Explanation : Induction Lighting Fixtures</i>							
HID	1%			2029	\$14,100	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$41,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2034	**	1-3	\$113,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways And Mechanical Rooms</i>							
	<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells And Horns</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2049	**	1		
Natural Gas	5%			2049	**	1		
Interruptible Gas/Dual Fuel	85%			2049	**	1		
Conversion Equipment								
Furnace	5%			2034	**	1	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rooftop Package Unit</i>								
Heat Pump Air Sourced	10%			2027		2	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Roof Mounted Package Units</i>								
Steam Boiler	85%			2042	**	1	\$308,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2037	**	4	\$5,400	
Steam Piping/Pump	80%			2039	**			
Terminal Devices								
Air Handler	80%			2029	\$3,946,400	1	\$181,600	
Convactor/Radiator	15%			2042	**	1	\$17,800	
Fan Coil Unit/Heat	5%			2029	\$262,700	1	\$5,900	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	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.*

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Centrifugal, Elec Chiller	83%			2032	**	1	\$329,600
			<i>Other Observation, Extent : Light, Area Affected : 85%</i>					
			<i>Location : AC Room</i>					
			<i>Explanation : 2 Units, Using Refrigerant R123</i>					
	Heat Pump Air Sourced	10%			2027	\$347,100	2	\$2,200
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 2 Units, Roof</i>					
	Ext Pkg Unit - Heating/Cooling	5%			2034	**	2	\$1,100
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 1 Roof Mounted Air Handler With Gas Fired Furnace</i>					
	Split Unit	2%			2029	\$149,800		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
	CW & CHW Wtr Pipe/Pump	85%			2039	**	4	\$15,400
	Ductwork/Diffusers	15%			LIFE	**	2	\$89,500
Terminal Devices								
	Air Handler/Cool/Ht	85%			2029	\$3,344,300	1	\$192,900
	No Component	15%						
Heat Rejection								
	Water Cooling Tower	90%	Now	\$59,900	2027	\$1,198,200	2	\$265,900
			<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Roof</i>					
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$324,000
Exhaust Fans								
	Interior	85%			2034	**	2	\$9,600
	Roof	15%			2029	\$87,400	2	\$1,700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Gas Fired	100%			2024	\$214,000	2	\$5,300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2- 500 Gallon Tanks</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.

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2024	\$53,500	4	\$11,600	
Pool Filter/Treatment Sand	100%			2034	**	4	\$90,900	
Sewage Ejector(s) Electric	100%			2024	\$101,000	4	\$21,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 1st To 5th Floor</i>						
		<i>Explanation : 2 Units</i>						
Hydraulic	50%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : (2) 1st To 2nd Floor, (1) 1st To 3rd Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$185,000	
Sprinkler								
Generic	100%			2039	**	1-2	\$102,800	
Fire Pump								
Generic	100%			2032	**	1	\$68,500	

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Address : 31-10 THOMSON AVE.
Borough : QUEENS **Agency's Number** : 24001
Program / Asset # : CUN0004.010 / 2096 **Yr Built/Renovated** : 1920 / 1971
Area Sq Ft : 261,099 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 278 **Lot** : 1 **BIN** : 4003534

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,806,900	\$4,023,500
Interior Architecture	\$652,500	\$2,469,300
Electrical		\$4,079,400
Mechanical	\$102,100	\$7,922,600
Total	\$2,561,500	\$18,494,800
Importance Code A	\$1,806,900	\$5,231,400
Importance Code B	\$692,300	\$13,113,900
Importance Code C	\$62,300	\$149,500
Total	\$2,561,500	\$18,494,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$6,100		\$2,500	
Interior Architecture	\$137,000			\$85,100
Electrical	\$35,600	\$26,100	\$34,700	\$28,900
Mechanical	\$96,000	\$120,500	\$93,300	\$136,100
Site Enclosure	\$7,000			
Site Pavements	\$39,600			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$337,100	\$162,400	\$146,200	\$265,900
Importance Code A	\$24,600	\$21,700	\$21,000	\$21,700
Importance Code B	\$206,700	\$140,800	\$125,300	\$219,300
Importance Code C	\$105,900			\$24,900
Total	\$337,100	\$162,400	\$146,200	\$265,900



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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL

Asset # : 2096

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	94%	Now	\$462,900	LIFE	**	5	\$150,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Coiling Doors	1%			2042	**	5	\$5,000	
Window Wall	5%			2049	**	5	\$30,000	
Windows								
Aluminum	97%	Now	\$141,600	2037	**	5	\$8,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%	Now	\$3,100	2038	**			
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%	Now	\$141,500	LIFE	**	5	\$8,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2049	**	5	\$1,800	
Metal Rail	5%			2034	**	5-10	\$8,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,900	

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL

Asset # : 2096

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	30%	Now	\$221,100	2029	\$736,900			
	<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Insul Deter/Miss, Extent : Moderate, Area Affected : 2%</i> <i>Location : At Door To Roof</i> <i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i> <i>Location : Over Third Floor</i> <i>Ponding, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Over Third Floor</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Third Floor</i>							
Single Ply Membrane	50%	Now	\$731,700	2029	\$2,438,900			
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> <i>Location : Over 4th Floor</i> <i>Ponding, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i> <i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i> <i>Location : Over Gymnasium, 4th Floor</i> <i>Water Penetration, Extent : Light, Area Affected : 10%</i> <i>Location : Gymnasium, Room M400, Over Lobby</i>							
Sloped Glazing	15%	Now	\$108,200	LIFE	**	5	\$603,800	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> <i>Location : Over Study Lounges</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Area Near Little Theater, Study Lounges</i>							
Traffic Topping	5%			2029	\$93,600	10	\$25,200	
Soffits								
Cast in Place Concrete	50%			LIFE	**	5		
	<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>							
Cement-Fiber Panel	50%			2034	**	10		
	<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>							

Interior

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL

Asset # : 2096

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2025	\$251,000	3	\$38,500	
Cast in Place Concrete	10%			LIFE	**	5	\$168,600	
Ceramic Tile	10%			2038	**	5	\$38,500	
Terrazzo	5%			LIFE	**	5	\$30,100	
Vinyl Tile	60%			2029	\$2,006,200	3	\$115,600	
Vinyl Tile	5%	Now	\$167,200	2039	**	3	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
Wood	5%	Now	\$13,000	2057	**	5	\$18,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Offices</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$62,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Ceramic Tile	10%			2038	**	5	\$49,800	
Concrete Masonry Unit	5%	0-2	\$11,300	LIFE	**	5	\$10,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Gypsum Board	50%	0-2	\$21,100	LIFE	**	5	\$149,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	20%			LIFE	**	10	\$29,900	
Plaster	10%	Now	\$8,200	LIFE	**	5	\$15,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwells</i>								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL

Asset # : 2096

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	11%			2034	**	5	\$53,000	
AcousTileSusp.Lay-In	24%	Now	\$152,700	2042	**	5	\$46,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Basement Corridor</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Basement Corridor</i>								
AcousTileSusp.Lay-In	35%			2034	**	5	\$134,900	
Exposed Concrete	15%			LIFE	**	5-10	\$72,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$38,500	
Gypsum Board	10%			LIFE	**	5-10	\$132,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Study Lounges</i>								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	\$7,000	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%	0-2	\$11,200	2046	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	15%			2038	**			
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Of Building</i>								

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LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL

Asset # : 2096

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%	Now	\$28,400	2042	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								

Activity Yard

Cast in Place Concrete	40%			2042	**			
Pavers/Stone	20%			2038	**			
Rubber Matting	40%			2029		\$9,900		

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029		\$85,700	5	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 - 4000 Ampere Main Disconnect Switches And 1-2000 Ampere Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2046	**		5	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Area</i>								
<i>Explanation : 300 Kilo-volt-ampere, 208 Volts Primary, 480/277 Volts Secondary</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029		\$498,700	5	\$1,100
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Raceway

Conduit	80%			2029		\$471,900	1	
Conduit	20%			2039	**		1	

Panelboards

Fused Disc Sw	10%			2028		\$48,800	5	\$600
Fused Disc Sw	5%			2037	**		5	\$300
Molded Case Bkrs	50%			2028		\$244,100	5	\$3,400
Molded Case Bkrs	35%			2037	**		5	\$2,400

Wiring

Thermoplastic	80%			2029		\$636,600	1	
Thermoplastic	20%			2039	**		1	

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LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL

Asset # : 2096

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								
Motor Controllers								
Locally Mounted	70%			2027	\$164,500	5	\$1,200	
Locally Mounted	15%			2034	**	5	\$300	
Motor Control Center	10%			2027	\$147,400	5	\$700	
Motor Control Center	5%			2046	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$22,400	1	\$80,300	
Generators								
Diesel	100%			2025	\$123,900	1	\$101,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Generator Rated At 75 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$9,700	
Fuel Storage								
Main Tank	100%			2032	**	5	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 550 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2029	\$521,600	10	\$212,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2037	**	10	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Induction Lighting Fixtures</i>								
HID	1%			2029	\$4,200	10	\$100	
LED	8%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Lobby</i>								
<i>Explanation : LED Lighting Fixtures</i>								
Egress Lighting								
Emergency, Service	40%			2029	\$51,700	1		
Emergency, Battery	10%			2029	\$35,400	10	\$6,200	
Exit, LED	20%			2057	**	1		
Exit, Service	30%			2029	\$21,300	1		

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Asset # : 2096

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
Fluorescent	7%			2037	**	10	\$1,700	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Exterior Walls</i>						
		<i>Explanation : Wall Pack Induction Lighting Fixtures</i>						
Fluorescent	1%			2029	\$8,500	10	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Main Entrance</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
HID	2%			2029	\$20,100	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2032	**	5	\$3,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Stacks</i>						
		<i>Explanation : Lightning Rods On The Stacks Only</i>						
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$29,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$827,900	1-3	\$49,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Mechanical Rooms</i>						
		<i>Explanation : Alarm Bells And Manual Pull Station, Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	20%			2039	**	1		
Fuel Oil No 4	65%			2039	**	5	\$51,800	
Natural Gas	15%			2039	**	1		

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Asset # : 2096

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	15%			2029	\$86,900	1	\$19,100	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Roof Mounted Air Handler With Gas Fired Furnace</i>								
Heat Pump Air Sourced	20%			2027		2	\$15,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Rooftop Package Units</i>								
Steam Boiler	65%			2027	\$1,035,200	1	\$165,700	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 65%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Old Units, No Hot Water Heater So Boilers Have To Run All Summer</i>								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$136,400	
Central Plant Steam Piping/Pmp	40%			2039	**	4	\$5,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Temperature Zone Control System</i>								
Terminal Devices								
Air Handler	15%			2024	\$519,100	1	\$23,900	
Convactor/Radiator	20%			2034	**	1	\$16,600	
Fan Coil Unit/Heat	5%			2029	\$184,300	1	\$4,200	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2042	**	1	\$139,300	
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Chiller Room</i>								
Reciprocating Compr/Chiller	50%			2029	\$1,044,400	1	\$59,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor Chiller Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2055	**	4	\$10,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
No Component	20%							

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Asset # : 2096

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Dir Expansion	20%			2029	\$550,300	1	
	Air Handler/Cool/Ht	80%			2029	\$2,208,000	1	\$127,400
Heat Rejection								
	Air Cooled Condenser Unit	20%			2029	\$99,200	2	\$35,900
	Water Cooling Tower	80%			2027	\$747,100	2	\$207,300
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$227,300
Exhaust Fans								
	Interior	75%			2029	\$656,600	2	\$5,900
	Roof	25%			2029	\$102,100	2	\$2,000
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%			2034	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$25,500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2024	\$38,100	4	\$8,300
Sewage Ejector(s)								
	Under Construction	100%						
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	50%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
	Hydraulic	50%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : One Unit From Basement To 1st Floor, One Unit From Basement To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2039	**	1-5	\$129,800

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.*

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL

Asset # : 2096

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2029	\$482,000	1-2	\$14,400
Chemical System								
	No Component	98%						
	Generic	2%			2024	\$500	1-3	\$100

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG
Address : 222-11 56TH AVENUE
Borough : QUEENS **Agency's Number** : 11-27011
Program / Asset # : CUN0006.110 / 2085 **Yr Built/Renovated** : 1978 / 2010
Area Sq Ft : 72,026 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7490 **Lot** : 2 **BIN** : 4862628

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$360,300	\$527,200
Interior Architecture	\$593,700	\$364,200
Electrical	\$78,700	\$653,500
Mechanical	\$43,700	\$806,100
Total	\$1,076,500	\$2,351,000
Importance Code A	\$360,300	\$527,200
Importance Code B	\$573,000	\$1,745,700
Importance Code C	\$143,200	\$78,100
Total	\$1,076,500	\$2,351,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$26,800		\$18,600	
Interior Architecture	\$102,100	\$5,200	\$17,100	\$6,100
Electrical	\$9,900	\$10,400	\$7,600	\$8,100
Mechanical	\$74,200	\$12,400	\$18,500	\$12,600
Site Pavements	\$9,000			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$231,900	\$37,800	\$71,600	\$36,700
Importance Code A	\$42,800	\$2,700	\$22,400	\$2,700
Importance Code B	\$116,500	\$35,200	\$49,200	\$34,000
Importance Code C	\$72,600			
Total	\$231,900	\$37,800	\$71,600	\$36,700



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.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG
Asset # : 2085

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$18,400	
Masonry: Brick	70%			LIFE	**	5	\$128,600	
Metal Panel	10%			2049	**	5-10	\$63,100	
Metal Panel	3%			2055	**	5-10	\$18,900	
Stucco Cement	5%			2042	**	5	\$11,500	
Window Wall	5%	Now	\$45,100	2049	**	5	\$8,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices On 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices On 5th Floor</i>								
Window Wall	5%			2055	**	5	\$17,200	
Windows								
Aluminum	95%	Now	\$193,200	2037	**	5	\$11,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$7,400	
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$67,600	
Metal Rail	10%			2042	**	5-10	\$21,000	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Current Insulation Of Rooftop Railing. Post Support Installed</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$7,300	
Roof								
Modified Bitumen	65%			2029		10	\$30,100	
Paver: Asphalt	30%			2038	**	10	\$20,800	
Single Ply Membrane	5%			2037	**	10	\$2,300	
Soffits								
Metal Panel	90%	4+	\$200	2049	**	5	\$1,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
Stucco Cement	10%			2042	**	5	\$200	
Interior								
Floors								
Carpet	25%			2028		3	\$41,000	
Carpet	5%			2030	**	3	\$8,200	
Cast in Place Concrete	5%			LIFE	**	5	\$23,900	
Cast in Place Concrete	5%			LIFE	**	5	\$23,900	
Ceramic Tile	5%			2038	**	5	\$5,500	
Slate	5%			LIFE	**	5	\$11,600	
Vinyl Tile	25%			2034	**	3	\$10,200	
Vinyl Tile	25%			2029		3	\$13,700	

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.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG
Asset # : 2085

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$23,100	
Glass: Single Pane	5%			LIFE	**	5	\$21,700	
Gypsum Board	40%			LIFE	**	5-10	\$196,700	
Gypsum Board	5%			LIFE	**	5-10	\$24,600	
Masonry: Brick	25%			LIFE	**	10	\$21,700	
Metal Panel	15%			LIFE	**	10	\$19,500	
Ceilings								
AcousTileConcealSpLn	45%	Now	\$364,700	2049	**	5	\$27,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2034	**	5	\$4,900	
AcousTileSusp.Lay-In	5%			2046	**	5	\$4,900	
Exposed Concrete	5%			LIFE	**	5-10	\$6,100	
Gypsum Board	40%			LIFE	**	5-10	\$135,000	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	50%			2049	**			
Masonry: Brick	50%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	40%			2042	**			
Pavers/Stone	60%	4+	\$9,000	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas Of Asphalt Pavers</i>								
Parking/Driveway								
Asphalt	100%			2038	**			
Activity Yard								
Pavers/Stone	100%			2042	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Terrace Activity Area</i>								
<i>Explanation : Holocaust Museum Addition</i>								

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG
Asset # : 2085

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%			2059	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Main Distribution Switchboard With 2 Vertical Sections.</i>								
Raceway								
Conduit	98%			2029	\$114,900	1		
Conduit	2%			2059	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Raceway</i>								
Panelboards								
Fused Disc Sw	10%			2028	\$12,200	5	\$200	
Molded Case Bkrs	30%			2037	**	5	\$600	
Molded Case Bkrs	60%			2028	\$73,200	5	\$1,100	
Wiring								
Braided Cloth	50%	2-4	\$78,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	2%			2059	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Wires</i>								
Thermoplastic	28%			2029	\$44,100	1		
Thermoplastic	20%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$30,100	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$22,200	
Generators								
Diesel	100%			2042	**	1	\$27,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 100 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$1,500	5	\$2,700	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG
Asset # : 2085

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2051	**	5	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank	50%			2064	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2034	**	10	\$42,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%			2034	**	2	\$100	
LED	30%			2037	**			
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	10%			2057	**	1		
Exit, Service	40%			2034	**	1		
Exterior Lighting								
HID	30%			2024	\$83,300	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$66,700	1	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$228,400	1-3	\$13,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Offices</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG
Asset # : 2085

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	25%			2049	**	1		
HTHW/HW	75%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i>								
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	75%	Now	\$14,900	2032	**	1	\$24,000	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Mechanical Room</i>								
Heat Pump Air Sourced	25%			2030	**	2	\$5,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : 3 Rooftop Package Units</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	75%	0-2	\$43,700	2039	**	4	\$2,700	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
No Component	25%							
<hr/>								
Terminal Devices								
Air Handler	40%			2029	\$387,200	1	\$17,800	
Air Handler	10%			2034	**	1	\$4,500	
Convactor/Radiator	25%			2034	**	1	\$5,800	
No Component	25%							
<hr/>								
Air Conditioning								
Energy Source								
District Chilled Water	75%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Chilled Water From Medical Arts Building</i>								
Electricity	25%			2045	**	1		
<hr/>								
Conversion Equipment								
Heat Pump Air Sourced	25%			2033	**	2	\$1,100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3 Roof Top Units, Lower Roof</i>								
No Component	75%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG
Asset # : 2085

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	75%			2039	**	4	\$2,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Entrance Through First Floor</i>					
			<i>Explanation : Supplied Form Medical Arts Building</i>					
	No Component	25%						
	Terminal Devices							
	Air Handler/Cool/Ht	65%			2029	\$125,500	1	\$29,000
	Air Handler/Cool/Ht	10%			2034	**	1	\$4,500
	No Component	25%						
	Heat Rejection							
	Air Cooled Condenser Unit	15%			2034	**	2	\$7,500
	No Component	85%						
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$63,600
	Exhaust Fans							
	Interior	95%			2029	\$232,700	2	\$2,100
	Roof	5%			2034	**	2	\$100
Plumbing	H/C Water Piping							
	Brass/Copper	100%	Now	\$25,700	2039	**	1	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Various Areas</i>					
	Water Heater							
	Electric	100%			2027	\$60,700	4	\$400
	HW Heat Exchanger							
	HTHW/HW	100%			2039	**		
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 5th Floor</i>					
			<i>Explanation : Two Units. One Undergoing Repair</i>					
Fire Suppression	Standpipe							
	Generic	100%			2039	**	1-5	\$36,300

*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.*

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG
Asset # : 2085

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2049	* *	1-2	\$2,000

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING
Address : 222-03 56TH AVENUE
Borough : QUEENS **Agency's Number** : T4-270T4
Program / Asset # : CUN0006.4T0 / 2087 **Yr Built/Renovated** : 1976 / 2006
Area Sq Ft : 20,804 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4439439

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$41,600	\$102,900
Interior Architecture	\$53,400	
Electrical		\$278,900
Mechanical		\$35,200
Total	\$94,900	\$417,100
Importance Code A	\$41,600	\$138,200
Importance Code B	\$53,400	\$278,900
Total	\$94,900	\$417,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,500		\$34,100	
Interior Architecture	\$32,000			\$4,400
Electrical	\$900	\$500	\$600	\$800
Mechanical	\$11,100	\$1,400	\$6,000	\$1,400
Site Pavements	\$1,500			
Total	\$67,100	\$1,900	\$40,800	\$6,600
Importance Code A	\$22,500	\$1,100	\$35,100	\$1,100
Importance Code B	\$19,700	\$800	\$5,700	\$5,500
Importance Code C	\$24,900			
Total	\$67,100	\$1,900	\$40,800	\$6,600



*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.*

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset # : 2087

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

Exterior

Exterior Walls

Cast in Place Concrete	5%			LIFE	**	5	\$17,500	
Concrete Masonry Unit	27%			LIFE	**	5	\$11,800	
Concrete Masonry Unit	3%			LIFE	**	5	\$1,300	
Stucco Cement	65%			2042	**	5	\$56,900	

Windows

Aluminum	100%	4+	\$6,200	2045	**	5	\$3,600	
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Caulking Deteriorated, Extent : Light, Area Affected : 5%

Location : Window Sills

Parapets

Metal Rail	75%			2042	**	5-10	\$68,500	
Metal: Cage/Fence	25%			2042	**	5-10	\$9,800	

Roof

Asphalt Shingle	65%			2038	**	10	\$2,300	
Modified Bitumen	35%			2029		10	\$7,400	

Interior

Floors

Cast in Place Concrete	5%			LIFE	**	5	\$7,100	
Ceramic Tile	5%			2038	**	5	\$1,600	
Vinyl Tile	90%	4+	\$5,000	2034	**	3	\$10,900	

Adhesion Failure, Extent : Light, Area Affected : 2%

Location : Various

Interior Walls

Concrete Masonry Unit	100%			LIFE	**	5	\$46,800	
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Ceilings

AcousTileSusp.Lay-In	100%	4+	\$53,400	2034	**	5	\$16,200	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 29%

Location : First Floor

Staining/Discoloring, Extent : Moderate, Area Affected : 30%

Location : First Floor

Site Pavements

On-Site Walkways

Asphalt	20%			2038	**			
Cast in Place Concrete	80%			2042	**			

Parking/Driveway

Cast in Place Concrete	100%	4+	\$1,500	2042	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset # : 2087

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%			2059	**	5	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Newly Installed Main Disconnect Switch Rated At 2000 Amperes.</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	**	5	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Newly Installed Main Distribution Board With 1 Vertical Section</i>						
Raceway								
Conduit	80%			2029	\$42,900	1		
Conduit	20%			2039	**	1		
Panelboards								
Fused Disc Sw	40%			2037	**	5	\$200	
Molded Case Bkrs	60%			2028	\$45,800	5	\$300	
Wiring								
Thermoplastic	20%			2039	**	1		
Thermoplastic	80%			2029	\$54,300	1		
Motor Controllers								
Locally Mounted	50%			2027	\$23,100	5	\$100	
Locally Mounted	50%			2034	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	100%			2029	\$46,800	10	\$19,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$14,300	10	\$2,500	
Exit, Service	50%			2029	\$2,900	1		
Exterior Lighting								
HID	20%			2024	\$16,000	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

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

Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset # : 2087

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$66,000

1-3

\$4,000

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

Location : Hallways

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

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

Heating

Energy Source

Electricity

10%

2049

**

1

Natural Gas

90%

2049

**

1

Conversion Equipment

Furnace

90%

2034

**

1

\$9,300

Other Observation, Extent : Light, Area Affected : 90%

Location : 2 Units On Side Of The Building, 2 Units On The Roof

Explanation : 4 Gas Fired Package Units

Radiant Heater

10%

2029

\$35,200

2

\$1,000

Other Observation, Extent : Light, Area Affected : 10%

Location : Throughout

Explanation : 20 Units

Air Conditioning

Energy Source

Electricity

100%

2045

**

1

Conversion Equipment

Ext Pkg Unit - Heating/Cooling

100%

2034

**

2

\$1,300

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : 2 Units On Side Of The Building, 2 Units On The Roof

Heat Rejection

Air Cooled Condenser Unit

100%

2034

**

2

\$14,500

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$18,400

Exhaust Fans

Interior

20%

2034

**

2

\$100

Roof

80%

2034

**

2

\$500

Plumbing

H/C Water Piping

Brass/Copper

100%

2049

**

1

Water Heater

Gas Fired

100%

2027

\$12,100

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.

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset # : 2087

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2034	**	1	\$1,300
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2049	**	1-2	\$600

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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Address : 221-35 56TH AVENUE
Borough : QUEENS **Agency's Number** : 6-27006
Program / Asset # : CUN0006.060 / 2103 **Yr Built/Renovated** : 1970 / 2006
Area Sq Ft : 33,746 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 25-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Mez
Block : 7490 **Lot** : 2 **BIN** : 4862627

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$46,900	\$176,600
Electrical		\$451,800
Mechanical	\$41,800	\$961,800
Total	\$88,700	\$1,590,200
Importance Code A	\$41,800	
Importance Code B		\$1,590,200
Importance Code C	\$46,900	
Total	\$88,700	\$1,590,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$90,900		\$44,300	
Interior Architecture	\$120,400		\$8,500	\$7,300
Electrical	\$7,300	\$900	\$1,300	\$1,500
Mechanical	\$56,000	\$11,400	\$19,900	\$10,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$278,600	\$16,300	\$77,900	\$23,600
Importance Code A	\$91,300	\$1,800	\$46,100	\$1,800
Importance Code B	\$173,000	\$14,500	\$31,700	\$21,800
Importance Code C	\$14,300			
Total	\$278,600	\$16,300	\$77,900	\$23,600



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.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$35,600	
Masonry: Brick	75%			LIFE	**	5	\$53,500	
Metal Panel	10%	Now	\$5,200	2049	**	5	\$6,700	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Connecting Bridge To Oakland Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, West Facade</i>								
Window Wall	5%			2049	**	5	\$6,700	
Windows								
Aluminum	100%			2045	**	5	\$3,100	
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$8,600	
Masonry: Brick	35%			LIFE	**	5-10	\$12,500	
Metal Rail	30%			2042	**	5-10	\$28,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,300	
Roof								
Built-Up (BUR)	5%	Now	\$18,600	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Connecting Bridge</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Connecting Bridge</i>								
Metal Panel	55%			2042	**	10	\$27,100	
Modified Bitumen	20%			2034	**	10	\$5,400	
Paver: Asphalt	20%			2038	**	10	\$8,100	
Soffits								
Cast in Place Concrete	20%	2-4	\$1,800	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Underside Stair</i>								
Metal Panel	80%			2049	**	5-10	\$8,700	
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.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	\$58,900	2031	**	3	\$6,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mezzanine</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mezzanine</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mezzanine</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$9,900	
Ceramic Tile	10%			2038	**	5	\$4,500	
Quarry Tile	25%			2042	**	5	\$17,000	
Vinyl Tile	45%			2029	\$176,600	3	\$10,200	
Vinyl Tile 9" X 9"	5%			2024	\$25,400	3	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room Adjacent To Bridge</i>								
<i>Explanation : Deteriorating Tiles</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$15,500	
Gypsum Board	55%			LIFE	**	5-10	\$72,500	
Masonry: Brick	10%			LIFE	**	10	\$2,300	
Plaster	10%			LIFE	**	5-10	\$6,600	
Ceilings								
AcousTileSusp.Lay-In	55%			2034	**	5	\$24,900	
AcousTileSusp.Lay-In	10%	4+	\$14,900	2046	**	5	\$2,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Game Room, Corridor Near Elevator</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$2,800	
Gypsum Board	10%			LIFE	**	5-10	\$15,500	
Plaster	20%	Now	\$12,100	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mezzanine, Stair</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mezzanine</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mezzanine</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

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

Under 600 Volts

Note : 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.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

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%			2059	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Main Service Disconnect Switch Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Main Distribution Switchboard</i>								
Raceway								
Conduit	98%			2029	\$31,300	1		
Conduit	2%			2059	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$2,300	5	\$100	
Molded Case Bkrs	80%			2028	\$18,300	5	\$700	
Molded Case Bkrs	10%			2045	**	5	\$100	
Wiring								
Braided Cloth	20%	2-4	\$5,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	60%			2029	\$17,000	1		
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	30%			2027	\$18,500	5	\$100	
Motor Control Center	70%			2027	\$10,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2029	\$310,400	10	\$27,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2029	\$34,500	10	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	10%			2029	\$500	1		
Exit, Service	40%			2034	**	1		
<hr/>								
Exterior Lighting								
HID	20%			2029	\$26,000	10		
No Component	80%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$31,300	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$107,000	1-3	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Smoke Detectors Alarm Bells, Strobe Lights And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i>								
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	90%	0-2	\$41,800	2044	**	1	\$13,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Obsolete Units</i>								
Steam Boiler	10%			2046	**	1	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$27,300	2039	**	4	\$1,700	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	80%			2029	\$362,900	1	\$16,700	
Convactor/Radiator	20%			2034	**	1	\$2,200	
Air Conditioning								
Energy Source								
Steam/HW System	100%			2039	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2032	**	1	\$36,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Unit - Refrigerant Is R22</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$2,000	2039	**	4	\$1,700	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	\$361,800	1	\$20,900	
Heat Rejection								
Water Cooling Tower	100%	Now	\$6,100	2027	\$122,400	2	\$27,200	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Supporting Beams, Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,800	
Exhaust Fans								
Interior	100%			2029	\$114,800	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$19,700	2	\$500	
HW Heat Exchanger								
HTHW/HW	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s)								
Electric	100%			2024	\$9,300	4	\$2,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2039		**	1-5	\$17,000
Sprinkler								
No Component	60%							
Generic	40%			2039		**	1-2	\$3,800
Chemical System								
No Component	98%							
Generic	2%			2024	\$500	1-3	\$100	

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Address : 222-25 56TH AVENUE
Borough : QUEENS **Agency's Number** : 30-27030
Program / Asset # : CUN0006.300 / 1570 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 148,066 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 7490 **Lot** : 2 **BIN** : 4439431

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$930,400	\$1,471,200
Interior Architecture	\$1,280,300	\$189,900
Electrical		\$2,050,800
Mechanical	\$156,500	\$3,402,400
Total	\$2,367,100	\$7,114,300
Importance Code A	\$930,400	\$1,471,200
Importance Code B	\$1,366,600	\$5,604,900
Importance Code C	\$70,100	\$38,200
Total	\$2,367,100	\$7,114,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$75,400			
Interior Architecture	\$67,100		\$28,100	\$5,900
Electrical	\$6,500	\$4,600	\$7,100	\$5,700
Mechanical	\$55,400	\$40,300	\$39,000	\$41,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$208,400	\$48,800	\$78,200	\$56,700
Importance Code A	\$95,800	\$7,300	\$7,300	\$7,300
Importance Code B	\$73,200	\$41,500	\$70,800	\$49,400
Importance Code C	\$39,400			
Total	\$208,400	\$48,800	\$78,200	\$56,700



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.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Asset # : 1570

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$104,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$13,000	
Masonry: Brick	30%	Now	\$192,100	LIFE	**	5	\$62,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Pre-Cast Concrete	55%	Now	\$192,900	LIFE	**	5	\$371,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 206, 208, 209</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 208</i>								
Window Wall	5%			2049	**	5	\$39,000	
Windows								
Aluminum	95%	Now	\$304,900	2037	**	5	\$17,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$11,700	
Parapets								
Cast in Place Concrete	5%	Now	\$12,200	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
Masonry: Brick	25%			LIFE	**	5-10	\$32,200	
Metal Panel	10%			2049	**	5	\$7,300	
Metal Rail	30%			2042	**	5-10	\$102,200	
Pre-Cast Concrete	30%			LIFE	**	5	\$71,100	
Roof								
Cast in Place Concrete	20%			LIFE	**	10	\$29,200	
Modified Bitumen	75%	Now	\$90,900	2029	\$909,500			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
Skylight, Metal/Glass	5%			2039	**	10	\$14,600	
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Carpet	10%			2028	\$308,400	3	\$35,500	
Cast in Place Concrete	15%			LIFE	**	5	\$155,400	
Ceramic Tile	5%			2038	**	5	\$11,800	
Terrazzo	15%			LIFE	**	5	\$55,500	
Vinyl Tile	55%			2034	**	3	\$48,800	

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Asset # : 1570

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	35%			LIFE	**	5	\$64,900	
Masonry: Brick	10%			LIFE	**	10	\$7,000	
Plaster	55%			LIFE	**	5-10	\$108,300	
Ceilings								
AcousTileConcealSpLn	50%	Now	\$977,200	2049	**	5	\$74,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	40%			LIFE	**	5-10	\$118,400	
Gypsum Board	10%			LIFE	**	5-10	\$81,400	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2038	**			

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%			2059	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4000 Amperes.</i>								
Transformers								
Dry Type	100%			2027	\$16,100	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kilo-volt-ampere, 480v-208/120 Volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Main Distribution Swithboard With 3 - Vertical Sections</i>								
Raceway								
Conduit	98%			2029	\$247,500	1		
Conduit	2%			2059	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Raceway</i>								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Asset # : 1570

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2028	\$34,300	5	\$500	
Molded Case Bkrs	20%			2037	**	5	\$800	
Molded Case Bkrs	65%			2028	\$148,700	5	\$2,500	
Wiring								
Thermoplastic	98%			2029	\$347,400	1		
Thermoplastic	2%			2059	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Thermoplastic Wires</i>								
Motor Controllers								
Locally Mounted	10%			2027	\$11,700	5	\$100	
Motor Control Center	70%			2027	\$516,000	5	\$2,800	
Motor Control Center	20%			2046	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,400	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	95%			2029	\$316,600	10	\$129,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	5%			2037	**			
Egress Lighting								
Emergency, Service	50%			2029	\$37,200	1		
Exit, Service	50%			2029	\$20,400	1		
Exterior Lighting								
HID	30%			2024	\$171,200	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$137,200	1	\$16,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Asset # : 1570

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

**

1-3

\$27,400

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

Location : Hallways

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

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

Heating

Energy Source

HTHW/HW

100%

2039

**

1

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

Location : Throughout

Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

Now

\$20,400

2032

**

1

\$65,900

Corroded, Extent : Severe, Area Affected : 10%

Location : Basement

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

Location : Basement

Explanation : 2 Units

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$119,800

2039

**

4

\$7,300

Corroded, Extent : Severe, Area Affected : 20%

Location : Basement Level And Risers

Insul. Deteriorating, Extent : Moderate, Area Affected : 15%

Location : Basement Level And Risers

Terminal Devices

Air Handler

50%

2029

\$995,100

1

\$45,800

Convactor/Radiator

25%

2027

\$189,400

1

\$12,000

Fan Coil Unit/Heat

25%

2029

\$529,900

1

\$12,000

Air Conditioning

Energy Source

District Chilled Water

70%

2039

**

1

Other Observation, Extent : Light, Area Affected : 70%

Location : Throughout

Explanation : Chiller Water From Medical Arts Building

Electricity

30%

2037

**

1

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Asset # : 1570

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2029	\$360,400	1	\$20,600
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement, Chiller</i>								
	No Component	70%						
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$7,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chilled Water Also Comes From Medical Arts Building</i>								
<i>Explanation : Reciprocating Comp. Chillers Used For Back Up Only</i>								
Terminal Devices								
	Air Handler/Cool/Ht Fan Coil - 4 Pipe	80%			2029	\$381,000	1	\$73,300
		20%			2029	\$198,800	1	\$9,600
Heat Rejection								
	Water Cooling Tower	30%			2027	\$48,300	2	\$44,700
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$130,700
Exhaust Fans								
	Interior	85%			2029	\$428,000	2	\$3,900
	Roof	15%			2037	**	2	\$700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Electric	100%			2024	\$124,700	4	\$1,300
HW Heat Exchanger								
	HTHW/HW	100%			2039	**		
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2024	\$40,800	4	\$8,800
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor, Roof</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Asset # : 1570

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2039	**	1-5	\$74,700
	Sprinkler							
	No Component	95%						
	Generic	5%			2029	\$69,300	1-2	\$2,100

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Address : 221-05 56TH AVENUE
Borough : QUEENS **Agency's Number** : 5-27005
Program / Asset # : CUN0006.050 / 2102 **Yr Built/Renovated** : 1967 / 2006
Area Sq Ft : 57,776 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 21-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Pen
Block : 7490 **Lot** : 2 **BIN** : 4439435

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$600,700	\$129,000
Interior Architecture	\$128,300	
Electrical	\$88,700	\$721,300
Mechanical		\$606,200
Total	\$817,600	\$1,456,500
Importance Code A	\$600,700	\$129,000
Importance Code B	\$217,000	\$1,327,500
Total	\$817,600	\$1,456,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$43,200		\$3,400	
Interior Architecture	\$148,900		\$38,900	\$13,900
Electrical	\$4,600	\$3,400	\$3,900	\$4,200
Mechanical	\$31,800	\$14,900	\$25,300	\$10,600
Site Pavements	\$21,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$254,100	\$22,200	\$75,400	\$32,600
Importance Code A	\$46,000	\$2,900	\$6,200	\$2,900
Importance Code B	\$137,200	\$19,300	\$69,200	\$22,100
Importance Code C	\$70,900			\$7,700
Total	\$254,100	\$22,200	\$75,400	\$32,600



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$142,400	LIFE	**	5	\$23,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Building</i>								
Metal Coiling Doors	2%			2042	**	5	\$3,600	
Pre-Cast Concrete	50%	2-4	\$195,000	LIFE	**	5	\$93,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Window Wall	8%			2049	**	5	\$17,300	
Windows								
Aluminum	50%	4+	\$15,000	2037	**	5	\$1,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Aluminum	45%			2037	**	5	\$3,100	
Metal Louvers	5%			2038	**	10	\$2,200	
Parapets								
Masonry: Brick	10%			LIFE	**	5-10		
Metal Rail	80%			2042	**	5-10		
Pre-Cast Concrete	10%			LIFE	**	5		
Roof								
Modified Bitumen	20%			2034	**	10	\$16,300	
Panel/Paver: Cer/Brk	10%	Now	\$28,200	2049	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Terrace Over Mechanical Room</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Terrace</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Below Terrace</i>								
Single Ply Membrane	20%	Now	\$263,200	2039	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Lobby</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Lobby</i>								
Single Ply Membrane	43%			2034	**	10	\$35,000	
Skylight, Plastic	7%			2042	**	1		

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$33,400	
Ceramic Tile	15%			2038	**	5	\$11,500	
Terrazzo	10%			LIFE	**	5	\$11,900	
Vinyl Tile	25%			2034	**	3	\$7,200	
Vinyl Tile	5%	Now	\$33,200	2039	**	3	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Room Area In Basement</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Room Area In Basement</i>								
Wood	35%			2057	**	5	\$50,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$12,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pool Wall</i>								
Ceramic Tile	15%			2038	**	5	\$15,300	
Concrete Masonry Unit	30%			LIFE	**	5	\$24,500	
Masonry: Brick	10%			LIFE	**	10	\$3,100	
Plaster	15%			LIFE	**	5-10	\$13,000	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$12,700	
Ceilings								
AcousTileConcealSpLn	15%			2034	**	5	\$14,300	
AcousTileConcealSpLn	10%	Now	\$63,100	2049	**	5	\$4,800	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium, Lobby</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium, Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lobby</i>								
AcousTileSusp.Lay-In	30%			2042	**	5	\$22,900	
Exposed Concrete	5%			LIFE	**	5-10	\$4,800	
Exposed Struc: Steel	15%			LIFE	**	10	\$22,900	
Metal Panel	5%	Now	\$65,100	LIFE	**	5	\$4,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	20%			LIFE	**	5-10	\$26,300	
Site Enclosure								

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2029				
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Asphalt	80%	4+	\$5,400	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Of Building</i>								
Cast in Place Concrete	20%			2042	**			
Parking/Driveway								
Asphalt	100%	4+	\$16,300	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2059	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Main Service Disconnect Switch Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Main Distribution Board With 2 Vertical Sections</i>								
Raceway								
Conduit	90%			2029	\$113,800	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$10,700	5	\$100	
Molded Case Bkrs	50%			2028	\$53,400	5	\$800	
Molded Case Bkrs	40%			2037	**	5	\$600	
Wiring								
Braided Cloth	50%	2-4	\$88,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2029	\$53,200	1		
Thermoplastic	20%			2039	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

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								
Motor Controllers								
Locally Mounted	10%			2027	\$4,600	5		
Locally Mounted	20%			2034	**	5	\$100	
Motor Control Center	20%			2027	\$59,700	5	\$300	
Motor Control Center	50%			2034	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$17,800	
Lighting								
Interior Lighting								
Fluorescent	90%			2029	\$117,000	10	\$47,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2029	\$9,500	10	\$200	
Egress Lighting								
Emergency, Battery	50%			2029	\$39,800	10	\$7,000	
Exit, Service	50%			2029	\$8,000	1		
Exterior Lighting								
HID	10%			2029	\$22,300	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$53,500	1	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$183,200	1-3	\$11,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried Tanks</i>								
<i>Explanation : Oil No.2 - Two Tanks 30,000 Gallons Each</i>								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2034	**	1	\$28,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Boilers. Providing High Temp. Water To Most Of The Buildings On Campus</i>								
<hr/>								
Distribution Hot Wtr Piping/Pump	100%			2045	**	4	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Distributes High Temp. Water To Most Buildings On Campus</i>								
<hr/>								
Terminal Devices Air Handler	40%			2029	\$310,600	1	\$14,300	
Convactor/Radiator	30%			2042	**	1	\$5,600	
Fan Coil Unit/Heat	30%			2034	**	1	\$5,600	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
<hr/>								
Conversion Equipment Reciprocating Compr/Chiller	40%			2034	**	1	\$10,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Yard</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Side Yard</i>								
<i>Explanation : One Unit</i>								
<hr/>								
No Component	60%							
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	40%			2049	**	4	\$1,700	
No Component	60%							
<hr/>								
Terminal Devices Air Handler/Cool/Ht	40%			2029	\$99,100	1	\$14,300	
No Component	60%							
<hr/>								
Heat Rejection Dry Cooler	40%			2034	**	2	\$16,100	
No Component	60%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,000	
<hr/>								
Exhaust Fans Interior	100%			2029	\$196,500	2	\$1,800	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	50%			2039	**	1		
Galvanized Steel	50%			2034	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2024	\$33,700	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Tanks Of 400 Gallons Each</i>								
HW Heat Exchanger HTHW/HW	100%			2049	**			
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$1,200	
Pool Filter/Treatment Diatomaceous Earth	100%			2030	**	4	\$14,300	
Sewage Ejector(s) Electric	100%			2029	\$15,900	4	\$3,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$29,100	
Sprinkler								
No Component	40%							
Generic	60%			2039	**	1-2	\$9,700	

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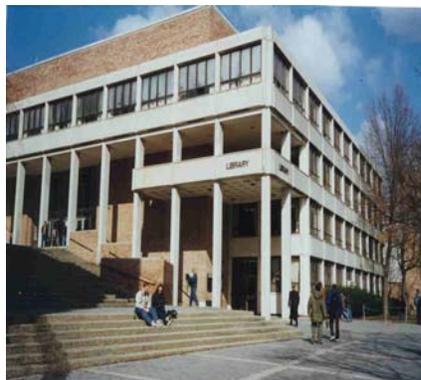
Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Address : 222-05 56TH AVENUE
Borough : QUEENS **Agency's Number** : 3-27003
Program / Asset # : CUN0006.030 / 2100 **Yr Built/Renovated** : 1967 / 2006
Area Sq Ft : 107,884 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7490 **Lot** : 2 **BIN** : 4444187

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$573,600	\$1,269,500
Interior Architecture	\$569,300	\$177,200
Electrical	\$40,000	\$1,499,900
Mechanical	\$155,100	\$2,774,300
Total	\$1,338,000	\$5,720,900
Importance Code A	\$573,600	\$1,418,000
Importance Code B	\$670,100	\$4,302,900
Importance Code C	\$94,300	
Total	\$1,338,000	\$5,720,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$41,500		\$9,100	
Interior Architecture	\$161,600		\$20,900	\$45,300
Electrical	\$12,800	\$3,000	\$4,400	\$4,400
Mechanical	\$51,400	\$47,300	\$37,000	\$47,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$277,100	\$60,200	\$81,300	\$106,700
Importance Code A	\$46,800	\$5,300	\$14,400	\$5,300
Importance Code B	\$149,100	\$54,900	\$66,900	\$101,300
Importance Code C	\$81,300			
Total	\$277,100	\$60,200	\$81,300	\$106,700



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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%	Now	\$38,500	LIFE	**	5	\$2,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cooling Tower Area</i>								
Masonry: Brick	25%	Now	\$70,500	LIFE	**	5	\$22,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Pre-Cast Concrete	70%			LIFE	**	5	\$416,500	
Windows								
Aluminum	95%	4+	\$149,100	2045	**	5	\$8,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$5,700	
Parapets								
Concrete Masonry Unit	5%	Now	\$3,700	LIFE	**	5	\$800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cooling Tower Area</i>								
Metal Panel	5%			2049	**	5	\$2,700	
Metal Rail	70%			2042	**	5-10	\$176,700	
Pre-Cast Concrete	20%	Now	\$20,400	LIFE	**	5	\$17,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Over Cooling Tower Wall</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Over Cooling Tower Wall</i>								
Roof								
Modified Bitumen	85%			2029	\$925,000	10	\$66,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
Paver: Asphalt	10%	Now	\$7,200	2038	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Room B-16</i>								
Skylight, Plastic	5%			2042	**	1		
Soffits								
Pre-Cast Concrete	30%			LIFE	**	5	\$20,300	
Stucco Cement	70%			2042	**	5	\$18,200	
Interior								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	50%			2025	\$1,026,400	3	\$157,600	
Ceramic Tile	5%			2038	**	5	\$7,900	
Terrazzo	5%			LIFE	**	5	\$12,300	
Vinyl Tile	30%			2034	**	3	\$17,700	
Vinyl Tile 9" X 9"	10%			2024	\$177,200	3	\$7,900	
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$21,400	
Gypsum Board	15%			LIFE	**	5-10	\$72,900	
Masonry: Brick	25%			LIFE	**	10	\$21,400	
Metal Panel	20%			LIFE	**	10	\$25,700	
Plaster	5%	Now	\$23,400	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room B-5, B-16</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room B-5, B-16</i>								
Plaster	30%			LIFE	**	5-10	\$72,900	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$309,100	2049	**	5	\$23,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	20%			2042	**	5	\$30,000	
Exposed Concrete	40%			LIFE	**	5-10	\$74,900	
Gypsum Board	10%			LIFE	**	5-10	\$51,500	
Plaster	5%	Now	\$100,300	LIFE	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B-5</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B-5</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Pavers/Stone	10%			2038	**			

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

Under 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

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%			2059	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Main Distribution Switchboard With 2 - Vertical Sections</i>								
Raceway								
Conduit	98%			2029	\$83,100	1		
Conduit	2%			2059	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Raceway</i>								
Panelboards								
Fused Disc Sw	8%			2028	\$4,300	5	\$200	
Molded Case Bkrs	92%			2028	\$49,100	5	\$2,600	
Wiring								
Braided Cloth	48%	2-4	\$40,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2029	\$41,700	1		
Thermoplastic	2%			2059	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed Thermoplastic Wires</i>								
Motor Controllers								
Locally Mounted	10%			2027	\$20,000	5	\$100	
Motor Control Center	50%			2027	\$24,700	5	\$1,500	
Under Construction	40%							
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2029	\$1,102,400	10	\$98,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Egress Lighting								
Emergency, Service	50%			2029	\$27,100	1		
Exit, Service	50%			2029	\$7,900	1		
<hr/>								
Exterior Lighting								
HID	30%			2024	\$124,700	10	\$100	
No Component	70%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$12,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$19,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i>								
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2025	\$148,500	1	\$53,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$16,100	2037	**	4	\$5,300	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Valves In Mechanical Equipment Room And Various Other Areas</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%			2029	\$1,160,100	1	\$53,400	
Convactor/Radiator	20%			2034	**	1	\$7,000	
Air Conditioning								
Energy Source								
Electricity	10%			2037	**	1		
Steam/HW System	90%			2039	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	70%			2032	**	1	\$81,700	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit With Refrigerant Water In Lithium Bromide Cycle</i>								
Split Unit	15%			2034	**			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 6 Units On 1st Floor</i>								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2039	**	4	\$3,700	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	55%			2029	\$540,700	1	\$36,700	
Fan Coil - 2 Pipe	15%			2034	**	1	\$5,200	
Fan Coil - 4 Pipe	15%			2024	\$307,800	1	\$5,200	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2029	\$26,500	2	\$11,300	
Water Cooling Tower	70%			2027	\$232,900	2	\$76,000	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$95,300	
Exhaust Fans								
Interior	80%			2029	\$293,500	2	\$2,600	
Wall Unit	20%			2029	\$7,300	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$38,400	2039	**	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Water Heater								
Electric	100%			2024	\$90,800	4	\$900	

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.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger HTHW/HW	100%	0-2	\$90,000	2049	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2029	\$29,700	4	\$6,400	
Backflow Preventer Not Accessible	100%							
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe Generic	100%			2049	**	1-5	\$54,400	
Sprinkler No Component Generic	80% 20%			2049	**	1-2	\$6,000	

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Address : 222-01 56TH AVENUE
Borough : QUEENS **Agency's Number** : 12-27012
Program / Asset # : CUN0006.120 / 2086 **Yr Built/Renovated** : 1978 / 2003
Area Sq Ft : 141,324 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 22-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 7490 **Lot** : 2 **BIN** : 4439438

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$795,800	\$148,300
Interior Architecture	\$780,300	\$105,900
Electrical		\$2,183,400
Mechanical	\$311,900	\$3,776,900
Total	\$1,887,900	\$6,214,600
Importance Code A	\$795,800	\$342,800
Importance Code B	\$1,049,900	\$5,871,700
Importance Code C	\$42,300	
Total	\$1,887,900	\$6,214,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,100			
Interior Architecture	\$87,700		\$14,600	\$16,000
Electrical	\$6,800	\$4,000	\$5,300	\$6,500
Mechanical	\$78,400	\$47,700	\$81,200	\$47,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$211,900	\$61,500	\$111,000	\$79,400
Importance Code A	\$36,100	\$7,000	\$7,000	\$7,000
Importance Code B	\$98,700	\$54,500	\$104,000	\$72,400
Importance Code C	\$77,100			
Total	\$211,900	\$61,500	\$111,000	\$79,400



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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.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG

Asset # : 2086

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$20,000	
Masonry: Brick	93%	Now	\$143,200	LIFE	**	5	\$93,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade, Stair Door To Penthouse</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Window Wall	5%			2049	**	5	\$18,800	
Windows								
Aluminum	95%	Now	\$222,600	2037	**	5	\$13,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$8,600	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5-10	\$13,100	
Masonry: Brick	80%	Now	\$374,800	LIFE	**	5	\$12,700	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Parapet Wall</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Pre-Cast Concrete	5%	Now	\$8,700	LIFE	**	5	\$5,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Sloped Glazing	5%			LIFE	**	5	\$110,600	
Under Construction	95%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Rooms 431, 432, 434, 443, 462 And Corridor</i>								
<i>Explanation : Roof Leaks In 4th Floor Rooms; Modified Roof Being Installed</i>								
Interior								
Floors								
Carpet	10%			2025	\$277,600	3	\$42,600	
Cast in Place Concrete	15%			LIFE	**	5	\$139,800	
Ceramic Tile	5%			2038	**	5	\$10,700	
Panel/Paver: Cer/Brk	15%			2045	**	5	\$71,900	
Vinyl Tile	55%			2034	**	3	\$43,900	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	55%			LIFE	**	5	\$67,600	
Gypsum Board	25%			LIFE	**	5-10	\$65,300	
Masonry: Brick	5%	Now	\$30,600	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby Area</i>								
<i>Explanation : Expansion Joint Failure</i>								
Plaster	15%			LIFE	**	5-10	\$19,600	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$439,700	2049	**	5	\$33,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	20%			2034	**	5	\$42,600	
Exposed Concrete	55%	Now	\$192,400	LIFE	**	5	\$18,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooms 434, 443 And Various Others</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 434, 443, 444 And Various Others</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 434, 443, 444 And Various Others</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated At 2- 2000 Amperes And 1- 1200 Amperes</i>								
Transformers								
Dry Type	100%			2034	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 750 Kilo-volt-ampere 480v-208/120v</i>								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG

Asset # : 2086

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								
Switchgear / Switchboard								
Fused Disc Sw	50%			2039	**	5	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 5 - Vertical Sections</i>						
Under Construction	50%							
Raceway								
Conduit	10%			2039	**	1		
Conduit	90%			2029	\$227,300	1		
Panelboards								
Fused Disc Sw	10%			2028	\$22,900	5	\$300	
Fused Disc Sw	5%			2037	**	5	\$200	
Molded Case Bkrs	85%			2028	\$194,500	5	\$3,200	
Wiring								
Thermoplastic	90%			2029	\$319,100	1		
Thermoplastic	10%			2039	**	1		
Motor Controllers								
Locally Mounted	20%			2027	\$23,500	5	\$200	
Motor Control Center	60%			2027	\$442,300	5	\$2,300	
Motor Control Center	20%			2034	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,200	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	99%			2029	\$314,900	10	\$128,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	1%			2029	\$2,300	10		
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2029	\$108,900	10	\$100	
No Component	80%							
Alarm								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG

Asset # : 2086

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

Alarm

Security System

No Component

70%

Generic

30%

2037

**

1

\$15,800

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

Location : Hallways And Outside

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$448,100

1-3

\$26,900

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

Location : Hallways

Explanation : Manual Pull Station, Alarm Bells And Smoke Detectors

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

Heating

Energy Source

HTHW/HW

100%

2039

**

1

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

Location : Throughout

Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2025

\$194,500

1

\$69,900

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

Location : Basement Mechanical Room

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100%

Now

\$10,500

2037

**

4

\$7,000

Corroded, Extent : Moderate, Area Affected : 10%

Location : At The Heat Exchanger Valves And Various Other Areas

Terminal Devices

Air Handler

60%

2029

\$1,139,700

1

\$52,400

Convactor/Radiator

30%

2034

**

1

\$13,700

Fan Coil Unit/Heat

10%

2029

\$202,300

1

\$4,600

Air Conditioning

Energy Source

Electricity

10%

2037

**

1

Steam/HW System

90%

2039

**

1

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Absorption Chiller/Steam/HW	90%			2032	**	1	\$137,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Units. Water Is The Refrigerant In Cycle With Lithium Bromide</i>								
	Reciprocating Compr/Chiller	10%			2024	\$114,700	1	\$6,600
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Chiller</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$7,000
Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	\$1,515,100	1	\$87,400
Heat Rejection								
	Air Cooled Condenser Unit	10%			2024	\$27,200	2	\$9,800
	Water Cooling Tower	90%	Now	\$276,800	2030	**	2	\$102,400
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Baffles Completely Rotted</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$124,800
Exhaust Fans								
	Interior	95%			2029	\$456,600	2	\$4,100
	Roof	5%			2024	\$11,200	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%	0-2	\$11,900	2034	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Electric	100%			2024	\$119,000	4	\$1,200
HW Heat Exchanger								
	HTHW/HW	100%			2049	**		
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$20,600	4	\$4,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 Unit</i>								

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

**CITY UNIVERSITY OF NEW YORK - 042
 QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**

Asset # : 2086

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit From Sub-basement To 4th Floor, One Unit From Basement To 4th Floor</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2039		**	1-5	\$71,300
Sprinkler								
No Component	95%							
Generic	5%			2039		**	1-2	\$2,000
Fire Pump								
Generic	100%			2032		**	1	\$26,400

*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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Address : 221-15 56TH AVENUE
Borough : QUEENS **Agency's Number** : 1-27001
Program / Asset # : CUN0006.010 / 2099 **Yr Built/Renovated** : 1910 / 2006
Area Sq Ft : 23,520 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 7490 **Lot** : 2 **BIN** : 4439433

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$74,300	
Interior Architecture	\$119,900	\$36,700
Electrical		\$131,700
Total	\$194,200	\$168,400
Importance Code A	\$74,300	
Importance Code B	\$64,300	\$168,400
Importance Code C	\$55,600	
Total	\$194,200	\$168,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,500		\$4,300	
Interior Architecture	\$34,200		\$20,300	\$2,500
Electrical	\$3,000	\$2,300	\$2,900	\$2,300
Mechanical	\$19,200	\$8,600	\$12,300	\$7,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$94,900	\$14,900	\$43,700	\$16,200
Importance Code A	\$36,900	\$2,300	\$6,700	\$2,300
Importance Code B	\$43,500	\$12,500	\$37,100	\$12,300
Importance Code C	\$14,500			\$1,600
Total	\$94,900	\$14,900	\$43,700	\$16,200



*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.*

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG

Asset # : 2099

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Fieldstone	80%			LIFE	**	5	\$65,600	
Wood	20%			2034	**	5	\$54,700	
Windows								
Aluminum	80%			2045	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Windows Are Made Out Of Wood On The Interior Side</i>								
Wood	20%			2037	**	5	\$8,700	
Roof								
Slate	100%	4+	\$74,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sides</i>								
Interior								
Floors								
Carpet	10%			2028	\$45,900	3	\$5,300	
Cast in Place Concrete	10%			LIFE	**	5	\$15,400	
Ceramic Tile	5%			2038	**	5	\$1,800	
Quarry Tile	15%			2042	**	5	\$7,900	
Slate	10%			LIFE	**	5	\$7,500	
Vinyl Tile	10%			2034	**	3	\$1,300	
Wood	40%			2057	**	5	\$26,400	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$3,200	
Gypsum Board	80%			LIFE	**	5-10	\$86,000	
Masonry: Brick	10%			LIFE	**	10	\$1,900	
Wood	5%			LIFE	**	5	\$25,300	
Ceilings								
AcousTileSusp.Lay-In	5%			2042	**	5	\$1,800	
Exposed Struc: Wood	15%			LIFE	**	10	\$8,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exhibit Area</i>								
Gypsum Board	80%			LIFE	**	5-10	\$101,000	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2049	**			
Site Pavements								
On-Site Walkways								
Asphalt	65%			2038	**			
Cast in Place Concrete	5%			2042	**			
Pavers/Stone	30%			2038	**			

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG

Asset # : 2099

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%			2029	\$2,500	5	\$100
			<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>					
	Fused Disc Sw	50%			2049	**	5	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Switch Rated At 400 Amperes</i>					
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$99,700	5	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 2- Vertical Sections</i>					
Raceway								
	Conduit	80%			2049	**	1	
	Conduit	20%			2029	\$10,700	1	
Panelboards								
	Fused Disc Sw	10%			2045	**	5	\$100
	Molded Case Bkrs	80%			2045	**	5	\$500
	Molded Case Bkrs	10%			2028	\$7,600	5	\$100
Wiring								
	Thermoplastic	80%			2049	**	1	
	Thermoplastic	20%			2029	\$13,600	1	
Motor Controllers								
	Locally Mounted	100%			2042	**	5	\$200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$700
Stand-by Power								
Transfer Switches								
	Automatic	100%			2042	**	1	\$7,200
Lighting								
Interior Lighting								
	Fluorescent	40%			2034	**	10	\$8,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
			<i>Explanation : T-8 Lamps</i>					
	Incandescent	55%			2034	**	2	\$300
	LED	5%			2037	**		
Egress Lighting								
	Emergency, Service	50%			2034	**	1	
	Exit, LED	30%			2057	**	1	
	Exit, Service	20%			2034	**	1	
Exterior Lighting								
	HID	20%			2029	\$18,100	10	
	No Component	80%						

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

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

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Gallery And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

Generic, Digital

100%

2034

* *

1-3

\$14,500

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2049

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried Tank**Explanation : No.2 Oil - 2,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$23,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

50%

2045

* *

4

\$900

Central Plant Steam

50%

2049

* *

4

\$900

Piping/Pmp

Terminal Devices

Air Handler

50%

2034

* *

1

\$7,300

Convactor/Radiator

50%

2042

* *

1

\$3,800

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Reciprocating

100%

2034

* *

1

\$10,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement, Chiller*

Distribution

CW & CHW Wtr

100%

2049

* *

4

\$1,700

Pipe/Pump

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG

Asset # : 2099

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$14,500
Heat Rejection								
	Dry Cooler	100%			2034	**	2	\$16,400
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,800
Exhaust Fans								
	Interior	100%			2034	**	2	\$700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Electric	50%			2024	\$9,900	4	\$100
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
	Gas Fired	50%			2024	\$6,900	2	\$200
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2020	\$800	4	\$700
Backflow Preventer								
	Generic	100%			2034	**	1	\$1,400
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
	Generic	100%			2049	**	1-2	\$6,600
Fire Pump								
	Generic	100%			2038	**	1	\$4,400
Chemical System								
	No Component	98%						
	Generic	2%			2027	\$500	1-3	\$100

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Address : 222-15 56TH AVENUE
Borough : QUEENS **Agency's Number** : 4-27004
Program / Asset # : CUN0006.040 / 2101 **Yr Built/Renovated** : 1967 /
Area Sq Ft : 171,204 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7490 **Lot** : 2 **BIN** : 4439434

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$420,400	\$215,700
Interior Architecture	\$1,346,800	\$99,800
Electrical	\$230,800	\$1,852,500
Mechanical	\$416,600	\$4,296,000
Site Pavements	\$69,500	
Total	\$2,484,000	\$6,464,100
Importance Code A	\$656,100	\$215,700
Importance Code B	\$1,718,000	\$6,248,400
Importance Code C	\$109,900	
Total	\$2,484,000	\$6,464,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$93,400		\$16,300	\$16,300
Electrical	\$7,300	\$4,800	\$7,400	\$7,000
Mechanical	\$35,800	\$36,600	\$44,300	\$35,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$141,500	\$46,400	\$73,000	\$64,100
Importance Code A		\$8,500	\$8,500	\$8,500
Importance Code B	\$82,100	\$37,900	\$64,500	\$55,700
Importance Code C	\$59,400			
Total	\$141,500	\$46,400	\$73,000	\$64,100



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG

Asset # : 2101

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cement-Fiber Panel	2%			2034	**	10	\$5,300		
Masonry: Brick	48%			LIFE	**	5	\$82,000		
Pre-Cast Concrete	50%	4+	\$72,000	LIFE	**	5	\$138,800		
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>									
<i>Location : Exterior Various Areas</i>									
Windows									
Aluminum	95%	4+	\$307,400	2045	**	5	\$35,900		
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Metal Louvers	5%			2038	**	10	\$23,600		
Parapets									
Under Construction	100%								
Roof									
Under Construction	100%								
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$127,100		
Ceramic Tile	5%			2038	**	5	\$14,500		
Terrazzo	15%			LIFE	**	5	\$68,100		
Vinyl Tile	25%	Now	\$630,000	2039	**	3	\$27,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Corridors</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Corridors</i>									
Vinyl Tile	45%			2034	**	3	\$49,000		
Interior Walls									
Concrete Masonry Unit	15%			LIFE	**	5	\$25,200		
Masonry: Brick	10%			LIFE	**	10	\$6,300		
Metal Panel	15%			LIFE	**	10	\$14,200		
Plaster	35%			LIFE	**	5-10	\$62,600		
SGFT/Glazed Masonry	25%			LIFE	**	10	\$26,300		
Ceilings									
AcousTileConcealSpLn	15%	Now	\$359,600	2049	**	5	\$27,200		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Corridors</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : First Floor Corridor And Basement</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Corridors</i>									
AcousTileSusp.Lay-In	25%			2042	**	5	\$72,600		
Exposed Concrete	50%			LIFE	**	5-10	\$181,500		
Exposed Struc: Steel	10%			LIFE	**	10	\$58,100		
Site Pavements									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG

Asset # : 2101

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	10%			2042	**			
Pavers/Stone	90%			2038	**			

Parking/Driveway

Asphalt	100%	2-4	\$69,500	2032	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Parking Area

Ponding, Extent : Light, Area Affected : 5%

Location : Parking Lot

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%			2059	**	5	\$900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2059	**	5	\$4,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Newly Installed Main Distribution Switchboard With 3 - Vertical Sections

Raceway

Conduit	98%			2029	\$289,100	1		
Conduit	2%			2059	**	1		

Panelboards

Fused Disc Sw	15%			2028	\$38,900	5	\$600	
Molded Case Bkrs	85%			2028	\$220,400	5	\$3,800	

Wiring

Braided Cloth	58%	2-4	\$230,800	2054	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	40%			2029	\$159,100	1		
Thermoplastic	2%			2059	**	1		

Motor Controllers

Locally Mounted	38%			2027	\$44,600	5	\$400	
Motor Control Center	60%			2027	\$442,300	5	\$2,800	
Variable Frequency Drive	2%			2046	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$5,000	
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Stand-by Power

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG

Asset # : 2101

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	97%			2029	\$373,800	10	\$152,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	2%			2037	**	10	\$3,100	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Cafeteria</i>						
LED	1%			2037	**			
Egress Lighting								
Emergency, Service	40%			2029	\$34,400	1		
Emergency, Battery	10%			2037	**	10	\$4,100	
Exit, Service	50%			2029	\$23,600	1		
Exterior Lighting								
HID	20%			2029	\$132,000	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$19,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$31,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Manual Pull Stations, Alarm Bells, Strobe Lights, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2039	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i>						

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG

Asset # : 2101

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	0-2	\$235,700	2044	**	1	\$76,200	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$138,500	2039	**	4	\$8,400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	50%			2029	\$1,150,600	1	\$52,900	
Convactor/Radiator	30%			2034	**	1	\$16,600	
Fan Coil Unit/Heat	20%			2029	\$490,200	1	\$11,100	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled Water From Medical Arts Building</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Entrance</i>								
<i>Explanation : Supplied From Chillers In Medical Arts Building</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	\$1,835,400	1	\$105,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$151,200	
Exhaust Fans								
Interior	95%			2029	\$553,100	2	\$5,000	
Roof	5%			2024	\$13,600	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2024	\$144,200	4	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Undersized For Building Hot Water Demand</i>								
HW Heat Exchanger								
HTHW/HW	100%			2039	**			

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG

Asset # : 2101

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2029	\$25,000	4	\$5,400	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor, Penthouse</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%		2039	**	1-5	\$86,300	
			<i>House Tank: Metal, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse, 3 Tanks Of 9,000 Gallons Capacity Each</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : Gravity And Pressure Tanks Feed Science, Humanities And Library Buildings</i>					
	Sprinkler							
	No Component	95%						
	Generic	5%		2029	\$80,100	1-2	\$2,400	
	Chemical System							
	No Component	98%						
	Generic	2%		2022	\$500	1-3	\$100	

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Address : 221-03 56TH AVENUE
Borough : QUEENS **Agency's Number** : 10-27010
Program / Asset # : CUN0006.100 / 2084 **Yr Built/Renovated** : 1976 / 2006
Area Sq Ft : 27,622 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 21-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4845889

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$552,200	
Interior Architecture	\$120,400	\$180,300
Electrical		\$278,200
Mechanical	\$111,900	\$369,500
Total	\$784,500	\$828,000
Importance Code A	\$552,200	\$38,000
Importance Code B	\$232,300	\$790,000
Total	\$784,500	\$828,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$14,100			
Interior Architecture	\$84,500		\$4,600	\$3,100
Electrical	\$1,400	\$800	\$800	\$1,200
Mechanical	\$47,900	\$5,100	\$7,200	\$4,400
Site Pavements	\$11,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$163,400	\$9,800	\$16,500	\$12,700
Importance Code A	\$15,500	\$1,400	\$1,400	\$1,400
Importance Code B	\$102,600	\$8,500	\$15,100	\$11,300
Importance Code C	\$45,300			
Total	\$163,400	\$9,800	\$16,500	\$12,700



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG

Asset # : 2084

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$56,700	LIFE	**	5	\$18,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Metal Coiling Doors	25%			2034	**	5	\$19,200	
Windows								
Aluminum	95%	Now	\$7,800	2037	**	5	\$500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$300	
Parapets								
Concrete Masonry Unit	25%	Now	\$1,400	LIFE	**	5	\$300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face Of Parapet Over Second Floor</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face Of Parapet Over Second Floor</i>								
Masonry: Brick	70%			LIFE	**	5-10	\$5,100	
Pre-Cast Concrete	5%	Now	\$600	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	Now	\$495,500	2039	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Soffits								
Cement-Fiber Panel	100%			2029		10		
Interior								
Floors								
Carpet	5%			2028	\$23,700	3	\$2,700	
Cast in Place Concrete	35%			LIFE	**	5	\$55,800	
Ceramic Tile	3%			2038	**	5	\$1,100	
Vinyl Tile	57%			2029	\$180,300	3	\$10,400	
Interior Walls								
Concrete Masonry Unit	57%			LIFE	**	5	\$19,600	
Gypsum Board	40%			LIFE	**	5-10	\$29,200	
Wood	3%			LIFE	**	5	\$10,300	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG

Asset # : 2084

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

Interior

Ceilings

AcousTileConcealSpLn	10%			2034	**	5	\$4,600	
AcousTileSusp.Lay-In	40%	Now	\$120,400	2049	**	5	\$7,300	

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : First Floor Corridor

Worn/Eroded, Extent : Moderate, Area Affected : 25%

Location : First Floor Corridor

AcousTileSusp.Lay-In	20%			2042	**	5	\$7,300	
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Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Campus Facilities Office

Exposed Struc: Steel	25%			LIFE	**	10	\$18,200	
Plaster	5%			LIFE	**	5-10	\$3,100	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2027				
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Parking/Driveway

Asphalt	100%	4+	\$11,500	2032	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Various

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%			2059	**	5	\$700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Newly Installed Main Service Disconnect Switch Rated At 2000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2059	**	5	\$700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Newly Installed Main Distribution Switch Board With 1 Vertical Section

Raceway

Conduit	98%			2029	\$52,600	1		
Conduit	2%			2059	**	1		

Panelboards

Fused Disc Sw	10%			2028	\$7,600	5	\$100	
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	75%			2028	\$57,200	5	\$500	
Molded Case Bkrs	10%			2045	**	5	\$100	

Wiring

Thermoplastic	85%			2029	\$57,700	1		
Thermoplastic	2%			2059	**	1		
Thermoplastic	13%			2039	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG

Asset # : 2084

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								
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$100	
Locally Mounted	50%			2027	\$23,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$25,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery								
	50%			2029	\$19,000	10	\$3,300	
Exit, Service								
	50%			2029	\$3,800	1		
Exterior Lighting								
HID								
	10%			2029	\$10,600	10		
No Component								
	90%							
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2034	**	1	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component								
	70%							
Generic, Analog								
	30%			2024	\$87,600	1-3	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, And Horns</i>								

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

Heating

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG

Asset # : 2084

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2025	\$38,000	1	\$13,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$44,700	2039	**	4	\$1,400	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	50%			2029	\$185,600	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Air Handlers</i>								
Convactor/Radiator	25%			2034	**	1	\$2,200	
Fan Coil Unit/Heat	25%			2029	\$98,900	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%	0-2	\$67,200	2039	**	1	\$3,500	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1 Unit, Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2029	\$2,900	4	\$600	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2029	\$26,700	1	\$5,100	
No Component	70%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG

Asset # : 2084

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	30%	0-2	\$4,800	2039	**	2	\$4,600
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Obsolete Unit</i>								
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,400
Exhaust Fans								
	Interior	50%			2029	\$47,000	2	\$400
	Roof	50%			2029	\$21,900	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	50%			2039	**	1	
	Galvanized Steel	50%	Now	\$2,900	2034	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Water Heater								
	Electric	100%			2024	\$23,300	4	\$200
HW Heat Exchanger								
	HTHW/HW	100%	Now	\$27,600	2049	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2029	\$7,600	4	\$1,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	40%						
	Generic	60%			2039	**	1-2	\$4,600

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Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Address : 221-25 56TH AVENUE
Borough : QUEENS **Agency's Number** : 2-27002
Program / Asset # : CUN0006.020 / 2647 **Yr Built/Renovated** : 1963 / 1974
Area Sq Ft : 30,632 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 25-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4439432

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,037,800	\$343,100
Interior Architecture	\$127,700	
Electrical	\$54,300	\$168,500
Mechanical		\$756,400
Total	\$1,219,800	\$1,268,100
Importance Code A	\$1,037,800	\$343,100
Importance Code B	\$182,000	\$924,900
Total	\$1,219,800	\$1,268,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$46,800		\$3,100	
Interior Architecture	\$97,600		\$8,400	\$2,200
Electrical	\$900	\$900	\$1,100	\$1,300
Mechanical	\$38,600	\$3,500	\$6,100	\$4,200
Total	\$183,800	\$4,300	\$18,700	\$7,700
Importance Code A	\$47,200		\$3,500	
Importance Code B	\$90,600	\$4,300	\$15,200	\$6,200
Importance Code C	\$46,100			\$1,500
Total	\$183,800	\$4,300	\$18,700	\$7,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG

Asset # : 2647

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$24,100	
Masonry: Brick	20%	Now	\$59,300	LIFE	**	5	\$9,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Fieldstone	15%			LIFE	**	5	\$10,800	
Metal/Glass Curt Wall	55%	4+	\$214,400	LIFE	**	5	\$49,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2049	**	5-10	\$16,500	
Windows								
Aluminum	95%	Now	\$620,700	2054	**	5	\$7,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$4,800	
Parapets								
Masonry: Brick	50%	Now	\$28,300	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Corner</i>								
Metal/Glass Curt Wall	35%			2049	**	5	\$6,500	
Metal Panel	10%			2049	**	5	\$1,900	
Metal Rail	5%			2042	**	5-10	\$4,300	
Roof								
Modified Bitumen	60%			2029		10	\$17,700	
Single Ply Membrane	10%			2029		10	\$3,000	
Single Ply Membrane	30%	Now	\$143,300	2039	**			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Temporary Roof Over Penthouses</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Temporary Roof Over Penthouses</i>								

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG

Asset # : 2647

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Soffits									
Cast in Place Concrete	20%	Now	\$1,000	LIFE	**	5	\$400		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Under Concrete Stair At Rear Of Building</i>									
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Under Concrete Stair</i>									
Stucco Cement	80%			2042	**	5	\$900		
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Front Entrance</i>									
Interior									
Floors									
Carpet	5%			2028	\$30,600	3	\$3,500		
Cast in Place Concrete	20%			LIFE	**	5	\$41,100		
Ceramic Tile	3%			2038	**	5	\$1,400		
Slate	5%			LIFE	**	5	\$5,000		
Vinyl Tile	67%			2034	**	3	\$11,800		
Interior Walls									
Ceramic Tile	3%			2038	**	5	\$3,000		
Concrete Masonry Unit	80%			LIFE	**	5	\$63,500		
Gypsum Board	10%			LIFE	**	5-10	\$16,900		
Metal Panel	2%			LIFE	**	10	\$900		
SGFT/Glazed Masonry	5%			LIFE	**	10	\$2,500		
Ceilings									
AcousTileConcealSpLn	15%	Now	\$53,800	2049	**	5	\$4,100		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>									
<i>Location : Corridor(s)</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Corridor(s)</i>									
AcousTileSusp.Lay-In	15%			2042	**	5	\$6,500		
Exposed Concrete	60%			LIFE	**	5-10	\$32,600		
Metal Panel	10%	Now	\$74,000	LIFE	**	5	\$5,400		
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Basement Corridor</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement Corridor</i>									
Site Pavements									
On-Site Walkways									
Asphalt	20%			2038	**				
Cast in Place Concrete	40%			2042	**				
Pavers/Stone	40%			2038	**				
Parking/Driveway									
Asphalt	100%			2032	**				

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

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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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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG

Asset # : 2647

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%			2059	**	5	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Newly Installed Main Service Disconnect Switch Rated At 2000 Amperes.</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	**	5	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Newly Installed Main Distribution Switchboard With 2 Vertical Sections</i>						
Raceway								
Conduit	100%			2029	\$53,600	1		
Panelboards								
Fused Disc Sw	10%			2028	\$7,600	5	\$100	
Molded Case Bkrs	90%			2028	\$68,600	5	\$700	
Wiring								
Braided Cloth	80%	2-4	\$54,300	2054	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2029	\$13,600	1		
Motor Controllers								
Locally Mounted	100%			2027	\$46,300	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$27,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	2%			2034	**	10	\$600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2024	\$23,600	10		
No Component	80%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG

Asset # : 2647

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

Alarm

Security System

No Component

70%

Generic

30%

2037

**

1

\$3,400

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

Location : Hallways And Outside

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

**

1-3

\$5,700

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

Location : Hallways

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

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

Heating

Energy Source

HTHW/HW

100%

2039

**

1

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

Location : Throughout

Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium

Conversion Equipment

HTHW/HW Exchanger

100%

0-2

\$400

2032

**

2

\$1,500

Corroded, Extent : Moderate, Area Affected : 5%

Location : Basement

Distribution

Central Plant Steam

100%

Now

\$24,800

2039

**

4

\$1,500

Corroded, Extent : Moderate, Area Affected : 10%

Location : Various Areas

Terminal Devices

Air Handler

50%

2029

\$205,900

1

\$9,500

Convactor/Radiator

30%

2034

**

1

\$3,000

Fan Coil Unit/Heat

20%

2029

\$87,700

1

\$2,000

Air Conditioning

Energy Source

District Chilled Water

100%

2049

**

1

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

Location : Throughout

Explanation : Chilled Water From Adjacent Medical Arts Building

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$1,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Entrance</i>					
			<i>Explanation : Supplied From Medical Arts Building</i>					
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2029	\$328,400	1	\$18,900
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,000
	Exhaust Fans							
	Interior	80%			2029	\$83,300	2	\$800
	No Component	20%						
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2039	**	1	
	Water Heater							
	Electric	100%			2024	\$25,800	4	\$300
	HW Heat Exchanger							
	HTHW/HW	100%			2029	\$51,100		
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Not Accessible	100%						
	Fixtures							
	Generic	100%						

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Address : 226-11 56TH AVENUE
Borough : QUEENS **Agency's Number** : Y1-270Y1
Program / Asset # : CUN0006.Y10 / 2088 **Yr Built/Renovated** : 1967 / 1995
Area Sq Ft : 10,540 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4458074

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$215,000
Interior Architecture		\$55,200
Electrical		\$208,300
Mechanical		\$198,500
Site Pavements	\$199,000	
Total	\$199,000	\$677,100
Importance Code A		\$215,000
Importance Code B		\$462,100
Importance Code C	\$199,000	
Total	\$199,000	\$677,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$33,600		\$900	
Interior Architecture	\$18,300		\$1,100	\$3,600
Electrical	\$1,100	\$700	\$700	\$1,000
Mechanical	\$5,500	\$3,200	\$5,200	\$3,200
Site Pavements	\$19,400			
Total	\$77,900	\$3,800	\$7,900	\$7,800
Importance Code A	\$34,200	\$500	\$1,500	\$500
Importance Code B	\$9,200	\$3,300	\$6,500	\$7,200
Importance Code C	\$34,600			
Total	\$77,900	\$3,800	\$7,900	\$7,800



*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.*

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$9,100	
Masonry: Brick	10%			LIFE	**	5	\$3,600	
Metal Panel	85%			2049	**	5-10	\$105,900	
Windows								
Aluminum	100%			2037	**	5	\$1,900	
Roof								
Roll Roofing	100%			2025	\$137,900	5	\$54,600	
Interior								
Floors								
Carpet	10%			2028	\$20,700	3	\$2,400	
Carpet	30%			2025	\$62,200	3	\$9,500	
Ceramic Tile	5%			2038	**	5	\$800	
Vinyl Tile	15%			2034	**	3	\$900	
Vinyl Tile	40%			2029	\$55,200	3	\$3,200	
Interior Walls								
Gypsum Board	20%			LIFE	**	5-10	\$8,900	
Metal Panel	80%			LIFE	**	10	\$9,400	
Ceilings								
AcousTileSusp.Lay-In	100%			2034	**	5	\$15,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$19,400	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Ramps, Walks And Steps</i>								
Parking/Driveway								
Asphalt	100%	4+	\$199,000	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								

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

Under 600 Volts

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2029	\$1,500	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$33,000	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
<hr/>								
Raceway								
	Conduit	100%			2029	\$32,000	1	
<hr/>								
Panelboards								
	Fused Disc Sw	10%			2028	\$1,500	5	
	Molded Case Bkrs	90%			2028	\$13,700	5	\$300
<hr/>								
Wiring								
	Thermoplastic	100%			2029	\$28,300	1	
<hr/>								
Ground								
Grounding Devices								
	Not Accessible	100%						
<hr/>								
Lighting								
Interior Lighting								
	Fluorescent	90%			2029	\$96,900	10	\$8,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	LED	10%			2037	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office And Store</i>								
<i>Explanation : LED Light Fixtures</i>								
<hr/>								
Egress Lighting								
	Emergency, Battery	50%			2029	\$7,300	10	\$1,300
	Exit, Service	50%			2029	\$800	1	
<hr/>								
Exterior Lighting								
	Fluorescent	10%			2024	\$3,400	10	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Door Entrance</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
	Fluorescent	10%			2024	\$3,400	10	\$100
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
	No Component	80%						
<hr/>								
Alarm								

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

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

Alarm

Security System

No Component

80%

Generic

20%

2037

* *

1

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

Generic, Analog

100%

2024

\$111,400

1-3

\$6,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations And Alarm Bells*

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

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Furnace

100%

2029

\$23,700

1

\$5,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : 2 Units Built Into The Air Handlers**Explanation : 2 Ceiling Mounted Units***Air Conditioning**

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

100%

2029

\$85,500

1

\$4,900

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units On Side Of The Building*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$17,100

Terminal Devices

Air Handler/Cool/Ht

100%

2029

\$113,000

1

\$6,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Ceiling Mounted**Explanation : 2 Units With Built In Gas Furnaces*

Heat Rejection

Air Cooled Condenser Unit

100%

2029

\$20,300

2

\$7,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Side Of The Building**Explanation : R-22 Is Used As Refrigerant***Ventilation**

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$900
	No Component	90%						
Exhaust Fans								
	Roof	10%			2029	\$1,700	2	
	No Component	90%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2024	\$6,100	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Chemical System								
	No Component	95%						
	Generic	5%			2024	\$1,300	1-3	\$200
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : For Stove Only</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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Address : 222-09 56TH AVENUE
Borough : QUEENS **Agency's Number** : Y2-270Y2
Program / Asset # : CUN0006.Y20 / 2089 **Yr Built/Renovated** : 1967 /
Area Sq Ft : 12,840 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4439437

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$99,700	\$137,900
Interior Architecture		\$124,300
Electrical		\$266,900
Total	\$99,700	\$529,100
Importance Code A	\$99,700	\$137,900
Importance Code B		\$391,200
Total	\$99,700	\$529,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$53,900			
Interior Architecture	\$13,200			\$2,300
Electrical	\$1,100	\$800	\$800	\$1,200
Mechanical	\$4,000	\$1,700	\$3,600	\$1,700
Site Pavements	\$9,700			
Total	\$81,800	\$2,600	\$4,500	\$5,200
Importance Code A	\$54,500	\$600	\$600	\$600
Importance Code B	\$6,300	\$1,900	\$3,800	\$4,600
Importance Code C	\$21,000			
Total	\$81,800	\$2,600	\$4,500	\$5,200



*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.*

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2

Asset # : 2089

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	2-4	\$26,600	2039	**	5	\$34,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$99,700	2054	**	5	\$11,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%			2025	\$137,900	5	\$54,600	
Interior								
Floors								
Ceramic Tile	5%			2038	**	5	\$800	
Vinyl Tile	90%			2029	\$124,300	3	\$7,200	
Vinyl Tile 9" X 9"	5%			2029	\$8,900	3	\$400	
Interior Walls								
Concrete Masonry Unit	35%			LIFE	**	5	\$7,300	
Metal Panel	65%			LIFE	**	10	\$7,600	
Ceilings								
AcousTileSusp.Lay-In	100%			2034	**	5	\$15,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Classrooms</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	60%			2049	**			
Exposed Struc: Steel	40%			LIFE	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$9,700	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Walkways</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.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

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								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$33,000	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
<hr/>								
Raceway								
Conduit	100%			2029	\$32,000	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2028	\$1,500	5		
Molded Case Bkrs	70%			2028	\$10,700	5	\$200	
Molded Case Bkrs	20%			2037	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	100%			2029	\$28,300	1		
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2029	\$131,200	10	\$11,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2029	\$8,800	10	\$1,600	
Exit, Service	50%			2029	\$900	1		
<hr/>								
Exterior Lighting								
HID	10%			2024	\$4,900	10		
No Component	90%							
<hr/>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	\$7,900	1	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
Generic, Analog	100%			2024	\$135,700	1-3	\$8,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

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

Heating

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2

Asset # : 2089

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Furnace	100%			2029	\$28,900	1	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In The Ceiling</i>								
<i>Explanation : 2 Units Built Into Ceiling Handler Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2034	**	1	\$3,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Side Of The Building</i>								
Window/Wall Unit	30%			2024	\$7,700	1		
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Air Handlers With Built In Gas Furnaces</i>								
<i>Explanation : 2 Units</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	**	2	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Side Of Building</i>								
<i>Explanation : R-22 Is Used As Refrigerant</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$1,100	
No Component	90%							
Exhaust Fans								
Roof	10%			2029	\$2,000	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2024	\$10,800	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Address : 220-09 56TH AVENUE
Borough : QUEENS **Agency's Number** : Z-2700Z
Program / Asset # : CUN0006.0Z0 / 2104 **Yr Built/Renovated** : 1965 / 2002
Area Sq Ft : 8,660 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4834375

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$53,600	\$106,400
Interior Architecture	\$60,500	\$68,900
Electrical		\$180,000
Mechanical		\$103,600
Total	\$114,100	\$458,900
Importance Code A	\$53,600	\$106,400
Importance Code B	\$60,500	\$352,500
Total	\$114,100	\$458,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$52,900			
Interior Architecture	\$16,700		\$900	\$2,700
Electrical	\$700	\$600	\$600	\$800
Mechanical	\$3,700	\$900	\$3,500	\$900
Site Pavements	\$3,300			
Total	\$77,300	\$1,400	\$5,000	\$4,300
Importance Code A	\$53,300	\$400	\$400	\$400
Importance Code B	\$9,700	\$1,000	\$4,500	\$3,400
Importance Code C	\$14,300			\$500
Total	\$77,300	\$1,400	\$5,000	\$4,300



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.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z

Asset # : 2104

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Metal Panel	95%	0-2	\$27,000	2039	**	5	\$34,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Building Base</i>								
Windows								
Steel	100%	Now	\$53,600	2054	**	5	\$6,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%			2025		5	\$42,100	
Interior								
Floors								
Carpet	15%			2025	\$23,900	3	\$3,700	
Ceramic Tile	5%			2038	**	5	\$600	
Quarry Tile	10%			2042	**	5	\$1,800	
Vinyl Tile	65%			2029	\$68,900	3	\$4,000	
Wood	5%			2044	**	5	\$1,100	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$2,300	
Gypsum Board	15%			LIFE	**	5-10	\$4,900	
Metal Panel	10%			LIFE	**	10	\$900	
Plaster	55%			LIFE	**	5-10	\$9,000	
Ceilings								
AcousTileSusp.Lay-In	60%	0-2	\$60,500	2049	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2034	**	5	\$3,100	
Exposed Struc: Steel	10%			LIFE	**	10	\$2,400	
Gypsum Board	5%			LIFE	**	5-10	\$2,100	
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	**			
Site Pavements								

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z

Asset # : 2104

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

Site Pavements

On-Site Walkways

Asphalt

100% Now \$3,300 2042 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : Various Areas Around The Building

Ponding, Extent : Moderate, Area Affected : 5%

Location : Rear Area

Sinking/Subsiding, Extent : Moderate, Area Affected : 10%

Location : Rear Area

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2029 \$1,500 5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Fused Disc Sw

100% 2029 \$33,000 5

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

Location : Electrical Room

Explanation : 1- Vertical Section

Raceway

Conduit

100% 2029 \$32,000 1

Panelboards

Fused Disc Sw

10% 2045 * * 5

Molded Case Bkrs

30% 2037 * * 5 \$100

Molded Case Bkrs

60% 2028 \$9,200 5 \$100

Wiring

Thermoplastic

30% 2039 * * 1

Thermoplastic

70% 2029 \$19,800 1

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

100% 2029 \$88,500 10 \$7,900

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

Location : Throughout The Building

Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery

50% 2029 \$6,000 10 \$1,000

Exit, Service

50% 2029 \$600 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.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z

Asset # : 2104

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	10%			2029	\$3,300	10		
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	\$5,300	1	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : CCTV Surveillance Camera</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2024	\$91,500	1-3	\$5,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Station And Alarm Bells Only</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Furnace	100%			2029	\$19,500	1	\$4,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Side Of The Building</i>						
		<i>Explanation : 3 Units Built Into Air Conditioning Package Unit</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	\$103,600	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Package Unit At Side Of The Building</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Side Of The Building</i>						
		<i>Explanation : 3 Package Units With Built In Gas Furnaces</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$14,100	
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$800	
No Component	90%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z

Asset # : 2104

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Roof	10%			2029	\$1,400	2	
	No Component	90%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2039	**	1	
	Water Heater							
	Electric	100%			2024	\$7,300	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2039	**	1-2	\$2,400

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : NORTH SIDE (SHEEPSHEAD BAY)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.010 / 13549 **Yr Built/Renovated** :
Linear Ft : 1,127 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$55,100	\$1,101,100
Total	\$55,100	\$1,101,100
Importance Code B	\$55,100	\$1,101,100
Total	\$55,100	\$1,101,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$1,300	\$3,200	
Total		\$1,300	\$3,200	
Importance Code A				
Importance Code B		\$1,300	\$3,200	
Importance Code C				
Total		\$1,300	\$3,200	



*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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset # : 13549

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Revetment							
	Stone	5%			LIFE	**	5	\$300
	No Component	95%						
	Sheet Piles							
	Steel	55%			LIFE	**		
				<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : At Mean Low Water And Above Mean High Water</i>				
	Not Accessible	45%						
	Wales							
	Steel	90%			LIFE	**	5	\$23,900
				<i>Corrosion, Extent : Moderate, Area Affected : 35%</i>				
				<i>Location : Throughout</i>				
	Not Accessible	10%						
	Pile Caps							
	Concrete	95%			LIFE	**	5	\$3,200
				<i>Cracking, Extent : Light, Area Affected : 55%</i>				
				<i>Location : Isolated Throughout</i>				
				<i>Other Observation, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Throughout</i>				
				<i>Explanation : Efflorescence</i>				
	Steel	3%			2029	\$600	5	\$300
	No Component	2%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Concrete	50%			2037	**	5	\$6,400
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Along Walkway</i>				
	Topsoil	50%			2026	\$31,000	5	\$2,600
Deck Elements								
	Railing							
	Steel	100%	2-4	\$55,100	2026	\$1,101,100		
				<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Isolated At Post Connections Throughout</i>				

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

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

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

Print Date : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : EAST SIDE (JAMAICA BAY)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.020 / 13550 **Yr Built/Renovated** :
Linear Ft : 1,895 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$340,200	\$475,300
Total	\$340,200	\$475,300
Importance Code A	\$219,000	
Importance Code B	\$121,200	\$475,300
Total	\$340,200	\$475,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$15,600		\$10,800	
Total	\$15,600		\$10,800	
Importance Code A	\$15,600			
Importance Code B			\$10,800	
Importance Code C				
Total	\$15,600		\$10,800	



*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.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset # : 13550

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Gravity Wall								
	Concrete	83%			LIFE	**	5	\$6,400
	Concrete	2%	4+	\$15,600	LIFE	**	5	\$200
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At 265 Feet And 1440 Feet From West End</i>								
	No Component	15%						
Revetment								
	Stone	85%			LIFE	**	5	\$9,600
	No Component	15%						
Sheet Piles								
	Steel	15%	4+	\$172,900	LIFE	**		
<i>Corrosion, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
	Steel	2%	Now	\$46,100	LIFE	**		
<i>Corrosion, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Holes In Sheeting 830 Feet, 834 Feet, 1105 Feet, And 1115 Feet From North End</i>								
	No Component	83%						
Wales								
	Timber	15%			LIFE	**	4	\$4,300
<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
	No Component	85%						
Pile Caps								
	Concrete	15%			LIFE	**	5	\$900
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
	No Component	85%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt	5%			2037	**	5	\$1,100
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
	Concrete	95%			2037	**	5	\$20,500
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset # : 13550

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

Deck Elements

Railing

Concrete	15%				2029	\$71,300			
Concrete	85%	2-4	\$121,200		2029	\$404,000			

Cracking, Extent : Moderate, Area Affected : 10%

Location : At Posts, From North End To 800 Feet From North End, And 1110 Feet To 1895 Feet From North End Throughout

Discolor & Bleeding, Extent : Light, Area Affected : 5%

Location : At Posts, From North End To 800 Feet From North End, And 1110 Feet To 1895 Feet From North End Throughout

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

Location : At Chains Between Posts Throughout

Explanation : Corrosion

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 19-Sep-2018

CITY UNIVERSITY OF NEW YORK - FY 2019

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : SOUTH SIDE (ATLANTIC OCEAN)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.030 / 13551 **Yr Built/Renovated** :
Linear Ft : 1,535 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$435,500	\$438,700
Total	\$435,500	\$438,700
Importance Code A	\$202,200	
Importance Code B	\$233,300	\$438,700
Total	\$435,500	\$438,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads			\$8,800	
Total			\$8,800	
Importance Code A				
Importance Code B			\$8,800	
Importance Code C				
Total			\$8,800	



*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.*

**CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**

Asset # : 13551

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	80%	4+	\$202,200	LIFE	**	5	\$5,000
				<i>Cracking, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : At Top Offshore Edge Throughout</i>				
				<i>Spalling, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : At 250 Feet From East End</i>				
	No Component	20%						
	Revetment							
	Stone	85%			LIFE	**	5	\$7,800
	No Component	15%						
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : At West End</i>				
				<i>Explanation : No Revetment At Beach</i>				
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	35%			2037	**	5	\$6,100
				<i>Cracking, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
	Concrete	65%			2037	**	5	\$11,400
				<i>Cracking, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Throughout</i>				
Deck Elements								
	Railing							
	Concrete	75%	4+	\$173,300	2029	\$288,800		
				<i>Cracking, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : At Posts Throughout</i>				
				<i>Discolor & Bleeding, Extent : Light, Area Affected : 5%</i>				
				<i>Location : At Posts Throughout</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : At Chains Between Posts Throughout And One Isolated Disconnected Chain</i>				
				<i>Explanation : Corrosion</i>				
	Steel	5%	4+	\$22,500	2026	\$75,000		
				<i>Corrosion, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : At Bases Of Posts From 500 Feet To 570 Feet From East End</i>				
	Steel	5%	2-4	\$37,500	2028	\$75,000		
				<i>Corrosion, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : On Offshore Face Of Railing From 730 Feet To 800 Feet From East End</i>				
	No Component	15%						

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

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

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

CITY UNIVERSITY OF NEW YORK - 042

Project : CITY UNIVERSITY OF NEW YORK

CAPITAL	FY 2020 - 2023		FY 2024 - 2029	
Miscellaneous Buildings	219,800		209,600	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Miscellaneous Buildings	47,100	8,400	12,000	9,600

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1844	BRONX COMMUNITY COLLEGE INFORMATION CENTER	250	0	8,800
1845	BRONX COMMUNITY COLLEGE GUARD HOUSE #1	60	0	2,100
1846	BRONX COMMUNITY COLLEGE GREENHOUSE	300	0	10,500
1847	BRONX COMMUNITY COLLEGE DROP-IN-CENTER	4,032	229,400	20,700
1858	QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE - TEMP 5	2,624	149,300	13,500
2640	KINGSBOROUGH COMMUNITY COLLEGE SECURITY POST - R	1,130	50,700	19,400
13608	BRONX COMMUNITY COLLEGE GUARD HOUSE #2	60	0	2,100

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