Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **31-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **16** **Lot** : **215**	**BIN**	: **1084587**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$52,800	$52,400
Electrical		$324,900
Mechanical		$995,500
Total	**$52,800**	**$1,372,800**
Importance Code A	$52,800	$52,400
Importance Code B		$1,320,400
Total	**$52,800**	**$1,372,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$900		$5,600	
Interior Architecture	$28,800	$900		$287,200
Electrical	$2,500	$2,700	$2,300	$2,300
Mechanical	$3,700	$5,100	$32,600	$4,400
Site Pavements	$26,800			
Total	**$62,700**	**$8,600**	**$40,500**	**$293,900**
Importance Code A	$900		$5,600	
Importance Code B	$35,000	$8,600	$34,900	$293,900
Importance Code C	$26,800			
Total	**$62,700**	**$8,600**	**$40,500**	**$293,900**

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
BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM
Asset # : 2098

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 Cavity	88%			LIFE	* *	5	$26,400	
Metal Coiling Doors	2%			2047	* *	5	$1,900	
Window Wall	10%			2054	* *	5	$11,200	
Windows								
Metal Louvers	100%			2043	* *	10	$52,400	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5		
Pre-Cast Concrete	5%			LIFE	* *	5		
Roof								
Modified Bitumen	75%			2039	* *	10	$52,800	
Panel/Paver: Cer/Brk	15%			2044	* *	10	$14,100	
Skylight, Metal/Glass	10%			2054	* *	10	$23,500	
Soffits								
Metal Panel	100%			2054	* *	5-10		
Interior								
Floors								
Carpet	45%			2030	$278,900	3	$31,500	
Cast in Place Concrete	5%			LIFE	* *	5	$3,800	
Ceramic Tile	5%			2043	* *	5	$1,800	
Quarry Tile	30%			2047	* *	5	$15,800	
Vinyl Tile	10%			2039	* *	3	$1,800	
Wood	5%			2062	* *	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	
	Other Observation, Extent : Moderate, Area Affected : 60%							
	Location : Main Theater							
	Explanation : Wood Laminate							
Ceilings								
AcousTileConcealSpLn	50%			2047	* *	5	$21,900	
Exposed Struc: Concrete	10%			LIFE	* *	5	$500	
Gypsum Board	20%			LIFE	* *	5	$8,800	
Metal Panel	10%			LIFE	* *	5	$4,400	
Plaster	10%			LIFE	* *	5	$2,200	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2054	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : South Side Of Building							
	Explanation : Actual Material Is Metal Decorative Panel							
Iron Picket	25%			2069	* *			
Site Pavements								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	2-4	$26,800	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Entrance								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5		
Molded Case Bkrs	95%			2042	* *	5	$600	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	5%			2034	$13,000	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	15%			2034	$39,100	10	$3,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	70%			2034	$212,600	2	$400	
LED	10%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$19,600	10	$2,800	
Exit, Battery	50%			2034	$13,500	10	$800	
Exterior Lighting								
HID	20%			2034	$21,800	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$43,800	1	$8,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$60,200	1-3	$14,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Horns, Alarm Bells And Smoke Detectors								

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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		
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%			2044	* *	4	$1,700	
Terminal Devices								
Air Handler	100%			2034	$439,200	1	$14,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations.								
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$1,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$452,800	1	$14,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$13,000	
Exhaust Fans								
Interior	100%			2034	$103,500	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$23,600	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2034	$12,200	4	$900	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2034	$15,400	1	$2,600	
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$11,800	
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$1,300	

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

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **31-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,6,Ph**		
Block	: **16** **Lot** : **215**	**BIN**	: **1066406**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,734,100	$1,426,700
Interior Architecture	$6,229,300	$1,490,600
Electrical	$1,829,600	$9,752,800
Mechanical	$5,220,900	$23,586,400
Site Pavements	$107,700	
Total	**$18,121,600**	**$36,256,500**
Importance Code A	$4,734,100	$1,426,700
Importance Code B	$13,123,000	$34,424,700
Importance Code C	$264,500	$405,100
Total	**$18,121,600**	**$36,256,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$102,700			
Interior Architecture	$76,800	$47,200		$140,900
Electrical	$84,900	$108,700	$125,300	$121,400
Mechanical	$150,000	$356,800	$242,400	$345,300
Site Enclosure	$38,600			
Site Pavements	$17,900			
Elevators/Escalators	$224,600	$224,600	$224,600	$224,600
Total	**$695,400**	**$737,300**	**$592,300**	**$832,300**
Importance Code A	$102,700	$19,700	$1,200	$300
Importance Code B	$537,000	$696,000	$591,100	$832,000
Importance Code C	$55,800	$21,500		
Total	**$695,400**	**$737,300**	**$592,300**	**$832,300**

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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		
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	$71,300	
Masonry: Brick Cavity	60%	Now	$298,100	LIFE	* *	5	$171,100	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Near Foundaion Base North Side Harrison Street								
Metal Panel	14%			2054	* *	5-10	$274,500	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Penthouse Enclosure								
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Penthouse Enclosure								
Metal Coiling Doors	1%			2047	* *	5	$8,900	
Window Wall	20%			2054	* *	5	$213,900	
Windows								
Aluminum	95%	Now	$3,985,000	2042	* *	5	$60,600	
Air Infiltration, Extent : Moderate, Area Affected : 60%								
Location : Throughout All Operable Windows								
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : Throughout All Operable Windows								
Metal Louvers	5%			2043	* *	10	$39,900	
Parapets								
Masonry: Brick Cavity	65%			LIFE	* *	5	$11,100	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Rail	20%			2047	* *	5-10	$61,700	
Pre-Cast Concrete	15%			LIFE	* *	5	$16,100	
Roof								
IRMA/Protected Membrane	10%	Now	$13,000	2034	$647,600			
Gravel/Stone Ballast, Extent : Light, Area Affected : 10%								
Location : Below Cooling Tower And Child Care Area								
Paver Block Ballast, Extent : Light, Area Affected : 90%								
Location : Throughout								
Modified Bitumen	90%	Now	$269,200	2039	* *			
Ponding, Extent : Light, Area Affected : 5%								
Location : Throughout Out Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Over Gymnasium, Library And Stair Tower E								

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*** 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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Metal Panel	100%	Now	$47,800	2054	* *	5	$169,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : West Side Exit And Loading Dock								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : West Side Exit And Loading Dock								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Carpet	15%			2033	$2,718,400	3	$307,400	
Cast in Place Concrete	15%	Now	$261,500	LIFE	* *	5	$336,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Area								
Ceramic Tile	5%			2043	* *	5	$51,200	
Quarry Tile	5%	4+	$75,400	2047	* *	5	$38,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor Vestibules Throughout.								
Sheet Vinyl/Rubber	10%			2039	* *	5	$153,700	
Vinyl Tile	50%	2-4	$283,100	2039	* *	3	$192,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Cafateria And Corridors								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$43,100	
Concrete Masonry Unit	10%			LIFE	* *	5	$34,500	
Glass: Single Pane	3%			LIFE	* *	5	$19,400	
Gypsum Board	65%	Now	$156,800	LIFE	* *	5	$336,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Control Room								
Masonry: Brick	15%			LIFE	* *			
Wood	2%			LIFE	* *	5	$69,000	

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*** 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

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	15%	Now	$494,700	2047	* *	5	$96,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Main Entry Lobby, Corridors, Outside Gymnasium								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Various Locations Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Outside Gymnasium And Various Locations Throughout								
AcousTileSusp.Lay-In	50%			2039	* *	5	$512,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Library And Book Store								
Exposed Struc: Steel	10%	Now	$1,231,300	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : First Floor Mechanical Spaces And Gymnasium								
Gypsum Board	15%			LIFE	* *	5	$192,100	
Metal Panel	10%	Now	$3,393,600	LIFE	* *	5	$128,100	
Bent/Warped Elements, Extent : Severe, Area Affected : 50%								
Location : Corridors Throughout, Elevator Lobby								
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : Corridors Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	$30,600	2044	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : East Side Along Property Line								
Iron Picket	25%			2069	* *			
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : North West Parking Lot								
Free Standing Walls								
Masonry: Brick	75%	0-2	$7,300	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Side Exterior Stair								
Masonry: Fieldstone	25%			2054	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance								
Explanation : Actual Material Is Granite Panel								
Retaining Walls								
Cast in Place Concrete	10%	2-4	$700	2054	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Northwest Parking Lot								
Concrete Masonry Unit	90%			2054	* *			
Site Pavements								

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*** 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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%			2047	* *			
Pavers/Stone	15%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	20%	Now	$7,200	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Side North And South Side Stairs, Harrison Street Entrance								
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	75%	Now	$107,700	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Entrane And East Side Elevated Walkway								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Entrane And East Side Elevated Walkway								
Parking/Driveway								
Asphalt	90%	2-4	$10,700	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North Side Parking Lot								
Cast in Place Concrete	10%			2047	* *			
Activity Yard								
Rubber Matting	100%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Child Care								
Explanation : Located At Child Care Playground								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2044	* *	5	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 4,000 Ampere Main Service Disconnect Switches. Currently The Incoming Feeders Are Being Replaced.								
Fused Disc Sw	20%			2060	* *	5	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Service Disconnect Switch								
Photovoltaic Panel(s)	10%			2047	* *	1		
Transformers								
Dry Type	100%			2032	$26,700	5	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Explanation : One 150 Kilovolt Ampere, One 75 Kilovolt Ampere, Two 45 Kilovolt Ampere, 480/208/120 Volts								

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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

BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)

Asset # : 2097

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$1,137,900	5	$2,800	
Raceway								
Conduit	100%			2034	$1,177,800	1		
Panelboards								
Fused Disc Sw	10%			2033	$131,700	5	$1,500	
Molded Case Bkrs	80%			2042	* *	5	$14,000	
Molded Case Bkrs	10%			2050	* *	5	$1,700	
Wiring								
Thermoplastic	10%			2054	* *	1		
Thermoplastic	90%			2034	$1,415,100	1		
Motor Controllers								
Locally Mounted	20%			2032	$125,900	5	$900	
Motor Control Center	30%			2032	$756,600	5	$5,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : The Motor Control Centers Are Operational But Are Obsolete And Spare Parts Are Not Easy To Find.								
Motor Control Center	30%			2047	* *	5	$5,400	
Variable Frequency Drive	20%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$9,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2051	* *	1	$203,900	
Generators								
Diesel	100%			2047	* *	1	$256,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Two New 750 Kilovolt Ampere, 600 Kilowatt Generators Are Installed On The Roof .								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$24,500	
Fuel Storage								
Day Tank	50%			2056	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Two Generators With Day Tank 330 Gallons Capacity								
Main Tank	50%			2037	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 5,000 Gallons Rated Capacity								
Lighting								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	10%			2034	$987,800	10	$60,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2034	$987,800	10	$60,800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2034	$987,800	10	$60,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Hallways								
LED	70%			2042	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium And Other Areas								
Explanation : New LED Fixtures Have Been Installed In The Gymnasium And All Classrooms.								
Egress Lighting								
Emergency, Service	5%			2029	$20,400	1		
Emergency, Service	55%			2039	* *	1		
Exit, Service	35%			2029	$100,000	1		
Exit, Service	5%			2039	* *	1		
Exterior Lighting								
HID	20%			2034	$618,400	10	$400	
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$1,243,900	1	$247,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%	0-2	$1,709,200	2044	* *	1-3	$371,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fire Alarm Is Obsolete, It Is Frequently Having Problems.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Steam Room								
Explanation : Steam Provided By Con Edison								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2043	* *	5	$39,400	
Distribution								
Central Plant Steam Piping/Pmp	70%			2054	* *	4	$22,900	
Steam Piping/Pump	30%	0-2	$79,600	2054	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Steam Leaking At Basement								
Terminal Devices								
Air Handler	40%	0-2	$997,500	2039	* *	1	$147,500	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Basement. Air Handlers 7, 28, 29 And Heating Ventilation Are Not Working								
Air Handler	30%			2029	$3,740,800	1	$122,900	
Fan Coil Unit/Heat	30%			2034	$4,928,600	1	$64,200	
Controls								
Pneumatic	100%			2035	$12,806,100			
Air Conditioning								
Energy Source								
Plant Campus Steam / PRV	85%			2044	* *	1		
Electricity	15%			2042	* *	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	85%			2042	* *	1	$609,500	
Other Observation, Extent : Light, Area Affected : 90%								
Location : First Floor Mechanical Equipment Room								
Explanation : Two Steam Turbine Driven Chillers Using R500 Refrigerant								
Centrifugal, Elec Chiller	15%			2047	* *	1	$107,600	
R-134a Refrigerant, Extent : Light, Area Affected : 10%								
Location : Penthouse								
Recent Installation, Extent : N/A, Area Affected : 10%								
Location : Penthouse								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2054	* *	4	$32,700	
Terminal Devices								
Air Handler/Cool/Ht	80%			2042	* *	1	$327,800	
Fan Coil - 4 Pipe	20%			2034	$5,040,800	1	$42,800	
Heat Rejection								
Air Cooled Condenser Unit	10%			2044	* *	2	$46,200	
Air Cooled Condenser Unit	5%			2034	$95,900	2	$23,100	
Water Cooling Tower	85%			2038	* *	2	$566,800	
Ventilation								

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CITY UNIVERSITY OF NEW YORK - 042

BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)

Asset # : 2097

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$369,500	
Exhaust Fans								
Interior	100%			2039	* *	2	$20,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$98,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 70%								
Location : All Floors								
Explanation : New Risers And Bathrooms								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment								
Under Construction	100%							
Sewage Ejector(s)								
Electric	100%			2034	$346,900	4	$26,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Explanation : 5 Duplex Units								
Backflow Preventer								
No Component	80%							
Generic	20%			2034	$59,200	1	$8,100	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2034	$15,400	1	$2,600	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From 1st To 8th Floor, Three Units From 1st To 7th Floor								
Explanation : 4 Units								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor To 7th Floor								
Explanation : 20 Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$334,100	
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$37,100	

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CITY UNIVERSITY OF NEW YORK - 042

BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)

Asset # : 2097

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Fire Pump								
Generic	100%	0-2	$316,300	2037	* *	1	$111,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life								
Chemical System								
Generic	100%			2032	$58,100	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 90 Square Feet (18x5).								

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **31-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,13,14,Ph**		
Block	: **127** **Lot** : **1**	**BIN**	: **1001414**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$137,700	$1,247,100
Interior Architecture	$406,800	$647,200
Electrical	$328,100	
Mechanical	$3,552,900	$135,400
Total	**$4,425,600**	**$2,029,800**
Importance Code A	$137,700	$1,247,100
Importance Code B	$4,161,700	$460,600
Importance Code C	$126,100	$322,100
Total	**$4,425,600**	**$2,029,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,000		$52,700	$9,200
Interior Architecture	$1,366,900	$29,100		$77,100
Electrical	$65,600	$58,300	$109,100	$69,600
Mechanical	$53,600	$208,000	$132,700	$201,300
Elevators/Escalators	$192,000	$192,000	$192,000	$192,000
Total	**$1,694,200**	**$487,400**	**$486,500**	**$549,200**
Importance Code A	$26,700		$53,600	$9,200
Importance Code B	$1,667,500	$470,600	$432,900	$540,000
Importance Code C		$16,800		
Total	**$1,694,200**	**$487,400**	**$486,500**	**$549,200**

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	$63,100	
Metal Panel	10%			2054	* *	5-10	$86,800	
Metal Coiling Doors	2%	4+	$5,400	2047	* *	5	$3,900	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Loading Dock At Dumpster								
Granite Panels	3%			LIFE	* *	5	$2,800	
Window Wall	35%			2054	* *	5	$165,700	
Windows								
Aluminum	10%			2050	* *	5	$18,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Fixed Windows								
Metal Louvers	90%			2043	* *	10	$1,038,000	
Parapets								
Masonry: Brick	20%			LIFE	* *	5	$1,300	
Metal Rail	75%			2047	* *	5-10	$90,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,100	
Roof								
Green, Roof Inaccessible	35%			LIFE	* *			
Extensive: Tray Type, Extent : Light, Area Affected : 100%								
Location : 12th And 14th Floor Roofs								
IRMA/Protected Membrane	50%			2039	* *	10	$29,000	
Gravel/Stone Ballast, Extent : Light, Area Affected : 25%								
Location : Throughout								
Paver Block Ballast, Extent : Light, Area Affected : 75%								
Location : Throughout								
Metal Panel	10%			2047	* *	10	$10,600	
Skylight, Metal/Glass	5%			2054	* *	10	$9,700	
Soffits								
Cement - Fiber Panel	100%			2039	* *	10		
Interior								
Floors								
Carpet	15%	Now	$1,308,300	2036	$1,308,300	3	$111,000	
Worn/Erode, Extent : Severe, Area Affected : 75%								
Location : 13th And 14th Floor								
Cast in Place Concrete	5%			LIFE	* *	5	$53,900	
Ceramic Tile	5%			2043	* *	5	$24,700	
Granite Panels	5%			LIFE	* *	5	$18,500	
Quarry Tile	5%			2047	* *	5	$37,000	
Vinyl Tile	65%			2039	* *	3	$160,300	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$33,500	
Concrete Masonry Unit	10%	Now	$126,100	LIFE	* *	5	$26,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Area								
Glass: Single Pane	5%			LIFE	* *	5	$25,200	
Gypsum Board	80%			LIFE	* *	5	$322,100	
Ceilings								
AcousTileSusp.Lay-In	85%			2047	* *	5	$419,200	
Exposed Struc: Steel	3%	Now	$71,100	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Pump Room From Loading Dock Above And Penthouse Roof Drain Below Green Roof								
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$61,600	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Masonry: Granite	100%			LIFE	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2054	* *	5	$1,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 4,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2047	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 1,500 Kilovolt Ampere, 208 Pri 480/277 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$1,500	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$800	
Molded Case Bkrs	90%			2050	* *	5	$8,500	
Wiring								
Thermoplastic	100%			2054	* *	1		

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Variable Frequency Drive	100%			2047	* *			
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Basement Mechanical Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2051	* *	1	$110,100	
Generators								
Diesel	100%			2047	* *	1	$138,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 1,250 Kilovolt Ampere; 1,000 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$79,700	
Fuel Storage								
Day Tank	50%			2056	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : 248 Gallons Capacity								
Main Tank	50%			2069	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 600 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	85%			2039	* *	10	$278,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	15%			2039	* *	10	$49,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
Fluorescent	20%			2039	* *	10	$6,600	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Roof								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	* *	5	$600	
Alarm								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2042	* *	1	$133,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$227,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2060	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2047	* *	5	$21,200	
Other Observation, Extent : Light, Area Affected : 25%								
Location : Basement								
Explanation : A Hot Water Converter For Heating Devices								
Distribution								
Hot Wtr Piping/Pump	25%			2050	* *	4	$4,400	
Central Plant Steam Piping/Pmp	75%	0-2	$754,500	2054	* *	4	$13,200	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Heat Exchanger Both Primary And Secondary. Leaking Mainsteam Shut Off Valve								
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : No. 3 Condensate Pump Out Of Servises								
Terminal Devices								
Air Handler	75%	0-2	$1,009,900	2039	* *	1	$149,300	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Air Handling Units B1, B2 Are Not Working								
Convector/Radiator	25%			2047	* *	1	$28,900	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%	0-2	$1,458,900	2043	* *	1	$348,500	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Penthouse. Leaking Chiller No. 2 And No. 3								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Chilled Water Pump 3 Brokrn Seal, Chiller Filter And Hot Water Pump Beatring Broken								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 3 Units. Refrigerant: R-123								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2060	* *	4	$26,500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2042	* *	1	$221,200	
Heat Rejection								
Water Cooling Tower	100%			2038	* *	2	$360,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$199,500	
Exhaust Fans								
Interior	100%			2039	* *	2	$11,000	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Return Fan Not In Services								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2060	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2060	* *	4	$53,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2042	* *	4	$7,600	
Sewage Ejector(s)								
Electric	100%			2042	* *	4	$14,200	
Backflow Preventer								
Generic	100%			2042	* *	1	$21,900	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Vertical Transport								

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*** 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 FITERMAN HALL
Asset # : 4131

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	98%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Elevator 1, 3 And 4 Not In Service Due To Defective Locking Mechanism								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 14th Floor, 11 Units From 1st To 14th Floor								
Explanation : 12 Units								
Hydraulic	2%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Basement To 1st Floor								
Explanation : 2 Units								
Escalators								
Under 20' Rise	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : 1st To 9th Floor								
Explanation : 8 Units								
No Component	80%							
Fire Suppression								
Standpipe								
Generic	100%	0-2	$329,500	2054	* *	1-5	$126,900	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Stair B								
Sprinkler								
Generic	100%			2060	* *	1-2	$100,200	
Fire Pump								
Generic	100%			2043	* *	1	$66,800	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Leaking Fire Pump At Parking								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **16-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2,Att**		
Block	: **3232** **Lot** : **78**	**BIN**	: **2015058**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$344,700	$53,000
Interior Architecture	$1,110,300	$87,700
Electrical		$84,300
Mechanical		$238,900
Site Enclosure	$75,600	
Site Pavements	$71,800	$717,700
Total	**$1,602,300**	**$1,181,500**
Importance Code A	$344,700	$133,200
Importance Code B	$1,185,900	$330,600
Importance Code C	$71,800	$717,700
Total	**$1,602,300**	**$1,181,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$65,400	$700		
Interior Architecture	$36,800			$1,200
Electrical	$5,000	$23,900	$700	$700
Mechanical	$116,500	$24,300	$600	$600
Site Enclosure	$19,900			
Site Pavements	$38,700			
Total	**$282,300**	**$49,000**	**$1,300**	**$2,500**
Importance Code A	$65,800	$1,100	$400	$400
Importance Code B	$170,300	$47,800	$900	$2,100
Importance Code C	$46,300			
Total	**$282,300**	**$49,000**	**$1,300**	**$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
BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE
Asset # : 2070

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	60%	Now	$186,500	LIFE	* *	5	$11,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Low Wall Near Entrance								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 75%								
Location : Low Wall Near Entrance								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Low Wall Near Entrance								
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : North And East Elevations								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Masonry: Fieldstone	10%	Now	$77,200	LIFE	* *	5	$1,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Open Joints, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : South Side								
Explanation : Loose Units								
Metal: Cage/Fence	20%	Now	$7,500	2038	* *	5	$8,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Fire Escape								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Fire Escape								
Stucco Cement	5%	Now	$10,700	2038	* *	5	$1,200	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	5%	Now	$6,100	2038	* *	5	$2,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Windows								
Steel	48%	Now	$81,000	2058	* *	5	$6,700	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Vinyl	52%			2038	* *	5	$1,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	75%			2036	$53,000	10	$1,600	
Single Ply Membrane	25%	Now	$33,500	2043	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Over Multipurpose Room								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : Over Multipurpose Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Multipurpose Room								
Soffits								
Wood	100%	Now	$7,600	2038	* *	5	$2,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Ceramic Tile	10%			2036	$87,700	5	$1,600	
Terrazzo	5%	0-2	$3,600	LIFE	* *	5	$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Nosing								
Vinyl Tile 9" X 9"	60%	Now	$223,800	2028	$746,000	3	$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 33%								
Location : Throughout Basement, 2nd Attic								
Cracking/Crumbling, Extent : Moderate, Area Affected : 33%								
Location : Throughout Basement, 2nd And Attic								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Basement, 1st, 2nd And Attic								
Wood	25%	Now	$69,500	2048	* *	5	$3,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE
Asset # : 2070

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$100	
Gypsum Board	20%	Now	$3,700	LIFE	* *	5	$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	5%			LIFE	* *			
Plaster	70%	Now	$22,700	LIFE	* *	5	$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement And Attic								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Attic								
Ceilings								
Gypsum Board	25%	Now	$6,800	LIFE	* *	5	$4,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor								
Plaster	75%	Now	$70,900	LIFE	* *	5	$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement And Attic								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Attic								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$19,900	2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Vegetation Growth								
Retaining Walls								
Cast in Place Concrete	75%			2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Fieldstone	25%	Now	$75,600	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	15%			2038	* *			
Pavers/Stone	85%	Now	$71,800	2036	$717,700			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Rubber Matting	100%	Now	$38,700	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Front Yard								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Front Yard								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Front Yard								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Front Yard								
Explanation : Vegetation Growth								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$43,300	5	$200	
Raceway								
Conduit	30%			2043	* *	1		
Conduit	70%			2033	$25,800	1		
Panelboards								
Molded Case Bkrs	50%			2041	* *	5	$100	
Molded Case Bkrs	50%			2032	$10,000	5	$100	
Wiring								
Thermoplastic	50%			2033	$16,600	1		
Thermoplastic	50%			2043	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE
Asset # : 2070

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%	2-4	$4,200	2033	$84,300			
Damaged Fixtures, Extent : Light, Area Affected : 5%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Exit, Service	100%			2033	$2,600	1		
Exterior Lighting								
HID	10%			2028	$3,500	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell.								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$14,200	1	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2028	$19,500	1-3	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Manual Pull Stations, Alarm Bells,.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%	Now	$300	2033	$17,300	5	$1,200	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Basement - Fuel Gauge Defective								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Quantity: 2, 550 Gallons Total								
Conversion Equipment								
Hot Water Boiler	100%			2031	$80,200	1	$3,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Quantity: 1, 488 Mbh Output								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE
Asset # : 2070

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$1,700	2032	$16,500	4	$400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	100%	Now	$12,300	2031	$61,700	1	$2,200	
Damaged, Extent : Severe, Area Affected : 20%								
Location : Basement								
Controls								
Digital	20%			2027	$43,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Boiler System Monitoring								
Electrical	80%			2027	$33,600			
Air Conditioning								
Energy Source								
Electricity	70%			2041	* *	1		
No Component	30%							
Conversion Equipment								
Window/Wall Unit	70%			2027	$20,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$4,800	2033	$96,900	1		
Not Insulated, Extent : Moderate, Area Affected : 20%								
Location : Basement - Boiler Room, Oil Tanks Area								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2028	$23,600	4		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement - Toilet Room - 1 Of 2, 40 Gallons								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One- 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **12-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3222** **Lot** : **40**	**BIN**	: **2097306**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,015,100	$67,600
Interior Architecture	$66,500	$1,788,700
Electrical	$79,800	$1,059,000
Mechanical	$2,534,600	$2,852,100
Site Enclosure		$2,308,900
Site Pavements		$354,200
Total	**$3,696,000**	**$8,430,400**
Importance Code A	$1,015,100	$368,800
Importance Code B	$2,680,900	$7,939,400
Importance Code C		$122,200
Total	**$3,696,000**	**$8,430,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$106,700	$4,700		
Interior Architecture	$48,600	$28,800		$3,500
Electrical	$33,800	$51,900	$2,700	$2,700
Mechanical	$123,800	$85,100	$13,500	$6,600
Site Enclosure	$2,500			
Site Pavements	$2,200			
Total	**$317,600**	**$170,400**	**$16,200**	**$12,700**
Importance Code A	$106,700	$4,700		
Importance Code B	$174,900	$165,800	$16,200	$12,700
Importance Code C	$36,000			
Total	**$317,600**	**$170,400**	**$16,200**	**$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
BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM
Asset # : 2080

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	90%	Now	$278,200	LIFE	* *	5	$67,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Lower Base								
Paint Peeling, Extent : Moderate, Area Affected : 75%								
Location : East And West Facades								
Painted Surfaces, Extent : Light, Area Affected : 75%								
Location : East, South And West Facades								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%	Now	$14,800	LIFE	* *	5	$2,800	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : At Base On North Elevation								
Stucco Cement	5%			2038	* *	5	$9,400	
Windows								
Aluminum	95%	Now	$48,000	2041	* *	5	$5,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Window Guards								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Windows								
Metal Louvers	5%	Now	$2,900	2036	$29,400			
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Window Louvers								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : 4th Floor Window Louvers								
Parapets								
Masonry: Brick	90%	0-2	$16,800	LIFE	* *	5	$6,600	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Inner Parapet Face								
Masonry: Limestone	10%	0-2	$1,800	LIFE	* *	5	$900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Built-Up (BUR)	95%			2028	$678,700	10	$58,100	
Alligatoring, Extent : Light, Area Affected : 20%								
Location : Base Flashing At Parapet								
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Roll Roofing	5%			2027	$19,900	5	$5,100	
Interior								
Floors								
Cast in Place Concrete	35%			LIFE	* *	5	$84,900	
Ceramic Tile	15%			2036	$937,900	5	$16,600	
Vinyl Tile	25%			2033	$765,900	3	$13,900	
Wood	25%			2048	* *	5	$52,000	

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 ALUMNI GYMNASIUM
Asset # : 2080

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%			2042	* *	5	$9,700	
Concrete Masonry Unit	60%			LIFE	* *	5	$23,300	
Masonry: Brick	5%			LIFE	* *			
Plaster	15%	Now	$17,700	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Side By Windows								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Side By Windows								
SGFT/Glazed Masonry	5%	Now	$8,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Corridors								
Ceilings								
AcousTile,Adhered	10%	Now	$7,100	2038	* *	5	$5,500	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Locker Rooms On 3rd Floor								
AcousTileSusp.Lay-In	5%			2038	* *	5	$5,500	
Exposed Struc: Concrete	30%			LIFE	* *	5	$5,200	
Exposed Struc: Concrete	20%	Now	$66,500	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : 3rd Floor Stairwell								
Exposed Reinforcement, Extent : Moderate, Area Affected : 1%								
Location : 3rd Floor Stairwell								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : 3rd Floor Stairwell								
Exposed Struc: Steel	25%			LIFE	* *			
Plaster	10%	Now	$6,700	LIFE	* *	5	$6,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Main Entry Lobby								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2043	* *			
Metal Rail	20%			2038	* *			
Free Standing Walls								
Cast in Place Concrete	100%	0-2	$2,500	2053	* *			
Spalling, Extent : Moderate, Area Affected : 1%								
Location : Handball Court Wall								
Retaining Walls								
Masonry: Fieldstone	100%			2033	$2,308,900			
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 ALUMNI GYMNASIUM
Asset # : 2080

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	30%	Now	$2,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Walkways And Areaway Stairs								
Cast in Place Concrete	35%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Ramp And Walkway Below								
Explanation : Recent Replacement								
Panel/Paver: Cer/Brk	35%			2041	* *	5	$1,100	
Parking/Driveway								
Asphalt	100%			2036	$122,200			
Activity Yard								
Asphalt	100%			2036	$232,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Side Of Building								
Explanation : Tennis And Handball Courts								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	80%	0-2	$11,600	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout The Building								
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : No Capacity Recorded For Panelboards								
Molded Case Bkrs	20%			2041	* *	5	$400	
Molded Case Bkrs	65%			2032	$116,800	5	$1,200	
Molded Case Bkrs	5%			2049	* *	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 ALUMNI GYMNASIUM
Asset # : 2080

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	$79,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	55%			2033	$109,800	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$95,500	5	$400	
Locally Mounted	10%			2050	* *	5		
Variable Frequency Drive	10%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2033	$736,900	10	$45,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2041	* *	10	$13,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Pool Area								
HID	5%			2038	* *	10	$100	
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	30%			2028	$13,100	1		
Emergency, Battery	20%			2041	* *	10	$3,400	
Exit, Service	25%	Now	$7,600	2043	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	25%			2028	$25,000	10	$1,200	
Exterior Lighting								
HID	3%			2028	$9,900	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
HID	4%			2041	* *	10		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Tennis Courts								
Incandescent	3%	0-2	$11,400	2043	* *	2		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							

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 ALUMNI GYMNASIUM
Asset # : 2080

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2038	* *	1	$26,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$301,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Area								
Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$11,800	
Steam Piping/Pump	70%	Now	$118,800	2033	$395,800			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement, Other Locations								
Damaged, Extent : Severe, Area Affected : 100%								
Location : Basement Mechanical Area - Steam Condensate Return System								
Insul. Deteriorating, Extent : Severe, Area Affected : 10%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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 ALUMNI GYMNASIUM
Asset # : 2080

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	12%			2038	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Mechanical Room								
Explanation : 2 Units, Heating And Ventilating Units For Swimming Pool								
Air Handler	28%	Now	$372,100	2043	* *	1	$11,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Locker Rooms, Ceiling Mounted, 5 Units								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Locker Rooms, Ceiling Mounted, 5 Units								
Convector/Radiator	58%			2031	$334,900	1	$13,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	2%			2028	$8,000	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrance Lobby								
Explanation : Location Noted								
Controls								
Digital	100%	Now	$101,400	2027	$2,028,100			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - No Front End Communication								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	20%			2041	* *	1		
No Component	80%							
Conversion Equipment								
Campus Chilled Water	1%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Campus Chilled Water Connection To Building In Basement Provided For Future Expansion, Not Connected.								
Int Pkg Unit - Heating/Cooling	10%			2031	$115,100	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Toilet Room, Ceiling Mounted								
Explanation : Unit With Electric Re-heat Coil In Duct, Serving Adjacent Offices								
Window/Wall Unit	10%			2028	$26,800	1		
No Component	79%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$9,200	
No Component	90%							
Ventilation								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$11,800	
No Component	70%							
Exhaust Fans								
Interior	25%			2038	* *	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Mechanical Room - Motor Starters								
Explanation : 3 Units Serving Swimming Pool								
Interior	5%			2028	$15,700	2	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Female Locker Room								
Wall Unit	70%			2028	$21,300	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$906,900	1		
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2031	$473,000	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area								
Explanation : Quantity: 4, 250 Gallons Each								
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$7,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Area By Electric Water Heaters								
Explanation : Location Noted								
Sanitary Piping								
Cast Iron	100%	Now	$17,800	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 10%								
Location : Basement Mechanical Area By Steam Generator								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$14,100	4	$2,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area								
Pool Filter/Treatment								
Sand	100%			2046	* *	4	$900	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2033	$325,200	1-5	$36,900	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **19-Apr-2022**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Roof, Floors 2,Att**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100241**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$472,300	$91,700
Electrical		$62,100
Mechanical	$239,100	$106,900
Site Enclosure	$162,300	
Total	**$873,700**	**$260,700**
Importance Code A	$472,300	$91,700
Importance Code B	$401,400	$169,000
Total	**$873,700**	**$260,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$900	$14,300		
Interior Architecture	$300	$2,700		
Electrical	$400	$400	$600	$400
Mechanical	$500	$500	$3,500	$500
Site Pavements				
Total	**$2,200**	**$17,900**	**$4,100**	**$900**
Importance Code A	$900	$14,300		
Importance Code B	$1,200	$3,700	$4,100	$900
Importance Code C				
Total	**$2,200**	**$17,900**	**$4,100**	**$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 BEGRISCH HALL
Asset # : 2093

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	100%	Now	$240,300	LIFE	* *	5	$91,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Base, Around Windows, Exterior Stairs And Various Other Locations								
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Windows								
Aluminum	98%	Now	$59,300	2058	* *	5	$600	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	2%			2036	$1,400	10	$100	
Parapets								
Metal Panel	100%			2043	* *	5	$1,500	
Roof								
Built-Up (BUR)	100%			2028	$172,700	10	$13,500	
Alligatoring, Extent : Moderate, Area Affected : 20%								
Location : Roof Perimeter								
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%	Now	$900	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$2,800	
Ceramic Tile	5%			2042	* *	5	$600	
Terrazzo	85%			LIFE	* *	5	$8,500	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Concrete Masonry Unit	15%			LIFE	* *	5	$1,400	
Plaster	65%			LIFE	* *	5	$4,500	
Ceilings								
AcousTile,Adhered	30%			2038	* *	5	$3,800	
AcousTileConcealSpLn	10%			2038	* *	5	$1,600	
Plaster	60%			LIFE	* *	5	$4,800	
Site Enclosure								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BEGRISCH HALL
Asset # : 2093

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%	Now	$162,300	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : South Side Of Building								
Site Pavements								
On-Site Walkways								
Asphalt	85%			2036	$18,300			
Masonry: Granite	15%			LIFE	* *			
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Entry Stair								
Parking/Driveway								
Asphalt	100%			2036				

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	50%			2033	$62,100	10	$3,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2038	* *			
Egress Lighting								
Emergency, Service	40%			2033	$2,100	1		
Emergency, Battery	30%			2033	$4,200	10	$600	
Exit, Service	30%			2033	$1,100	1		
Exterior Lighting								
HID	10%			2033	$3,900	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								

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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 BEGRISCH HALL
Asset # : 2093

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%			2053	* *			
Controls								
Digital	100%			2028	$239,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Direct Digital Controls								
Air Conditioning								
Conversion Equipment								
Campus Chilled Water	100%			2042	* *			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$9,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic Mechanical Room								
Explanation : Air Handler With Steam And Chilled Water Coils								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,200	
Exhaust Fans								
Interior	100%			2038	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$106,900	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Domestic Cold And Hot Water Provided By Adjacent Building								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **31,075**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **10-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100252**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$905,800	$353,300
Interior Architecture	$2,077,500	$605,400
Electrical	$440,100	$241,700
Mechanical	$1,010,200	$902,100
Total	**$4,433,600**	**$2,102,500**
Importance Code A	$905,800	$353,300
Importance Code B	$3,444,800	$1,749,100
Importance Code C	$83,000	
Total	**$4,433,600**	**$2,102,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$50,600			
Interior Architecture	$32,900	$13,200		$2,700
Electrical	$49,700	$94,000	$1,000	$1,000
Mechanical	$79,000	$17,300	$1,600	$1,300
Total	**$212,200**	**$124,600**	**$2,600**	**$5,000**
Importance Code A	$51,000	$2,100	$400	$100
Importance Code B	$132,800	$122,500	$2,200	$4,900
Importance Code C	$28,300			
Total	**$212,200**	**$124,600**	**$2,600**	**$5,000**

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 BLISS HALL
Asset # : 2062

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$55,600	LIFE	* *	5	$46,400	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : South Elevation								
Masonry: Brick	75%	Now	$114,700	LIFE	* *	5	$69,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : South Facade By Louver								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : South And West Elevations								
Masonry: Limestone	7%	Now	$102,400	LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Cornices								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Cornices								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Cornices								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Entry Door Surround								
Metal Coiling Doors	3%	Now	$59,500	2038	* *	5	$4,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Stucco Cement	5%	Now	$26,300	2038	* *	5	$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : South Facade And Stair Bulkhead								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Windows								
Aluminum	98%	Now	$53,200	2049	* *	5	$11,200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Metal Louvers	2%			2042	* *	10	$2,900	
Parapets								
Masonry: Brick	90%	Now	$185,100	LIFE	* *	5	$14,600	
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Inner Side Of Parapets On Main Roof								
Masonry: Limestone	10%	Now	$10,100	LIFE	* *	5	$2,000	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Main Roof								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Main Roof								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BLISS HALL
Asset # : 2062

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	50%	Now	$56,700	2033	$283,700			
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkhead								
Roll Roofing	45%	Now	$14,200	2029	$142,000	5	$18,200	
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Skylight, Metal/Glass	5%	Now	$136,600	2043	* *			
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	30%	Now	$186,400	LIFE	* *	5	$47,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	5%			2042	* *	5	$3,700	
Terrazzo	5%			LIFE	* *	5	$2,900	
Vinyl Tile	30%			2033	$605,400	3	$11,000	
Vinyl Tile 9" X 9"	30%			2028	$1,752,600	3	$8,200	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	15%	Now	$83,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Gypsum Board	5%			LIFE	* *	5	$2,200	
Plaster	80%	Now	$28,300	LIFE	* *	5	$17,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathroom On First Floor And Stairwell								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Bathroom On First Floor And Stairwell								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BLISS HALL
Asset # : 2062

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	15%			2038	* *	5	$13,700	
AcousTileSusp.Lay-In	10%			2038	* *	5	$7,300	
Exposed Struc: Concrete	25%			LIFE	* *	5	$2,900	
Plaster	50%	Now	$55,500	LIFE	* *	5	$22,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Roof Stair								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Stairwell At 4th Floor								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Retaining Walls								
Cast in Place Concrete	75%			2053	* *			
Masonry: Fieldstone	25%			2043	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2036				

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Switch Rated At 4,000, 3,000, And 2,500 Amperes								
Transformers								
Dry Type	100%			2038	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Multiple Locations								
Explanation : Various Capacities								
Switchgear / Switchboard								
Fused Disc Sw	50%			2043	* *	5	$100	
Molded Case Bkrs	50%			2033	$65,000	5	$400	
Raceway								
Conduit	90%			2033	$55,100	1		
Conduit	10%			2043	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BLISS HALL
Asset # : 2062

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%	2-4	$10,000	2058	* *	5		
Enclosure Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Molded Case Bkrs	50%			2032	$49,900	5	$400	
Molded Case Bkrs	40%			2041	* *	5	$300	
Wiring								
Braided Cloth	50%	2-4	$38,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2033	$30,900	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$71,700	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$9,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2028	$440,100	10	$27,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	5%			2028	$18,400	10	$100	
Egress Lighting								
Emergency, Service	50%			2028	$9,600	1		
Exit, Battery	50%			2028	$22,000	10	$1,000	
Exterior Lighting								
HID	10%			2028	$14,500	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BLISS HALL
Asset # : 2062

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	98%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								
Natural Gas	2%			2033	$200	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement By Old Campus Heating Plant								
Explanation : For Gas-fired Unit Heater								
Conversion Equipment								
Furnace	2%			2028	$1,900	1	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement By Old Campus Heating Plant								
Explanation : Gas-fired Unit Heater								
HTHW/HW Exchanger	97%	Now	$400	2042	* *	2	$1,500	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement - Bliss Hall Generator - Pneumatic 3-way Control Valve Air Dryer Defective								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Steam Generators, High Temperature Water Heat Source From Campus Heating Plant. One Steam Generator Serves Adjacent Building - New Hall								
Steam Boiler	1%			2031	$2,700	1	$300	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement - Old Campus Heating Plant								
Distribution								
Steam Piping/Pump	100%	Now	$24,900	2033	$248,800			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Basement - Old Campus Heating Plant								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Basement - Old Campus Heating Plant								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	100%			2031	$254,100	1	$10,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	100%	Now	$44,600	2027	$892,500			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - No Front End Communication								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BLISS HALL
Asset # : 2062

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2028	$117,700	1		
Ventilation								
Exhaust Fans								
Wall Unit	2%			2028	$300	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : Location Noted							
No Component	98%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$399,100	1		
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
HW Heat Exchanger								
Steam Fired	1%			2033	$1,500	4		
	Abandoned in Place, Extent : Light, Area Affected : 100%							
	Location : Basement - Old Campus Heating Plant							
No Component	99%							
Sanitary Piping								
Cast Iron	100%	Now	$7,800	LIFE	* *	1		
	Leak Evident, Extent : Severe, Area Affected : 5%							
	Location : Basement - Old Campus Heating Plant							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2028	$13,900	1	$1,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement By Old Campus Heating Plant							
	Explanation : Location Noted							
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **19-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100242**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$687,000	$524,000
Interior Architecture	$1,628,100	
Electrical		$325,500
Mechanical	$548,900	$657,200
Total	**$2,864,000**	**$1,506,700**
Importance Code A	$687,000	$608,200
Importance Code B	$2,177,000	$898,500
Total	**$2,864,000**	**$1,506,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$58,500	$400		
Interior Architecture	$53,000	$900		$2,300
Electrical		$8,000		
Mechanical	$24,300	$2,400	$600	$700
Site Pavements	$400			
Total	**$136,200**	**$11,600**	**$600**	**$3,000**
Importance Code A	$58,500	$400		
Importance Code B	$26,300	$11,200	$600	$3,000
Importance Code C	$51,400			
Total	**$136,200**	**$11,600**	**$600**	**$3,000**

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BUTLER HALL
Asset # : 2073

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: Bluestone	5%	Now	$128,300	LIFE	* *	5	$302,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Window Lintels								
Masonry: Brick	40%	Now	$182,300	LIFE	* *	5	$110,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Front Entrance, North Facade								
Masonry: Brick	40%			LIFE	* *	5	$110,700	
Masonry: Brownstone	5%			LIFE	* *	5	$10,400	
Masonry: Fieldstone	10%	Now	$141,500	LIFE	* *	5	$20,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Building Base At South And West Elevations								
Windows								
Wood	100%	Now	$132,700	2058	* *	5	$16,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Paint Peeling, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Parapets								
Copper/Terne	27%			2053	* *	5	$900	
Wood Cornice	73%	Now	$34,700	2053	* *	5	$2,800	
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Throughout, Eaves								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Eaves								
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : North And Southeast Elevations								
Roof								
Built-Up (BUR)	57%	Now	$102,200	2043	* *			
Embedded Gravel Surface, Extent : Light, Area Affected : 30%								
Location : Main Roof								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Main Roof								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Roll Roofing	5%	Now	$5,000	2035	$5,000	5	$600	
Blisters, Extent : Moderate, Area Affected : 50%								
Location : Bulkhead								
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Bulkhead								
Slate	38%			LIFE	* *			

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BUTLER HALL
Asset # : 2073

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	10%			LIFE	* *	5	$800	
Wood	90%	Now	$18,800	2038	* *	5	$3,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : North And South Gables								
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : North And South Gables								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : North And South Gables								
Interior								
Floors								
Cast in Place Concrete	12%			LIFE	* *	5	$6,100	
Ceramic Tile	3%	2-4	$2,000	2036	$39,100	5	$300	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilets In Basement								
Quarry Tile	5%			2038	* *	5	$1,700	
Vinyl Tile 9" X 9"	80%	Now	$148,000	2028	$1,480,100	3	$6,900	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Corridors, Bathrooms, Classrooms								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors, Various Other Locations								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors, Various Other Locations								
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	$3,600	
Masonry: Brick	40%	Now	$45,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement, Stair								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Masonry: Fieldstone	10%	Now	$5,500	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : Mortar Joints Eroded								
Plaster	20%			LIFE	* *	5	$1,800	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$400	
Gypsum Board	20%			LIFE	* *	5	$5,800	
Plaster	70%			LIFE	* *	5	$10,100	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BUTLER HALL
Asset # : 2073

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%	Now	$400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Main Entry Stair								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Main Entry Stair								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	100%			2033	$25,700	1		
Panelboards								
Molded Case Bkrs	20%			2032	$8,000	5	$100	
Molded Case Bkrs	80%			2041	* *	5	$400	
Wiring								
Thermoplastic	20%			2033	$5,700	1		
Thermoplastic	80%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$71,700	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$253,800	10	$15,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2033	$5,200	1		
Exit, Battery	50%			2033	$12,100	10	$600	
Exterior Lighting								
HID	10%			2028	$7,900	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Under Construction	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
BRONX COMMUNITY COLLEGE BUTLER HALL
Asset # : 2073

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$84,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant								
Distribution								
Steam Piping/Pump	100%			2033	$158,100			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout, 1-pipe Steam System								
Terminal Devices								
Convector/Radiator	100%			2031	$161,400	1	$6,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	100%			2027	$489,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Campus Chilled Water	1%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Campus Chilled Water Connection To Building In Basement Provided For Future Expansion, Not Connected.								
Window/Wall Unit	40%			2028	$29,900	1		
Window/Wall Unit	40%			2027	$29,900	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	19%							
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
BRONX COMMUNITY COLLEGE BUTLER HALL
Asset # : 2073

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Wall Unit	20%			2028	$1,700	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room, 2nd Floor								
Explanation : Location Noted								
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$253,500	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2027	$23,600	4		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Quantity: 1, 70 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 75%								
Location : Throughout								

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

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **13,060**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **19-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2116208**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical	$54,300	$208,500
Total	**$54,300**	**$208,500**
Importance Code B	$54,300	$208,500
Total	**$54,300**	**$208,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$19,400	$2,900	
Interior Architecture	$8,700		$2,800	
Electrical	$1,200	$13,800	$1,600	$1,200
Mechanical	$68,100	$2,700	$8,300	$2,700
Site Pavements	$1,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$86,300**	**$43,100**	**$22,900**	**$11,100**
Importance Code A	$100	$19,500	$3,000	$100
Importance Code B	$84,800	$23,600	$19,900	$11,000
Importance Code C	$1,500			
Total	**$86,300**	**$43,100**	**$22,900**	**$11,100**

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
BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER
Asset # : 14555

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	100%			LIFE	* *	5	$16,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Exterior Masonry Is A Thin Brick System								
Windows								
Aluminum	100%			2049	* *	5	$5,800	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Exterior Masonry Is A Thin Brick System								
Metal Panel	15%			2053	* *	5	$2,300	
Metal: Cage/Fence	25%			2046	* *	5-10	$7,700	
Roof								
Fluid Applied Roofing	15%			2048	* *			
Modified Bitumen	85%			2038	* *	10	$18,300	
Soffits								
Cement - Fiber Panel	100%			2038	* *	10		
Interior								
Floors								
Carpet	10%			2032	$34,600	3	$2,900	
Ceramic Tile	10%			2042	* *	5	$2,000	
Quarry Tile	5%			2046	* *	5	$1,500	
Vinyl Tile	75%			2038	* *	3	$5,500	
Interior Walls								
Ceramic Tile	10%			2042	* *	5	$3,000	
Gypsum Board	90%			LIFE	* *	5	$16,100	
Ceilings								
AcousTileSusp.Lay-In	95%	4+	$6,200	2046	* *	5	$9,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Lower Level Classroom. May Be Due To Hvac								
Gypsum Board	5%			LIFE	* *	5	$1,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Rubber Matting	100%	0-2	$1,100	2038	* *			
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : Adjacent To Playground Equipment								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$300	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Stand-by Power								
Transfer Switches								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$9,600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2038	* *	10	$1,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Second Floor								
Fluorescent	10%			2038	* *	10	$1,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : First Floor								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Battery	50%			2038	* *	10	$400	

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 CHILD DEVELOPMENT CENTER
Asset # : 14555

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
Fluorescent	10%			2038	* *	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	1%			2053	* *	1		
Natural Gas	99%			2053	* *	1		
Conversion Equipment								
Furnace	9%			2033	$3,700	1	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Kitchen Make-up Unit								
Radiant Heater	1%			2033	$3,400	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrance Vestibules								
Explanation : Location Noted								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : N/a								
Explanation : Gas Heat Provided By Rooftop Packaged A/c Units Built-in Furnaces								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Make-up Air Distribution								
No Component	90%							
Controls								
Digital	100%			2027	$37,500			

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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 CHILD DEVELOPMENT CENTER
Asset # : 14555

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2033	$208,500	2	$800	
Split Unit	5%			2033	$15,500			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$17,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$7,300	
Exhaust Fans								
Roof	100%			2033	$25,300	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Electric	50%			2027	$23,600	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Water Room								
Explanation : Quantity:1, 80 Gallons								
Electric	50%			2032	$23,600	4		
Not in Service, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Water Room: 1 Of 2, No Power To Unit, Disconnected								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Water Room								
Explanation : Quantity:1, 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2033	$5,800	1	$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2053	* *	1-2	$700	

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Chemical System								
Wet	100%			2027	$54,300	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 5Ft x 8Ft Hood							

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

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **26-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,5,8**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100240**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,577,100	$305,200
Interior Architecture	$513,300	$1,436,400
Electrical	$136,700	$2,072,400
Mechanical	$7,550,000	$1,237,300
Site Enclosure	$87,000	
Total	**$11,864,100**	**$5,051,300**
Importance Code A	$3,577,100	$784,700
Importance Code B	$8,194,700	$3,470,200
Importance Code C	$92,300	$796,400
Total	**$11,864,100**	**$5,051,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,100	$12,100		
Interior Architecture	$71,100	$7,700		$17,900
Electrical	$11,500	$29,900	$4,300	$4,200
Mechanical	$39,200	$59,600	$25,100	$8,200
Elevators/Escalators	$32,600	$32,600	$32,600	$32,600
Total	**$163,500**	**$141,900**	**$62,100**	**$63,000**
Importance Code A	$18,700	$12,100		
Importance Code B	$144,800	$129,800	$62,100	$63,000
Importance Code C				
Total	**$163,500**	**$141,900**	**$62,100**	**$63,000**

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 COLSTON HALL
Asset # : 2090

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$53,000	
Masonry: Brick	60%			LIFE	* *	5	$42,400	
Masonry: Fieldstone	15%			LIFE	* *	5	$7,900	
Metal Panel	5%			2043	* *	5-10	$24,300	
Metal Coiling Doors	5%			2038	* *	5	$11,000	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : East Side Of Building								
Windows								
Aluminum	95%	Now	$2,819,300	2058	* *	5	$29,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Window Film Cracked And Worn Out								
Steel	5%			2041	* *	5	$38,900	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Stair roof Bulkheads								
Parapets								
Cast in Place Concrete	90%			LIFE	* *	5	$252,200	
Metal Rail	10%	0-2	$9,100	2046	* *	5	$19,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Stair Tower								
Roof								
Modified Bitumen	90%			2028	$694,300	10	$63,500	
Alligatoring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								
Single Ply Membrane	10%			2041	* *	10	$7,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Connector Bridge Roofs								
Soffits								
Stucco Cement	100%			2046	* *	5	$7,500	
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
BRONX COMMUNITY COLLEGE COLSTON HALL
Asset # : 2090

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$44,700	
Ceramic Tile	5%			2036	$576,100	5	$10,200	
Quarry Tile	5%			2038	* *	5	$15,300	
Terrazzo	10%	0-2	$38,200	LIFE	* *	5	$16,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stair Nosing								
Vinyl Tile	70%	Now	$197,600	2038	* *	3	$53,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Uneven Surface, Extent : Moderate, Area Affected : 75%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2036	$796,400	5	$14,500	
Concrete Masonry Unit	3%			LIFE	* *	5	$3,500	
Gypsum Board	22%			LIFE	* *	5	$38,200	
Masonry: Brick	5%			LIFE	* *			
Mosaic Tile	5%	Now	$92,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stairs								
Plaster	50%			LIFE	* *	5	$43,400	

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 COLSTON HALL
Asset # : 2090

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$32,900	2038	* *	5	$10,200	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : 8th Floor								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 8th Floor								
Explanation : Water Infiltration								
AcousTileConcealSpLn	10%			2046	* *	5	$25,500	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	20%	Now	$68,000	2038	* *	5	$20,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,200	
Plaster	50%	Now	$155,400	LIFE	* *	5	$63,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2046	* *	5-10		
Retaining Walls								
Masonry: Fieldstone	100%	0-2	$87,000	2053	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Asphalt	90%			2042	* *			
Cast in Place Concrete	10%			2046	* *			
Parking/Driveway								
Asphalt	100%			2036				

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL
Asset # : 2090

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2038	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room.								
Explanation : Rated At 500 Kilovolt Amperes								
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	80%			2033	$195,000	1		
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$100	
Fused Disc Sw	10%			2032	$24,000	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Panels In Mechanical Room								
Explanation : No Capacity Recorded For Panelboards								
Molded Case Bkrs	75%			2032	$179,600	5	$2,200	
Molded Case Bkrs	10%			2049	* *	5	$300	
Wiring								
Braided Cloth	40%	2-4	$136,700	2058	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	60%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2033	$1,340,600	10	$82,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%								
Location : Throughout The Building								
Fluorescent	20%			2038	* *	10	$20,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Corridors.								
Egress Lighting								
Emergency, Service	50%			2033	$34,600	1		
Exit, Service	10%			2028	$4,800	1		
Exit, Battery	40%			2033	$63,700	10	$3,000	

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BRONX COMMUNITY COLLEGE COLSTON HALL
Asset # : 2090

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	3%			2033	$15,700	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
HID	6%			2041	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
Incandescent	1%	2-4	$6,000	2043	* *	2		
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Roof								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$211,000	1	$42,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%	Now	$9,600	2036	$479,500			
Broken, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Mechanical Room - Isolation Valve								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL
Asset # : 2090

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2032	$24,600	4	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Location Noted								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Dual Temperature System, Distribution Reported Under Air Conditioning								
Terminal Devices								
Convector/Radiator	5%			2031	$46,000	1	$1,800	
Unit Heater - Hot Water	5%			2028	$33,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Location Noted								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Heating Provided By Dual Temperature Fan Coils, Reported Under Air Conditioning								
Controls								
Digital	100%			2027	$3,228,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	10%			2041	* *	1		
No Component	90%							
Conversion Equipment								
Campus Chilled Water	90%			2042	* *			
Interior Pkg Unit - Cooling	10%	Now	$177,800	2038	* *	2	$600	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : 8th Floor Telecom Room								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL
Asset # : 2090

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$181,800	2063	* *	4	$5,500	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout - Deteriorated Risers, Typical Condition Observed In Room 243								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Mechanical Room								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Mechanical Room - Expansion Tanks								
Unit Inoperable, Extent : Moderate, Area Affected : 33%								
Location : 1st Floor Mechanical Room - One Pump								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Dual Temperature System								
Terminal Devices								
Fan Coil - 2 Pipe	100%	Now	$3,429,400	2043	* *	1	$32,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout - Fresh Air Dampers Leaking Air And Actuators Defective, Various Units Malfunctioning								
Noisy/Vibrating, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Dual Temperature Fan Coils, 120 Units Approximately								
Heat Rejection								
Dry Cooler	10%	Now	$51,600	2043	* *	2	$6,300	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Two Units Serving 8th Floor Telecom Room								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$62,700	
Exhaust Fans								
Interior	49%	Now	$24,400	2028	$244,300	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Roof	49%			2033	$106,900	2	$1,700	
Wall Unit	2%			2028	$1,000	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room								
Explanation : Location Noted								
Plumbing								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL
Asset # : 2090

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Water Heater With Tanks								
Electric	100%			2028	$236,500	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 - 250 Gallons Each								
HW Heat Exchanger								
Steam Fired	100%			2033	$543,600	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	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 8th Floor								
Explanation : Four Units								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$56,700	
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$3,200	
Fire Pump								
Generic	100%			2036	$107,300	1	$21,000	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **26-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100240**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$314,200	$180,900
Interior Architecture		$1,001,600
Electrical		$760,900
Mechanical	$1,720,300	$622,800
Site Pavements		$171,600
Total	**$2,034,500**	**$2,737,900**
Importance Code A	$314,200	$336,200
Importance Code B	$1,720,300	$2,152,300
Importance Code C		$249,400
Total	**$2,034,500**	**$2,737,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$67,700	$4,600		
Interior Architecture	$42,600	$4,300		$4,200
Electrical	$28,600	$1,400	$1,700	$1,400
Mechanical	$157,100	$15,700	$8,000	$3,000
Site Pavements	$23,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$326,800**	**$33,200**	**$16,900**	**$15,800**
Importance Code A	$67,700	$4,600		
Importance Code B	$235,400	$28,600	$16,900	$15,800
Importance Code C	$23,600			
Total	**$326,800**	**$33,200**	**$16,900**	**$15,800**

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL
Asset # : 2091

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$24,600	
Masonry: Brick	25%			LIFE	* *	5	$12,300	
Masonry: Fieldstone	25%	0-2	$25,200	LIFE	* *	5	$9,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Metal Panel	5%			2043	* *	5-10	$16,900	
Window Wall	35%	Now	$314,200	2053	* *	5	$32,300	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Upper Level - Especially West Side								
Glazing Clouded, Extent : Moderate, Area Affected : 33%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Weather Strip Missing, Extent : Moderate, Area Affected : 33%								
Location : Throughout								
Windows								
Aluminum	95%			2041	* *	5	$1,900	
Metal Louvers	5%			2036	$5,400	10	$600	
Parapets								
Cast in Place Concrete	75%			LIFE	* *	5	$30,700	
Metal Rail	25%			2046	* *	5-10	$17,900	
Roof								
Modified Bitumen	50%			2033	$180,900	10	$16,500	
Plaza Roof: Stone Panels	50%	Now	$42,500	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Ponding On South Side, Some Cracked Pavers On North And East Sides								
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$21,500	
Ceramic Tile	2%			2042	* *	5	$1,000	
Quarry Tile	5%			2038	* *	5	$3,700	
Terrazzo	5%			LIFE	* *	5	$1,900	
Vinyl Tile	68%	Now	$18,500	2033	$923,800	3	$12,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lower Level Hall Area								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL
Asset # : 2091

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2036	$77,800	5	$1,400	
Concrete Masonry Unit	10%			LIFE	* *	5	$1,900	
Gypsum Board	42%			LIFE	* *	5	$11,900	
Masonry: Brick	10%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$3,500	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$4,900	
AcousTileSusp.Lay-In	45%	0-2	$7,400	2038	* *	5	$11,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Exposed Struc: Concrete	20%			LIFE	* *	5	$1,500	
Gypsum Board	5%			LIFE	* *	5	$3,100	
Metal Panel	5%	Now	$16,300	LIFE	* *	5	$3,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Print Shop Area								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Print Shop Area								
Plaster	15%			LIFE	* *	5	$4,600	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2043	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%	Now	$6,500	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entry Stairs								
Pavers/Stone	25%	Now	$17,200	2036	$171,600			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Dry Type	100%			2038	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Rated At 500 Kilovolt-ampere And One Rated At 45 Kilovolt-ampere.								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL
Asset # : 2091

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	30%			2043	* *	1		
Conduit	70%			2033	$42,900	1		
Panelboards								
Fused Disc Sw	10%			2032	$10,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : No Capacity Recorded For Panelboards								
Molded Case Bkrs	20%			2032	$20,000	5	$200	
Molded Case Bkrs	70%			2049	* *	5	$700	
Wiring								
Braided Cloth	30%	2-4	$23,200	2058	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Aged Insulation.								
Thermoplastic	50%			2053	* *	1		
Thermoplastic	20%			2033	$15,400	1		
Motor Controllers								
Locally Mounted	100%			2031	$71,700	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2033	$271,300	10	$16,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	50%			2033	$271,300	10	$16,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	25%			2033	$5,600	1		
Emergency, Battery	25%			2033	$15,300	10	$2,200	
Exit, Battery	50%			2033	$25,800	10	$1,200	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL
Asset # : 2091

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	5%			2038	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
Incandescent	5%	4+	$3,900	2038	* *	2		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Canopy								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Canopy								
Explanation : Downlights Under The Canopy								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$68,300	1	$13,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$155,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant. For Air Handlers, Hydronic Heating Via Heat Exchanger And Domestic Hot Water Heating								

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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 COMMUNITY HALL
Asset # : 2091

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$8,100	
Hot Wtr Piping/Pump	20%	Now	$6,400	2041	* *	4	$400	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Basement Mechanical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	40%	Now	$46,600	2043	* *			
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Basement Mechanical Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room								
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Basement Mechanical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Terminal Devices								
Air Handler	90%			2028	$616,600	1	$20,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Convector/Radiator	10%			2031	$29,800	1	$1,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Vestibule And Toilet Room								
Controls								
Digital	50%	Now	$26,100	2027	$522,800			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - No Front End Communication								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Pneumatic	50%	Now	$35,200	2027	$351,800			
Leaking, Extent : Severe, Area Affected : 100%								
Location : Basement By Air Compressor								
Air Conditioning								
Energy Source								
Electricity	20%			2041	* *	1		
No Component	80%							

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL
Asset # : 2091

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Campus Chilled Water	1%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Campus Chilled Water Piping In Basement Provided For Future Expansion, Not Connected								
Exterior Pkg Unit - Cooling	10%	Now	$39,900	2043	* *	2	$200	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One Unit, Serving Office Of The Bursar, 7 Tons Approximately								
Split Unit	5%			2033	$43,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Location Noted								
Window/Wall Unit	5%			2028	$6,900	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Location Noted								
No Component	79%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Office Of The Bursar								
Explanation : Location Noted								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$20,300	
Exhaust Fans								
Interior	98%			2028	$158,200	2	$1,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Wall Unit	2%			2028	$300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Closet								
Explanation : One Unit Venting To Corridor								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$467,500	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL
Asset # : 2091

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%			2028	$70,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One - 175 Gallons								
HW Heat Exchanger								
Steam Fired	1%			2033	$1,800	4		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room - Unit For Old Kitchen, Connected But Not Used								
No Component	99%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$18,400	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **10-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,Mez**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100251**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$184,400	$366,800
Interior Architecture	$131,700	$148,400
Electrical	$226,700	$248,800
Mechanical	$724,600	$1,406,100
Total	**$1,267,500**	**$2,170,100**
Importance Code A	$184,400	$586,700
Importance Code B	$951,400	$1,583,400
Importance Code C	$131,700	
Total	**$1,267,500**	**$2,170,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,500	$6,300		
Interior Architecture	$11,700			$300
Electrical	$11,000	$13,100	$3,600	$3,200
Mechanical	$8,600	$24,200	$11,700	$13,000
Site Enclosure	$2,400			
Total	**$50,200**	**$43,600**	**$15,400**	**$16,500**
Importance Code A	$19,000	$8,800	$2,500	$2,500
Importance Code B	$31,100	$34,800	$12,900	$14,000
Importance Code C				
Total	**$50,200**	**$43,600**	**$15,400**	**$16,500**

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT
Asset # : 2083

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$18,400	
Masonry: Brick	75%	Now	$91,000	LIFE	* *	5	$55,200	
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
Location : At All Control Joints								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout And South Side								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Below Louvers								
Metal Coiling Doors	5%			2038	* *	5	$11,500	
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Throughout								
Metal: Cage/Fence	15%			2046	* *	5	$48,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : This Is Actually A Metal Screen Assembly For Mechanical Equipment On The Roof								
Windows								
Aluminum	40%	Now	$3,900	2041	* *	5	$2,000	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : At Window Head On West Elevation								
Metal Louvers	60%			2042	* *	10	$38,400	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Sills								
Explanation : No Drip Edge Causing Brick To Stain								
Parapets								
Masonry: Brick	95%	Now	$12,600	LIFE	* *	5	$5,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : At Flashing, Interior Face								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	5%			2053	* *	5	$1,000	
Roof								
Modified Bitumen	100%	Now	$93,500	2033	$311,500			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : At New Equipment And Dunnage Supports								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Mezzanine Area								
Worn/Erode, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
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 ENERGY PLANT
Asset # : 2083

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	$87,200	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	5%			2042	* *	5	$2,200	
Vinyl Tile	5%			2033	$61,200	3	$1,100	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	90%	0-2	$131,700	LIFE	* *	5	$28,000	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Glass: Single Pane	5%			LIFE	* *	5	$2,900	
Metal Panel	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	7%	Now	$10,300	2046	* *	5	$1,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Offices At Mezzanine								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Offices At Mezzanine								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Offices At Mezzanine								
AcousTileSusp.Lay-In	3%			2046	* *	5	$1,300	
Exposed Struc: Steel	85%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$2,800	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2046	* *	5-10	$8,900	
Chain Link	80%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$2,400	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Northwest Corner Of Building								
Site Pavements								
On-Site Walkways								
Asphalt	80%			2042	* *			
Cast in Place Concrete	20%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT
Asset # : 2083

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 4,000 Amperes Each								
Transformers								
Dry Type	50%			2038	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Various Capacities								
Dry Type	50%			2053	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Two Rated At 2500 Kilovolt Amperes And One Rated At 1333 Kilovolt Amperes								
Switchgear / Switchboard								
Air Circuit Breaker	40%			2053	* *	5	$100	
Fused Disc Sw	20%			2043	* *	5		
Molded Case Bkrs	40%			2033	$248,800	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$700	
Wiring								
Thermoplastic	20%			2043	* *	1		
Thermoplastic	80%			2053	* *	1		
Motor Controllers								
Locally Mounted	20%			2031	$7,100	5		
Motor Control Center	10%	2-4	$4,900	2053	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room.								
Motor Control Center	50%			2038	* *	5	$300	
Variable Frequency Drive	20%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$7,800	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT
Asset # : 2083

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	50%			2042	* *	1	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rated At 750 Kilovolt Amperes								
Diesel	50%			2042	* *	1	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rated At 937.5 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$900	
Fuel Storage								
Day Tank	30%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Two 250 Gallon Capacity Tanks.								
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Using Heating Tanks								
Lighting								
Interior Lighting								
Fluorescent	40%			2028	$173,800	10	$9,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	10%			2028		10	$100	
LED	50%			2041	* *			
Egress Lighting								
Exit, Service	80%			2033	$8,700	1		
Exit, Battery	20%			2033	$7,100	10	$300	
Exterior Lighting								
HID	45%			2028	$53,000	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Photocell.								
HID	5%			2041	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Photocell								
No Component	50%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : The Lightning Protection System Covers Mechanical Equipment.								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT
Asset # : 2083

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	$57,900	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : Four Tanks, 20,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2031	$219,900	1	$25,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Three High Pressure Steam Boilers, One Unit 16,594 Mbh Input, Two Units 34,952 Mbh Input Each - Provide Steam To High Temperature Heat Exchangers In Heating Plant								
Distribution								
Hot Wtr Piping/Pump	30%			2032	$16,600	4	$600	
Pres. Reducing Valve/LP Steam	2%			2029	$500			
Central Plant Steam Piping/Pmp	60%			2033	$425,700	4	$700	
Steam Piping/Pump	8%			2033	$16,200			
Terminal Devices								
Air Handler	80%			2033	$379,800	1	$12,500	
Unit Heater - Steam	20%			2033	$28,700	4	$500	
Controls								
Digital	100%			2027	$724,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT
Asset # : 2083

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	96%			2042	* *	1	$26,200	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Chiller Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Chiller Room								
Explanation : 2 Units, Serving Various Buildings In Campus								
Exterior Pkg Unit - Cooling	2%			2038	* *	2		
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One Unit Serving Office Space								
Window/Wall Unit	2%			2028	$1,900	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : Location Noted								
Distribution								
Ductwork/Diffusers	2%			LIFE	* *	2	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Office Space								
Explanation : Location Noted								
No Component	98%							
Heat Rejection								
Water Cooling Tower	100%			2034	$127,400	2	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One 2-cell Cooling Tower								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$14,100	
Exhaust Fans								
Interior	90%			2033	$100,700	2	$700	
Wall Unit	10%			2033	$1,100	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Pump Room								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : 1st Floor And Mezzanine								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT
Asset # : 2083

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%			2032	$94,600	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Mezzanine								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mezzanine								
Explanation : Two- 100 Gallons Each, Serving Adjacent Buildings								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$5,100	4	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Backflow Preventer								
Generic	100%			2033	$11,300	1	$1,500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$12,700	
Sprinkler								
Generic	100%			2059	* *	1-2	$7,100	
Fire Pump								
Generic	100%			2046	* *	1	$4,700	

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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **82,721**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **26-Apr-2022**	**Landmark Status**	: **INTERIOR & EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Sub Basement, Floors 1,2**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100243**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,834,000	$181,900
Interior Architecture	$1,534,800	$175,900
Electrical		$297,400
Mechanical	$3,252,300	$2,007,000
Total	**$6,621,100**	**$2,662,100**
Importance Code A	$1,834,000	$568,300
Importance Code B	$4,265,200	$2,093,800
Importance Code C	$521,900	
Total	**$6,621,100**	**$2,662,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,000	$7,400		
Interior Architecture	$79,000		$156,700	$500
Electrical	$26,800	$78,100	$700	
Mechanical	$197,300	$82,100	$17,300	$10,100
Site Pavements	$37,400			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$371,900**	**$181,900**	**$189,100**	**$25,000**
Importance Code A	$17,000	$7,400		
Importance Code B	$288,700	$174,500	$189,100	$25,000
Importance Code C	$66,200			
Total	**$371,900**	**$181,900**	**$189,100**	**$25,000**

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 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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$15,400	
Masonry: Brick	66%	Now	$293,700	LIFE	* *	5	$65,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Masonry: Granite	10%	Now	$17,000	LIFE	* *	5	$7,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	20%	Now	$51,100	LIFE	* *	5	$14,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : West Entry Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Window Sills								
Marble Panels	2%			LIFE	* *	5	$1,500	
Windows								
Wood	100%	Now	$1,489,200	2058	* *	5	$116,700	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Copper/Terne	25%			2053	* *	5	$2,200	
Masonry: Limestone	75%			LIFE	* *	5	$1,700	
Roof								
Clay Tile	35%			2053	* *	10	$14,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Copper/Terne	45%			2061	* *	10	$47,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Dome								
Single Ply Membrane	15%			2038	* *	10	$6,300	
Skylight, Metal/Glass	5%			2053	* *	10	$7,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		

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

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								
Floors								
Carpet	10%			2029	$152,800	3	$11,800	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Auditorium								
Cast in Place Concrete	10%	Now	$73,500	LIFE	* *	5	$17,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Sub-basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement Mechanical Spaces								
Glass Block	10%	Now	$191,000	2048	* *	1		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Upper Levels Around Rotunda								
Mosaic Tile	25%	4+	$70,900	2038	* *	5	$24,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : In Rotunda								
Panel/Paver: Cer/Brk	3%	Now	$49,300	2041	* *	5	$2,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement Mechanical Spaces								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement Mechanical Spaces								
Marble Panels	10%			LIFE	* *	5	$5,900	
Terrazzo	12%			LIFE	* *	5	$7,400	
Vinyl Tile	5%			2033	$119,300	3	$2,000	
Wood	15%	Now	$463,700	2073	* *	5	$11,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Upper Levels Around The Rotunda								
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Upper Levels Around The Rotunda								
Split/Cracked, Extent : Moderate, Area Affected : 35%								
Location : Upper Levels Around The Rotunda								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Upper Levels Around The Rotunda								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 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								
Interior Walls								
Glass: Single Pane	2%	Now	$28,700	LIFE	* *	5	$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Upper Level Of Rotunda								
Explanation : Stain Glass Panes Vandalized								
Masonry: Brick	10%	Now	$300,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement								
Masonry: Limestone	20%			LIFE	* *			
Marble Panels	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Rotunda								
Explanation : Includes Columns In Rotunda								
Plaster	23%	Now	$221,000	LIFE	* *	5	$10,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Auditorium, Upper Level Around Rotunda								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Sub-basement, Auditorium, Upper Level Walls Around The Rotunda								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Plaster	20%			LIFE	* *	5	$8,700	
Wood	5%			LIFE	* *	5	$28,900	

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 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	$500	2038	* *	5	$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Exposed Struc: Concrete	20%	Now	$106,100	LIFE	* *	5	$2,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement								
Exposed Struc: Steel	8%			LIFE	* *			
Masonry: Infill Arch	20%			LIFE	* *			
Plaster	40%	Now	$107,700	LIFE	* *	5	$16,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Paint Peeling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Wood	10%			LIFE	* *	5	$56,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Retaining Walls								
Masonry: Brick	100%			2043	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	40%			2046	* *			
Masonry: Granite	10%	Now	$37,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Stair								
Pavers/Stone	50%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	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
BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY
Asset # : 1571

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	90%			2033	$61,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$5,500	5	$200	
Molded Case Bkrs	25%			2032	$13,700	5	$500	
Molded Case Bkrs	65%			2049	* *	5	$1,400	
Wiring								
Braided Cloth	40%	2-4	$26,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout Building.								
Thermoplastic	50%			2033	$33,000	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$235,400	5	$600	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2033	$27,900	1		
Exit, LED	10%			2048	* *	1		
Exit, Battery	40%			2028	$41,900	10	$2,200	
Exterior Lighting								
Incandescent	7%			2028	$34,000	2		
LED	3%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

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

Note : 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 GOULD MEMORIAL LIBRARY
Asset # : 1571

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$386,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant								
Distribution								
Ductwork/Diffusers	20%	Now	$21,400	LIFE	* *	2-5	$9,200	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : Heating And Ventilating Units Ductwork								
Steam Piping/Pump	80%	Now	$290,200	2043	* *			
Corroded, Extent : Severe, Area Affected : 50%								
Location : Sub-basement, Other Locations								
Steam Traps Faulty, Extent : Severe, Area Affected : 30%								
Location : Sub-basement, Other Locations								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Sub-basement - Steam Condensate Return System Inoperable								
Terminal Devices								
Air Handler	20%			2028	$341,000	1	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Crawl Spaces								
Explanation : Two Heating And Ventilating Units								
Convector/Radiator	50%	0-2	$37,000	2031	$370,400	1	$12,000	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Auditorium Exit								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	30%							

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 GOULD MEMORIAL LIBRARY
Asset # : 1571

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								
Controls								
Digital	90%	Now	$117,100	2027	$2,341,800			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - No Front End Communication								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Air Handlers Controls And Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Pneumatic	10%			2027	$175,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Pneumatic Thermostats								
Air Conditioning								
Energy Source								
Electricity	50%			2049	* *	1		
No Component	50%							
Conversion Equipment								
Split Unit	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Units - Left Yard, Indoor Units - Unknown								
Window/Wall Unit	10%			2028	$34,300	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st And 2nd Floor								
Explanation : Two Units								
No Component	80%							
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2	$32,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
No Component	70%							
Terminal Devices								
Air Handler/Dir Expansion	30%			2028	$104,200	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Rooms								
Explanation : Two Units For Auditorium, Dx And Steam Coils								
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2028	$15,700	2	$17,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Backyard Behind Hall Of Fame Passageway								
Explanation : Two Condensing Units For Auditorium, 30 Tons Each Approximately								
No Component	70%							
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 GOULD MEMORIAL LIBRARY
Asset # : 1571

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$1,163,600	1		
Water Heater With Tanks								
Electric	50%			2027	$13,000	4		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : Quantity: 1, 50 Gallons								
Electric	50%			2032	$13,000	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : Quantity: 1, 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2028	$9,100	4	$1,300	
Submersible	50%	Now	$800	2027	$1,400	4	$900	
Unit Inoperable, Extent : Severe, Area Affected : 65%								
Location : Sub-basement Fan Rooms								
Other Observation, Extent : Moderate, Area Affected : 35%								
Location : Sub-basement Corridor								
Explanation : Improper Installation, Unit Powered Via Extension Cord								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Not Accessible	100%							
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$41,700	
House Tank: Metal, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Sprinkler								
No Component	20%							
Generic	80%			2043	* *	1-2	$18,500	
Fire Pump								
Generic	100%			2036	$86,500	1	$15,500	

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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **16-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2,4,5,Att**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100248**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$390,900	
Interior Architecture	$353,500	$1,454,500
Electrical	$233,600	$264,400
Mechanical	$1,512,300	$1,113,700
Total	**$2,490,300**	**$2,832,600**
Importance Code A	$390,900	$176,600
Importance Code B	$2,008,900	$2,428,500
Importance Code C	$90,500	$227,400
Total	**$2,490,300**	**$2,832,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,100	$3,100		
Interior Architecture	$67,500			$3,300
Electrical	$2,000	$3,300	$1,600	$1,500
Mechanical	$80,600	$22,000	$3,400	$1,900
Site Enclosure	$3,600			
Site Pavements	$48,700	$100	$100	$500
Total	**$231,500**	**$28,500**	**$5,000**	**$7,300**
Importance Code A	$29,100	$3,100		
Importance Code B	$153,700	$25,300	$5,000	$6,800
Importance Code C	$48,700	$100	$100	$500
Total	**$231,500**	**$28,500**	**$5,000**	**$7,300**

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 GOULD RESIDENCE HALL
Asset # : 2794

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	$62,700	LIFE	* *	5	$15,200	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Various Building Corners								
Masonry: Fieldstone	3%	Now	$11,000	LIFE	* *	5	$400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : East Facade Base								
Open Joints, Extent : Moderate, Area Affected : 20%								
Location : East Facade Base								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Various Rooms In Basement								
Masonry: Granite	5%	Now	$14,100	LIFE	* *	5	$700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Masonry: Limestone	5%			LIFE	* *	5	$700	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : East Elevation, 1st Floor								
Other Observation, Extent : Light, Area Affected : 20%								
Location : East Elevation, 1st Floor								
Explanation : Rusted Metal Railing Staining Lower Limestone Banding								
Stucco Cement	2%	Now	$4,100	2038	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East Elevation								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : East Elevation								
Windows								
Wood	100%	Now	$328,200	2058	* *	5	$40,900	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Roof								
Copper/Terne	10%			2048	* *	10	$3,100	
Slate	90%			LIFE	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Hip Roof								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL
Asset # : 2794

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	$2,800	LIFE	* *	5	$3,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor								
Ceramic Tile	3%			2036	$56,300	5	$1,000	
Terrazzo	2%			LIFE	* *	5	$500	
Vinyl Tile	55%	Now	$50,600	2033	$505,500	3	$6,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%	Now	$133,000	2033	$665,200	3	$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridor And Attic								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Corridor And Attic								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor Corridor And Attic								
Wood	10%	Now	$79,400	2048	* *	5	$3,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Attic								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Attic								
Interior Walls								
Ceramic Tile	5%			2036	$227,400	5	$4,100	
Gypsum Board	5%			LIFE	* *	5	$2,500	
Plaster	90%	Now	$90,500	LIFE	* *	5	$22,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Rooms 107, 108, 109, 110, Southwest Stairwell								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Rooms 101, 103, 107, 107b, 108, 110, Southwest Stairwell								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL
Asset # : 2794

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$26,800	2038	* *	5	$4,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Corridors								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Corridors								
Plaster	75%	Now	$37,900	LIFE	* *	5	$15,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rooms 101, 107b, 110								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Rooms 101, 107b, 110								
Site Enclosure								
Fence/Gates								
Metal Rail	100%			2038	* *			
Retaining Walls								
Concrete Masonry Unit	100%	Now	$3,600	2043	* *			
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Southwest Corner Of Building								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2046	* *			
Masonry: Granite	10%	Now	$10,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : At All Exterior Stairs								
Wood	15%	Now	$38,500	2033	$38,500	1-3	$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Handicap Ramp								
Loose Connections, Extent : Moderate, Area Affected : 30%								
Location : Handicap Ramp								
Rotting/Splitting, Extent : Moderate, Area Affected : 75%								
Location : Handicap Ramp								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	100%			2033	$81,000	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL
Asset # : 2794

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	80%			2032	$111,800	5	$900	
Molded Case Bkrs	20%			2041	* *	5	$200	
Wiring								
Braided Cloth	60%	2-4	$63,300	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$71,700	5	$300	
Ground								
Grounding Devices								
Under Construction	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	90%	2-4	$55,500	2038	* *			
Damaged Fixtures, Extent : Light, Area Affected : 10%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%	2-4	$114,700	2043	* *	2	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Attic								
Egress Lighting								
Emergency, Service	50%			2033	$12,800	1		
Exit, Service	10%			2028	$1,800	1		
Exit, Battery	40%			2033	$23,500	10	$1,100	
Exterior Lighting								
HID	10%			2033	$19,300	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL
Asset # : 2794

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$176,600			
Distribution								
Hot Wtr Piping/Pump	100%	Now	$1,800	2032	$90,500	4	$2,000	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Mechanical Room								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	93%			2031	$314,800	1	$12,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	1%			2028	$10,300	1	$100	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Ceiling Mounted, Ducted								
Unit Heater - Hot Water	4%			2028	$9,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Exit - Cabinet Type, Mechanical Room								
Explanation : 3 Units								
Unit Heater - Hot Water	2%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Water Main Area								
Explanation : 1 Unit								
Controls								
Digital	100%	Now	$59,500	2027	$1,189,000			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - No Front End Communication, Insufficient Air Pressure - Temporary Compressors In Place								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	1%			2027	$6,500	2		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Typing Room								
Window/Wall Unit	99%			2028	$155,300	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL
Asset # : 2794

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$9,200	
No Component	60%							
Exhaust Fans								
Interior	40%			2028	$73,400	2	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Attic								
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$10,600	2033	$531,700	1		
Not Insulated, Extent : Severe, Area Affected : 25%								
Location : 1st Floor - Mechanical Room And Corridors Above Ceiling, Sweating Pipes Causing Water Damages To Interior Finishes								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2027	$94,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : One- 225 Gallons, Dual Electric / Hot Water Heat Source								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2041	* *	1	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Water Service Area - Access From 1st Floor Mechanical Room								
Explanation : Location Noted								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2043	* *	1-2	$4,600	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **10-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100253**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$679,600	$317,300
Interior Architecture	$1,822,800	
Electrical	$61,800	$477,900
Mechanical	$686,900	$720,100
Site Pavements		$174,900
Total	**$3,251,000**	**$1,690,100**
Importance Code A	$679,600	$410,700
Importance Code B	$2,452,300	$1,104,500
Importance Code C	$119,100	$174,900
Total	**$3,251,000**	**$1,690,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$56,200	$1,400		
Interior Architecture	$72,000			$2,700
Electrical	$200			
Mechanical	$117,200	$26,700	$700	$700
Site Enclosure	$13,600			
Site Pavements	$10,100			
Total	**$269,200**	**$28,100**	**$700**	**$3,300**
Importance Code A	$56,200	$1,400		
Importance Code B	$189,400	$26,700	$700	$3,300
Importance Code C	$23,700			
Total	**$269,200**	**$28,100**	**$700**	**$3,300**

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL
Asset # : 2646

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	$332,200	LIFE	* *	5	$40,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Window Lintels								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Various Elevations On 3rd Floor								
Loose Units, Extent : Moderate, Area Affected : 2%								
Location : Building Corners								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : East Elevation								
Masonry: Granite	5%			LIFE	* *	5	$1,800	
Masonry: Limestone	5%	Now	$14,000	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Surround At Entrance And Horizontal Cornice Band								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : North And West Facades								
Stucco Cement	5%	Now	$6,700	2038	* *	5	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Lower Bulkhead And East Elevation At Building Base								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Lower Bulkhead And East Elevation At Building Base								
Windows								
Aluminum	100%	Now	$5,000	2049	* *	5	$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Missing Insect Screens At Multiple Locations								
Parapets								
Masonry: Brick	90%	Now	$252,100	LIFE	* *	5	$10,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Upper And Lower Roof								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Upper And Lower Roof								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Upper Roof								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Lower Roof								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : East And North Elevations								
Masonry: Limestone	10%	Now	$27,400	LIFE	* *	5	$1,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Decorative Cornice At Northwest Corner								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Copings And Cornice								
Loose Units, Extent : Moderate, Area Affected : 2%								
Location : Upper And Lower Roof Copings								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL
Asset # : 2646

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	95%	Now	$95,200	2033	$317,300			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
Location : Upper And Lower Roof								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Single Ply Membrane	5%			2038	* *	10	$1,400	
Soffits								
Masonry: Limestone	100%	Now	$3,000	LIFE	* *	5	$100	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Soffit At Entrance								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$10,800	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Ceramic Tile	5%			2042	* *	5	$1,600	
Terrazzo	15%			LIFE	* *	5	$3,800	
Vinyl Tile 9" X 9"	65%	Now	$34,100	2028	$1,703,600	3	$8,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Radiator Locations								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$2,300	
Marble Panels	5%			LIFE	* *			
Plaster	85%	Now	$119,100	LIFE	* *	5	$14,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Adjacent To Windows								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Adjacent To Windows								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Adjacent To Windows								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Adjacent To Windows								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL
Asset # : 2646

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	$16,300	2046	* *	5	$4,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st And 3rd Floors								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout 3rd Floor								
AcousTileSusp.Lay-In	25%			2046	* *	5	$8,200	
Exposed Struc: Concrete	15%	Now	$14,700	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Plaster	30%	Now	$6,000	LIFE	* *	5	$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stairwell At 3rd Floor								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stairwell At 3rd Floor								
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%	2-4	$13,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Exterior Stair Enclosures								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Exterior Stair Enclosures								
Retaining Walls								
Masonry: Fieldstone	100%			2043	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	$700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs Leading To South Entrance								
Masonry: Granite	10%	Now	$700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : South Entrance								
Parking/Driveway								
Asphalt	100%	2-4	$8,700	2036	$174,900			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout, Side And Rear Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2043	* *	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	10%			2049	* *	5	$100	
Molded Case Bkrs	80%			2032	$79,800	5	$500	
Wiring								
Braided Cloth	80%	2-4	$61,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$71,700	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$326,400	10	$20,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2033	$6,700	1		
Exit, Battery	50%			2033	$15,500	10	$700	
Exterior Lighting								
HID	5%			2033	$5,100	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell.								
HID	5%			2041	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
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%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$93,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant								
Distribution								
Steam Piping/Pump	100%	Now	$35,100	2033	$175,300			
Steam Traps Faulty, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	95%	Now	$3,400	2031	$170,100	1	$6,000	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor - Rooms 346b, 346c - 2 Units								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Not Accessible	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Various Locations								
Explanation : No Access To Several Laboratories / Shops								
Controls								
Digital	100%	Now	$31,400	2027	$628,900			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement - Air Compressor								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - No Front End Communication								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2028	$26,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lower Roof - Condensing Unit, Indoor Unit No Access								
Window/Wall Unit	70%			2028	$58,100	1		
No Component	25%							
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
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL
Asset # : 2646

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
No Component	90%							
Not Accessible	10%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Various Locations							
	Explanation : No Access To Several Laboratories / Shops							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$281,200	1		
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Water Heater With Tanks								
Electric	100%			2027	$47,300	4		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : 1- 80 Gallons							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Not Accessible	5%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Basement							
	Explanation : No Access To Several Laboratories / Shops							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **26-Apr-2022**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100243**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$408,200	$53,600
Interior Architecture		$195,200
Electrical	$148,000	
Site Pavements		$611,600
Total	**$556,100**	**$860,400**
Importance Code A	$408,200	$53,600
Importance Code B	$148,000	$135,400
Importance Code C		$671,400
Total	**$556,100**	**$860,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$7,100		
Interior Architecture	$95,700			
Electrical	$31,300		$100	
Mechanical	$100	$100	$100	$100
Site Pavements	$30,600			
Total	**$157,700**	**$7,200**	**$200**	**$100**
Importance Code A		$7,100		
Importance Code B	$84,500	$100	$200	$100
Importance Code C	$73,300			
Total	**$157,700**	**$7,200**	**$200**	**$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
BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE
Asset # : 2075

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: Granite	10%			LIFE	* *	5	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : In Colonnade And Areaway								
Explanation : Polished Granite Blocks								
Masonry: Granite	60%	Now	$182,200	LIFE	* *	5	$15,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : West Wall								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Level Under Colonnade								
Explanation : Rusticated Granite Blocks								
Masonry: Limestone	30%	Now	$136,600	LIFE	* *	5	$7,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Colonnade Scuppers/ Cornice								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Base At 1st Floor Colonnade								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Colonnade Scuppers/ Cornice								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Colonnade								
Windows								
Wood	100%	Now	$89,400	2058	* *	5	$7,000	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Areaways								
Dry Rot/Decay, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Roof								
Clay Tile	95%			2043	* *	10	$53,600	
Copper/Terne	5%			2048	* *	10	$7,100	
Soffits								
Masonry: Brick	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	90%	Now	$30,600	LIFE	* *	5	$35,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Electrical Room, Basement								
Ceramic Tile	5%			2036	$56,300	5	$900	
Terrazzo	5%			LIFE	* *	5	$700	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$3,000	2036	$59,800	5	$500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Storage Rooms								
Masonry: Brick	20%			LIFE	* *			
Plaster	75%	Now	$39,700	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Ceilings								
Exposed Struc: Steel	50%			LIFE	* *			
Masonry: Infill Arch	20%			LIFE	* *			
Wood	30%	Now	$22,500	LIFE	* *	5	$79,000	
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2043	* *			
Site Pavements								
On-Site Walkways								
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	95%	Now	$30,600	2036	$611,600			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Areas Throughout Colonnade								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2033	$28,200	1		
Panelboards								
Molded Case Bkrs	100%			2032	$43,700	5	$300	
Wiring								
Thermoplastic	100%			2033	$31,400	1		
Lighting								
Interior Lighting								
Incandescent	100%	Now	$148,000	2038	* *	2	$200	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout The 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
BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE
Asset # : 2075

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	100%	Now	$31,200	2038	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	25%			2033	$26,700			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
No Component	75%							
Terminal Devices								
Convector/Radiator	25%			2031	$27,300	1	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
No Component	75%							
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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **12-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2,Att**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100256**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$190,400	
Interior Architecture	$137,700	$688,500
Electrical	$249,900	$71,700
Mechanical	$317,700	$370,600
Total	**$895,700**	**$1,130,800**
Importance Code A	$190,400	
Importance Code B	$705,300	$1,130,800
Total	**$895,700**	**$1,130,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,800	$1,800		
Interior Architecture	$120,500			$2,100
Electrical	$600	$24,300	$500	$500
Mechanical	$23,800	$48,900	$700	$500
Site Pavements	$6,600			
Total	**$180,200**	**$74,900**	**$1,200**	**$3,000**
Importance Code A	$28,800	$1,800		
Importance Code B	$75,600	$73,100	$1,200	$3,000
Importance Code C	$75,900			
Total	**$180,200**	**$74,900**	**$1,200**	**$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 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	80%	Now	$107,000	LIFE	* *	5	$13,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Building Corners								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Building Corners								
Masonry: Limestone	15%	Now	$28,800	LIFE	* *	5	$1,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Entry Stair Cheek Walls & Lower Horizontal Bands								
Metal: Cage/Fence	5%			2038	* *	5	$3,600	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Fire Escape Ladder Assembly								
Windows								
Aluminum	100%	Now	$83,400	2041	* *	5	$2,900	
Air Infiltration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Roof								
Clay Tile	100%			2053	* *	10	$21,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
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 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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$8,300	LIFE	* *	5	$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Stair Nosing's								
Mosaic Tile	5%	Now	$32,100	2038	* *	5	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Toilets								
Vinyl Tile	85%	Now	$137,700	2033	$688,500	3	$6,200	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 80%								
Location : Throughout Classrooms And Basement								
Interior Walls								
Masonry: Brick	20%			LIFE	* *			
Plaster	75%	Now	$27,200	LIFE	* *	5	$6,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Wood	5%	Now	$42,000	LIFE	* *	5	$6,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Toilets								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Toilets								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Toilets								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Toilets								
Explanation : These Are Actually Wood Fiber Panel Walls								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$300	
Plaster	90%	Now	$10,800	LIFE	* *	5	$11,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Toilets								
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		
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%			2038	* *			
Masonry: Granite	5%	4+	$6,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Main Entry Stair								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry Stair								
Explanation : This Is Actually Brownstone								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	90%			2033	$23,200	1		
Conduit	10%			2053	* *	1		
Panelboards								
Molded Case Bkrs	60%			2032	$24,000	5	$200	
Molded Case Bkrs	40%			2049	* *	5	$100	
Wiring								
Thermoplastic	80%			2033	$22,900	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$71,700	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$190,300	10	$11,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2028	$3,900	1		
Exit, Service	10%			2028	$600	1		
Exit, Battery	40%			2028	$7,200	10	$300	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	100%			2028	$59,600	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
Alarm								
Security System								
Generic	100%			2038	* *	1	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$20,400	2033	$102,200			
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Steam Traps Faulty, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	100%			2031	$104,400	1	$4,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2027	$246,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Master Building Pneumatic Thermostat, Control Air Provided Air Compressor In Adjacent Building - Havemeyer Laboratory Annex								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2028	$48,400	1		
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$700	
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
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY
Asset # : 2066

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	5%	Now	$2,800	2043	* *	2		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement - Room 02								
Noisy/Vibrating, Extent : Moderate, Area Affected : 100%								
Location : Basement - Room 02								
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$164,000	1		
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2027	$70,900	4		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Water Heater Room Inside Room 01								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Water Heater Room Inside Room 01								
Explanation : Quantity: 1, 40 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Toilet Rooms								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2043	* *	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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **12-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100256**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$243,300	$92,500
Interior Architecture	$419,600	
Electrical		$168,300
Mechanical	$186,100	$188,100
Total	**$848,900**	**$448,900**
Importance Code A	$243,300	$92,500
Importance Code B	$605,700	$356,400
Total	**$848,900**	**$448,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,500			
Interior Architecture	$42,400			$1,100
Electrical	$100			
Mechanical	$53,500	$31,200	$700	$200
Site Enclosure	$4,300			
Site Pavements	$1,800	$4,400		
Total	**$153,700**	**$35,600**	**$700**	**$1,400**
Importance Code A	$51,500			
Importance Code B	$87,700	$31,200	$700	$1,400
Importance Code C	$14,500	$4,400		
Total	**$153,700**	**$35,600**	**$700**	**$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 HAVEMEYER LABORATORY ANNEX
Asset # : 2067

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: Bluestone	5%	Now	$10,600	LIFE	* *	5	$12,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Building Base								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Building Base								
Spalling, Extent : Moderate, Area Affected : 75%								
Location : Throughout Building Base								
Masonry: Limestone	90%	Now	$243,300	LIFE	* *	5	$7,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Near Northeast And Southeast Corners								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Perimeter Sealant At Base Of Walls, Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	5%	Now	$12,400	2053	* *	5	$1,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Fascia Trims Below Roof Line								
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : Fascia, Both Entry Doors								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Fascia Trims Below Roof Line								
Windows								
Aluminum	100%	Now	$28,500	2058	* *	5	$300	
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : North Side Windows								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Around Window Frames								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Around Window Frames								
Roof								
Modified Bitumen	100%			2033	$92,500	10	$8,500	
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
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX
Asset # : 2067

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,000	
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Mechanical Spaces								
Vinyl Tile	60%	Now	$156,000	2043	* *	3	$2,100	
Adhesion Failure, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vinyl Tile 9" X 9"	35%	Now	$263,500	2043	* *	3	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Labs And Utility Spaces								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Concrete Masonry Unit	50%	0-2	$5,500	LIFE	* *	5	$1,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Gypsum Board	20%	Now	$1,600	LIFE	* *	5	$700	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Corridor Wall								
Masonry: Brick	5%	Now	$5,600	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Side								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : West Side Party Wall								
Explanation : Deteriorated Finish								
Plywood/Hardboard	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.
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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 HAVEMEYER LABORATORY ANNEX
Asset # : 2067

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	2%	Now	$3,100	2053	* *	5	$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Toilets								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Toilets								
Exposed Struc: Wood	5%			LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Plaster	93%	Now	$26,600	LIFE	* *	5	$5,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Labs And Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Retaining Walls								
Concrete Masonry Unit	50%			2043	* *			
Masonry: Brick	44%	Now	$4,300	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Entry								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entry								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Entry								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : This Is Actually Masonry Limestone								
Explanation : Location Noted								
Masonry: Brick	6%			2063	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$1,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Site Stair At South Side Of Building								
Wood	5%			2028	$4,400	1-3	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Landing At Entry								
Explanation : Composite Lumber								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2033	$16,200	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX
Asset # : 2067

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	70%			2032	$21,000	5	$100	
Molded Case Bkrs	30%			2049	* *	5	$100	
Wiring								
Thermoplastic	80%			2033	$17,200	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$71,700	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$96,600	10	$5,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2033	$2,000	1		
Exit, Battery	50%			2033	$4,600	10	$200	
Exterior Lighting								
HID	10%			2033	$3,000	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$27,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$15,600	2033	$51,900			
Corroded, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	100%			2031	$53,000	1	$2,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	100%	Now	$37,200	2027	$186,100			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Room 113 - Deteriorated Air Compressor, Insufficient Air Pressure, No Front End Communication								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	$19,600	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,600	
Exhaust Fans								
Roof	90%			2028	$11,300	2	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Wall Unit	10%	Now	$300	2043	* *	2		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Room 113 - 1 Unit								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$83,200	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Not Accessible	100%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$200	4	$200	
Fixtures								
Generic	100%							
	Obsolete Fixtures, Extent : Light, Area Affected : 100%							
	Location : Toilet Rooms							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **26-Apr-2022**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Floors 1,2,3**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2096464**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$142,600	
Interior Architecture	$77,300	
Electrical	$50,700	$128,800
Mechanical	$949,400	$515,500
Total	**$1,220,000**	**$644,300**
Importance Code A	$142,600	
Importance Code B	$1,077,400	$644,300
Total	**$1,220,000**	**$644,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,800			
Interior Architecture	$73,000		$175,300	$2,800
Electrical	$800	$38,900	$900	$800
Mechanical	$58,700	$6,900	$3,400	$1,000
Site Pavements	$2,000			
Total	**$140,300**	**$45,800**	**$179,500**	**$4,500**
Importance Code A	$5,800	$300		$300
Importance Code B	$92,000	$45,500	$179,500	$4,300
Importance Code C	$42,400			
Total	**$140,300**	**$45,800**	**$179,500**	**$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 LANGUAGE HALL
Asset # : 2074

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%			LIFE	* *	5	$49,600	
Masonry: Granite	5%			LIFE	* *	5	$2,200	
Masonry: Limestone	10%	Now	$75,500	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Main Entry And Lower Fascia Band								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Main Entry And Lower Fascia Band								
Windows								
Aluminum	95%	Now	$67,100	2049	* *	5	$6,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement Windows								
Metal Louvers	5%			2036	$41,100	10	$4,200	
Roof								
Clay Tile	95%			2043	* *	10	$19,200	
Copper/Terne	5%	Now	$5,800	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Gutters On South Side Of Roof								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	20%			2029	$170,900	3	$13,200	
Ceramic Tile	5%			2042	* *	5	$2,200	
Steel Plate	5%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Egress Stair								
Explanation : Location Noted								
Terrazzo	20%			LIFE	* *	5	$6,900	
Horizontal Cracks, Extent : Light, Area Affected : 15%								
Location : First And Third Floor								
Vinyl Tile	48%	Now	$12,800	2038	* *	3	$7,900	
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : Mechanical Room In Basement								
Vinyl Tile 9" X 9"	2%	Now	$77,300	2043	* *	3	$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Server Room In Basement								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 LANGUAGE HALL
Asset # : 2074

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Gypsum Board	20%			LIFE	* *	5	$5,000	
Masonry: Fieldstone	2%			LIFE	* *			
Plaster	73%	Now	$40,500	LIFE	* *	5	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : West Stair								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Spaces In Basement								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : West Stair								
Ceilings								
AcousTileConcealSpLn	5%	Now	$3,900	2038	* *	5	$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Storage Room In Basement								
AcousTileSusp.Lay-In	75%			2046	* *	5	$33,100	
Plaster	20%	Now	$14,700	LIFE	* *	5	$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Various Classrooms								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%			2046	* *			
Masonry: Granite	15%	Now	$2,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Main Entry Stair								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	75%			2033	$50,300	1		
Conduit	25%			2053	* *	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 LANGUAGE HALL
Asset # : 2074

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$10,900	5	$100	
Molded Case Bkrs	70%			2041	* *	5	$400	
Molded Case Bkrs	20%			2049	* *	5	$100	
Wiring								
Braided Cloth	60%	2-4	$50,700	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout Building.								
Thermoplastic	30%			2033	$25,400	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$78,500	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$19,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2028	$7,200	1		
Exit, Service	25%			2028	$2,500	1		
Exit, Battery	25%			2028	$8,300	10	$400	
Exterior Lighting								
HID	10%			2038	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$8,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 LANGUAGE HALL
Asset # : 2074

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
HTHW/HW Exchanger	100%			2036	$6,200	2	$1,300	
Distribution								
Hot Wtr Piping/Pump	100%	Now	$1,000	2032	$51,300	4	$1,100	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	85%	Now	$3,300	2031	$163,000	1	$5,300	
Controller Not Working, Extent : Moderate, Area Affected : 25%								
Location : Various Locations - Self-contained Thermostatic Valves Missing Actuators								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	15%			2028	$87,200	1	$1,000	
Controls								
Digital	100%	Now	$33,700	2027	$673,500			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement - Control Panel Powered Off								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	75%			2041	* *	1		
No Component	25%							
Conversion Equipment								
Split Unit	15%			2028	$83,500			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Outdoor Units - Backyard, Indoor Units - Basement Conference Room And Fan Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Units - Backyard, Indoor Units - Basement Conference Room And Fan Room								
Explanation : Two Systems, One Ducted With Dx And Hot Water Coils And One Ductless								
Window/Wall Unit	60%			2027	$53,300	1		
No Component	25%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 LANGUAGE HALL
Asset # : 2074

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Serving Conference Room								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$20,600	LIFE	* *	2-5	$11,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - Backdraft Air Condition Into Building, Unknown Source								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Gravity Ventilation Ductwork								
Exhaust Fans								
Wall Unit	10%			2028	$1,000	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Fan Room								
Explanation : Two Units								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$301,200	1		
Water Heater With Tanks								
Electric	100%			2027	$51,800	4		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One- 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$4,700	4	$700	
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **12-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**		
Block	: **3222** **Lot** : **40**	**BIN**	: **2097307**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$557,500	
Interior Architecture	$251,400	$399,700
Mechanical	$711,300	
Site Pavements		$64,700
Total	**$1,520,300**	**$464,400**
Importance Code A	$636,700	
Importance Code B	$883,600	$399,700
Importance Code C		$64,700
Total	**$1,520,300**	**$464,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,500			
Interior Architecture	$59,100			$1,200
Electrical	$56,400	$15,000	$900	$1,100
Mechanical	$16,500	$42,900	$3,900	$300
Site Pavements				
Total	**$154,500**	**$57,900**	**$4,900**	**$2,700**
Importance Code A	$22,500	$300		$300
Importance Code B	$131,300	$57,600	$4,900	$2,400
Importance Code C	$700			
Total	**$154,500**	**$57,900**	**$4,900**	**$2,700**

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 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	$145,600	2038	* *	5	$16,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Parapets								
Metal: Cage/Fence	12%	Now	$2,500	2053	* *	5	$700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Around Roof Equipment								
No Component	88%							
Roof								
Built-Up (BUR)	65%	Now	$211,800	2043	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Viewed Form The Building Roof Top Directly Adjacent.								
Explanation : Inaccessible								
Single Ply Membrane	35%	Now	$20,000	2028	$200,200			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : North Elevation								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
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 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
Interior								
Floors								
Ceramic Tile	5%	Now	$4,200	2036	$41,700	5	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Raised Access Floor	30%	Now	$25,700	2036	$256,500	5	$8,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile	35%	Now	$28,600	2033	$143,100	3	$1,900	
Adhesion Failure, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vinyl Tile 9" X 9"	30%	Now	$177,600	2043	* *	3	$1,700	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	$4,100	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Throughout								
Explanation : Paint Peeling								
Glass: Single Pane	5%			LIFE	* *	5	$500	
Gypsum Board	10%			LIFE	* *	5	$900	
Plywood/Hardboard	15%	Now	$700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Receiving Area								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$73,800	2038	* *	5	$7,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
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 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
Site Pavements								
On-Site Walkways								
Asphalt	80%			2036	$41,200			
Pavers/Stone	20%			2036	$64,700			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$300	
Wiring								
Braided Cloth	30%	2-4	$10,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2043	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	100%	2-4	$45,300	2038	* *			
Damaged Fixtures, Extent : Moderate, Area Affected : 40%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2028	$3,100	1		
Exit, Battery	50%			2028	$5,900	10	$300	
Exterior Lighting								
HID	10%			2028	$4,700	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell.								
No Component	90%							
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 LOEW ANNEX
Asset # : 2079

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2033	$19,000	1	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$26,200	1-3	$6,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	30%			2033		1		
Not Accessible	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor								
Explanation : No Access To Various Rooms Including Mechanical Room, Steam Heating In The Building. Building Used For Storage, Mechanical And Plumbing Systems Are Shut-off.								
Conversion Equipment								
Radiant Heater	30%			2028	$79,200	2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Electric Baseboard Heaters And Air Curtain								
Not Accessible	70%							
Distribution								
Steam Piping/Pump	70%	0-2	$56,800	2063	**			
Corroded, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor - Above Ceiling								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Above Ceiling								
No Component	30%							
Terminal Devices								
Not Accessible	100%							
Controls								
Not Accessible	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	$27,900	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	80%	0-2	$88,900	2043	* *	2	$400	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Roof - Inspected From Ground Level								
Window/Wall Unit	20%			2027	$7,700	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor - 2 Units								
Distribution								
Ductwork/Diffusers	80%	0-2	$356,200	LIFE	* *	2	$10,600	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	30%	0-2	$8,800	2043	* *	2	$1,700	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Roof - Inspected From Ground Level								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,700	
Exhaust Fans								
Roof	95%			2028	$18,700	2	$300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof - Inspected From Ground Level								
Wall Unit	5%			2028	$200	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$130,200	2063	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Water Heater With Tanks								
Electric	100%			2028	$23,600	4		
Other Observation, Extent : N/A, Area Affected : 50%								
Location : 1st Floor								
Explanation : One - 30 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st Floor								

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

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

Asset Name	: **BRONX COMMUNITY COLLEGE LOEW HALL**		
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	: **12-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4**		
Block	: **3222** **Lot** : **1**	**BIN**	: **2014898**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,119,600	$78,100
Interior Architecture	$6,169,800	
Electrical	$365,400	$422,100
Mechanical	$1,646,500	$1,515,000
Total	**$10,301,300**	**$2,015,100**
Importance Code A	$2,119,600	$307,500
Importance Code B	$8,181,800	$1,707,700
Total	**$10,301,300**	**$2,015,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,100	$500		
Interior Architecture	$9,800	$15,000	$81,000	
Electrical	$42,400	$2,000	$2,000	$2,000
Mechanical	$105,900	$3,300	$6,200	$2,100
Site Enclosure	$16,300			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$203,900**	**$28,300**	**$96,700**	**$11,600**
Importance Code A	$22,100	$500		
Importance Code B	$165,500	$27,800	$96,700	$11,600
Importance Code C	$16,300			
Total	**$203,900**	**$28,300**	**$96,700**	**$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 LOEW HALL
Asset # : 2078

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	100%	Now	$1,285,800	LIFE	* *	5	$78,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : North Bulkhead								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : North Bulkhead								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : North Bulkhead								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : Throughout And Various Window Lintels								
Windows								
Aluminum	100%	Now	$390,100	2058	* *	5	$4,100	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	5%	Now	$9,100	LIFE	* *	5	$200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stair Bulkheads								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkheads								
Metal Panel	5%			2053	* *	5	$900	
Metal Rail	90%	Now	$5,800	2038	* *	5	$30,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Lower Roof								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Lower Roof								
Roof								
Built-Up (BUR)	100%	Now	$443,700	2043	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Various Areas								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW HALL
Asset # : 2078

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	$7,200	LIFE	* *	5	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Carpet	5%			2029	$78,800	3	$6,700	
Cast in Place Concrete	5%	0-2	$7,600	LIFE	* *	5	$9,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Stair								
Ceramic Tile	5%			2042	* *	5	$4,500	
Vinyl Tile 9" X 9"	85%			2028	$6,055,100	3	$28,400	
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Various Rooms								
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	$25,500	
Masonry: Brick	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	0-2	$114,700	2038	* *	5	$8,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
AcousTileConcealSpLn	10%			2038	* *	5	$11,100	
Exposed Struc: Concrete	50%			LIFE	* *	5	$7,000	
Plaster	20%			LIFE	* *	5	$11,100	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	$16,300	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : At Entry Areas								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Entry Areas								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : At Entry Areas								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	100%			2036				

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW HALL
Asset # : 2078

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	85%			2033	$122,900	1		
Conduit	15%			2043	* *	1		
Panelboards								
Molded Case Bkrs	30%			2041	* *	5	$400	
Molded Case Bkrs	70%			2032	$97,800	5	$1,000	
Wiring								
Braided Cloth	20%	2-4	$39,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	65%			2033	$129,700	1		
Thermoplastic	15%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$71,700	5	$400	
Ground								
Grounding Devices								
Under Construction	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	90%	0-2	$216,400	2038	* *			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%			2028	$149,000	2	$100	
Egress Lighting								
Emergency, Service	50%			2033	$16,600	1		
Exit, Battery	50%			2033	$38,100	10	$1,800	
Exterior Lighting								
HID	10%			2033	$25,100	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW HALL
Asset # : 2078

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2038	* *	1	$20,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$229,400			
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$23,500	2032	$117,600	4	$2,700	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Insul. Deteriorating, Extent : Severe, Area Affected : 10%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	100%	Now	$22,000	2031	$439,700	1	$15,600	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Various Locations: Self-contained Thermostatic Valves								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	50%			2027	$772,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Pneumatic	50%	Now	$52,000	2027	$519,700			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Two Zone Pneumatic Building Controls - East And West								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW HALL
Asset # : 2078

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2028	$203,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$27,000	
No Component	10%							
Exhaust Fans								
Interior	5%			2038	* *	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Location Noted								
Roof	36%			2033	$37,600	2	$600	
Roof	54%	Now	$5,600	2028	$56,300	2	$700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Unit Inoperable, Extent : Moderate, Area Affected : 66%								
Location : Roof - 2 Units Inoperable								
Wall Unit	5%			2028	$1,200	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$690,700	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2027	$94,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One - 225 Gallons, Electric With Hot Water Coil								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,700	4	$1,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Water Main Room								
Backflow Preventer								
Generic	100%			2038	* *	1	$3,300	
Fixtures								
Generic	100%							
Vertical Transport								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW HALL
Asset # : 2078

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st To 5th Floor							
	Explanation : 1 Unit							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$800	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **16-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2,3**		
Block	: **3223** **Lot** : **50**	**BIN**	: **2090982**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$225,500
Interior Architecture	$1,036,500	
Electrical	$50,800	$216,700
Mechanical		$727,900
Site Pavements	$811,000	$318,700
Total	**$1,898,300**	**$1,488,800**
Importance Code A		$482,300
Importance Code B	$898,200	$687,900
Importance Code C	$1,000,100	$318,700
Total	**$1,898,300**	**$1,488,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,600	$2,200		
Interior Architecture	$78,100	$800	$109,900	
Electrical	$10,100	$1,400	$1,000	$1,300
Mechanical	$185,400	$4,900	$2,200	$2,200
Site Pavements	$22,500	$1,100	$1,100	$8,100
Total	**$330,800**	**$10,300**	**$114,200**	**$11,600**
Importance Code A	$36,300	$4,100	$1,700	$1,700
Importance Code B	$272,000	$5,100	$111,400	$1,800
Importance Code C	$22,500	$1,100	$1,100	$8,100
Total	**$330,800**	**$10,300**	**$114,200**	**$11,600**

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MACCRACKEN HALL
Asset # : 2069

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	3%			LIFE	* *	5	$800	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Window Surrounds								
Masonry: Fieldstone	70%			LIFE	* *	5	$13,900	
Metal: Cage/Fence	5%	Now	$2,600	2038	* *	5	$2,900	
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Fire Escape Stair								
Stucco Cement	2%			2038	* *	5	$1,300	
Wood	20%	Now	$22,900	2038	* *	5	$13,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Porch Base, Cedar Shingles								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Porch Base								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Columns, Porch Base, Cedar Shingles								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Porch Base, Cedar Shingles								
Windows								
Aluminum	100%			2032	$168,500	5	$3,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Roll Roofing	55%			2032	$57,000	5	$14,600	
Skylight, Metal/Glass	5%			2053	* *	10	$2,700	
Synthetic Slate/Cedar	40%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mansard Roof								
Explanation : Location Noted								
Soffits								
Wood	100%			2038	* *	5	$3,000	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Porch								
Interior								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MACCRACKEN HALL
Asset # : 2069

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%			2029	$106,800	3	$9,100	
Cast in Place Concrete	10%	Now	$10,300	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 45%								
Location : Basement								
Uneven Surface, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Mosaic Tile	5%	Now	$22,700	2038	* *	5	$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Toilets Throughout								
Slate	10%	Now	$59,500	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Under Porch								
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : Basement Under Porch								
Vinyl Tile 9" X 9"	25%			2028	$483,100	3	$2,300	
Wood	25%	Now	$216,200	2061	* *	5	$5,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor								
Deflection Evident, Extent : Moderate, Area Affected : 25%								
Location : Stairs, And Lobby								
Uneven Surface, Extent : Moderate, Area Affected : 50%								
Location : Open Stairs								
Worn/Erode, Extent : Moderate, Area Affected : 55%								
Location : Throughout								
Interior Walls								
Gypsum Board	5%			LIFE	* *	5	$1,100	
Masonry: Brick	15%	Now	$53,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Columns In Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	75%	Now	$135,900	LIFE	* *	5	$8,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Third Floor, Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Third Floor, Basement								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Third Floor, Basement								
Wood	5%			LIFE	* *	5	$7,400	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MACCRACKEN HALL
Asset # : 2069

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	15%	Now	$2,500	2038	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor								
Exposed Struc: Wood	15%	Now	$42,700	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/Erode, Extent : Moderate, Area Affected : 50%								
Location : Basement Under Porch								
Plaster	70%	Now	$88,600	LIFE	* *	5	$9,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Third Floor, Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Third Floor, Basement								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Asphalt	50%			2036	$93,200			
Wood	50%	Now	$135,200	2028	$675,900	1-3	$30,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Porch								
Rotting/Splitting, Extent : Moderate, Area Affected : 20%								
Location : Porch								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Porch								
Parking/Driveway								
Asphalt	100%	0-2	$22,500	2036	$225,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Parking Area								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout Parking Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	$108,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 400 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$108,400	5	$400	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MACCRACKEN HALL
Asset # : 2069

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	$39,900	5	$400	
Wiring								
Braided Cloth	30%	2-4	$8,600	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2043	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	100%	2-4	$50,800	2038	* *			
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Exit, Service	100%			2033	$7,300	1		
Exterior Lighting								
HID	10%			2033	$7,900	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell.								
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$43,900	1-3	$10,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$5,300	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement - 1 Of 2, 1080 Gallons								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Explanation : Quantity: 1, Unknown Capacity								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 MACCRACKEN HALL
Asset # : 2069

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2031	$148,400	1	$16,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Quantity: 1, 600 Mbh Net								
Distribution								
Steam Piping/Pump	100%	0-2	$13,600	2033	$136,400			
Corroded, Extent : Severe, Area Affected : 10%								
Location : Basement Tunnel								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Basement - Missing Insulation								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 1-pipe Steam Distribution								
Terminal Devices								
Convector/Radiator	100%			2031	$139,200	1	$5,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 40%								
Location : Various Locations - Radiator Valves And Vents Replaced								
Controls								
Digital	10%			2027	$48,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Boiler Pressure Monitoring								
Electrical	90%			2031	$85,200			
Air Conditioning								
Energy Source								
Electricity	50%			2032	$11,700	1		
No Component	50%							
Conversion Equipment								
Window/Wall Unit	50%			2027	$32,300	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$21,900	2033	$218,700	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 MACCRACKEN HALL
Asset # : 2069

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%			2027	$23,600	4		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One- 40 Gallons								
Sanitary Piping								
Cast Iron	100%	0-2	$42,900	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Toilet Rooms								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **241,234**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **10-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,8,9**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2014900**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,617,200	$905,500
Interior Architecture	$21,820,000	$491,800
Electrical	$529,200	$5,838,800
Mechanical	$11,996,600	$4,397,700
Site Pavements	$131,600	$2,632,600
Total	**$36,094,600**	**$14,266,300**
Importance Code A	$1,617,200	$1,934,500
Importance Code B	$34,189,000	$9,532,500
Importance Code C	$288,300	$2,799,300
Total	**$36,094,600**	**$14,266,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,000	$100		
Interior Architecture	$102,500		$1,767,400	$30,300
Electrical	$67,500	$38,700	$36,300	$30,000
Mechanical	$186,300	$157,500	$82,500	$23,200
Site Enclosure	$5,100			
Site Pavements	$41,900			
Elevators/Escalators	$33,600	$33,600	$33,600	$33,600
Total	**$439,700**	**$229,800**	**$1,919,900**	**$117,000**
Importance Code A	$3,000	$100		
Importance Code B	$376,800	$229,800	$1,919,900	$117,000
Importance Code C	$59,900			
Total	**$439,700**	**$229,800**	**$1,919,900**	**$117,000**

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.
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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		
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+	$106,000	LIFE	* *	5	$443,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North And West Facades, Support Columns								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	2%			LIFE	* *	5	$4,400	
Masonry: Brick	20%			LIFE	* *	5	$70,900	
Masonry: Fieldstone	9%	0-2	$163,000	LIFE	* *	5	$23,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Open Joints, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal/Glass Curt Wall	5%	Now	$597,300	LIFE	* *	5	$33,200	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stair Towers								
Pre-Cast Concrete	34%			LIFE	* *	5	$391,600	
Window Wall	5%	Now	$107,600	2043	* *	5	$33,200	
Air Infiltration, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Windows								
Aluminum	97%	Now	$115,000	2041	* *	5	$6,000	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : All Levels, Various Classrooms								
Metal Louvers	3%			2036	$20,700	10	$2,300	
Parapets								
Cast in Place Concrete	20%	Now	$3,000	LIFE	* *	5	$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Fieldstone	45%			LIFE	* *	5	$300	
Metal Panel	5%			2043	* *	5	$100	
Pre-Cast Concrete	30%			LIFE	* *	5	$1,100	

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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		
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	$528,300	2043	* *			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Plaza Roof: Stone Panels	45%			2043	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Spalling								
Skylight, Metal/Glass	5%			2043	* *	10	$15,100	
Soffits								
Cast in Place Concrete	25%			LIFE	* *	5		
Stucco Cement	75%			2038	* *	5		
Interior								
Floors								
Carpet	20%			2029	$1,713,000	3	$145,300	
Cast in Place Concrete	10%			LIFE	* *	5	$105,900	
Ceramic Tile	5%			2042	* *	5	$24,200	
Terrazzo	5%	4+	$45,300	LIFE	* *	5	$18,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Nosing In Stair Tower								
Vinyl Tile	10%			2038	* *	3	$18,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Laboratories								
Explanation : Vinyl Sheet Tile								
Vinyl Tile 9" X 9"	50%	Now	$1,936,400	2028	$19,364,300	3	$90,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Curtainwall Windows								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Various Locations Throughout								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$26,100	
Concrete Masonry Unit	16%	Now	$156,700	LIFE	* *	5	$33,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Water Cooler Locations On Each Floor								
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Concrete Masonry Unit	64%			LIFE	* *	5	$133,400	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	28%	Now	$87,300	2038	* *	5	$67,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Various Labs								
AcousTileConcealSpLn	25%	Now	$194,800	2038	* *	5	$75,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Various Corridors								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Various Corridors								
AcousTileSusp.Lay-In	20%	Now	$80,500	2046	* *	5	$48,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Corridors								
Metal Panel	2%	Now	$32,100	LIFE	* *	5	$12,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Observation Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Observation Penthouse								
Plaster	25%			LIFE	* *	5	$75,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Free Standing Walls								
Masonry: Fieldstone	100%	Now	$5,100	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	45%	Now	$11,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : West Side By Loading Dock Ramp								
Masonry: Granite	5%	Now	$30,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Plaza Roof Stair On Southwest Corner Of Building								
Pavers/Stone	50%	Now	$131,600	2036	$2,632,600			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%			2036				

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2031	$26,700	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Rooms								
Explanation : Various Capacities								
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	90%			2043	* *	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$300	
Fused Disc Sw	10%			2032	$63,900	5	$600	
Molded Case Bkrs	30%			2032	$191,600	5	$1,900	
Molded Case Bkrs	55%			2049	* *	5	$3,500	
Wiring								
Braided Cloth	25%	2-4	$224,600	2058	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2033	$224,600	1		
Thermoplastic	50%			2053	* *	1		
Motor Controllers								
Locally Mounted	10%	2-4	$36,300	2053	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Rooms.								
Locally Mounted	10%			2038	* *	5	$200	
Motor Control Center	75%			2031	$1,090,600	5	$4,900	
Variable Frequency Drive	5%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$74,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$3,236,400	10	$199,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	8%			2033	$287,700	10	$17,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2028	$133,700	2	$100	

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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		
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%			2033	$74,300	1		
Exit, Battery	50%			2028	$170,900	10	$8,100	
Exterior Lighting								
Fluorescent	5%			2041	* *	10	$1,100	
T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
HID	5%			2041	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell.								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$900	
Alarm								
Security System								
Generic	100%			2033	$452,800	1	$90,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$148,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement And 9th Floor Mechanical Rooms								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$1,029,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement And 9th Floor Mechanical Rooms								
Explanation : Two Steam Generators, High Temperature Water Heat Source From Campus Heating Plant. For Air Handlers, Hydronic Heating Via Heat Exchanger And Domestic Hot Water Heating								

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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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	30%			2032	$158,300	4	$5,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Steam Piping/Pump	30%	Now	$11,600	2033	$579,500			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement And 9th Floor Mechanical Rooms								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement And 9th Floor Mechanical Rooms								
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Dual Temperature System, Distribution Reported Under Air Conditioning								
Terminal Devices								
Convector/Radiator	10%			2031	$197,300	1	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms								
Explanation : Location Noted								
Unit Heater - Hot Water	5%			2028	$71,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement, 9th Floor Mechanical Room, Elevator Machine Room								
Explanation : Location Noted								
No Component	85%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : N/a								
Explanation : Dual Temperature System, Terminal Devices Reported Under Air Conditioning								
Controls								
Digital	30%	Now	$103,900	2027	$2,078,500			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Lower Floors - No Front End Communication - Sub-basement Control Panel								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Pneumatic	70%			2027	$3,263,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Pneumatic Thermostats And Pneumatic Controls For Air Handlers								
Air Conditioning								
Energy Source								
Electricity	5%			2041	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Roof								
Explanation : For Window A/c Units In Basement And Packaged Wall A/c Units Serving Roof Telecom Room								
No Component	95%							

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 MEISTER HALL (TECH II)
Asset # : 2063

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Campus Chilled Water	93%			2042	* *			
Split Unit	2%			2028	$114,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Unit - Roof Ventilation Grates, Indoor Unit - Unknown Location								
Explanation : Unknown Service Area								
Window/Wall Unit	5%			2028	$45,700	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Roof Telecom Room								
Explanation : Location Noted								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2033	$312,100	4	$9,500	
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Explanation : Chilled Water For Air Handlers And Dual Temperature System								
Ductwork/Diffusers	20%	Now	$211,900	LIFE	* *	2	$62,800	
Broken, Extent : Severe, Area Affected : 10%								
Location : Sub-basement Room S04 - Return Ductwork From Auditorium								
Needs Cleaning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler/Cool/Ht	50%	Now	$46,800	2028	$2,340,400	1	$67,100	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement Mechanical Room - Ac-1 Leaking Coils								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Sub-basement And 9th Floor Mechanical Rooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement And 9th Floor Mechanical Rooms								
Explanation : 10 Units, Chilled / Steam / Hot Water Coils								
Fan Coil - 2 Pipe	50%			2028	$3,679,600	1	$39,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Dual Temperature Fan Coils								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$134,500	
Exhaust Fans								
Interior	50%			2033	$534,900	2	$3,700	
Roof	50%			2033	$234,000	2	$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Sub-basement 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
BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)
Asset # : 2063

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%	Now	$4,700	2027	$236,500	4		
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Sub-basement Mechanical Room - Relief Valve Leaking								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Explanation : Two- 250 Gallons Each								
HW Heat Exchanger								
Steam Fired	100%			2033	$1,166,500	4	$23,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$48,300	4	$7,600	
Sewage Ejector(s)								
Electric	100%			2033	$126,300	4	$9,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Units From Sub-basement To 8th Floor, Two Units From Basement To 8th Floor								
Explanation : 4 Units								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$121,600	
Sprinkler								
No Component	55%							
Generic	45%			2043	* *	1-2	$30,400	
Fire Pump								
Generic	100%			2042	* *	1	$45,100	

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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **10-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100250**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$696,600	$65,700
Interior Architecture	$858,700	$52,800
Electrical		$785,700
Mechanical	$189,200	$673,000
Total	**$1,744,500**	**$1,577,200**
Importance Code A	$696,600	$65,700
Importance Code B	$1,047,900	$1,458,700
Importance Code C		$52,800
Total	**$1,744,500**	**$1,577,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,400	$21,900		
Interior Architecture	$61,200	$3,400	$51,500	
Electrical	$4,500	$3,800	$3,900	$4,500
Mechanical	$100,400	$20,300	$7,400	$2,600
Site Enclosure				
Site Pavements	$1,300			
Total	**$197,700**	**$49,300**	**$62,800**	**$7,100**
Importance Code A	$30,400	$22,000		$100
Importance Code B	$162,100	$27,300	$62,800	$7,000
Importance Code C	$5,200			
Total	**$197,700**	**$49,300**	**$62,800**	**$7,100**

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
BRONX COMMUNITY COLLEGE NEW HALL
Asset # : 2082

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$92,500	LIFE	* *	5	$38,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, North And East Corners								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : At Doorways And Rollup Doors								
Masonry: Brick	85%	Now	$541,200	LIFE	* *	5	$65,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Throughout All Parapets On Plaza Roof								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%								
Location : Lintel Angles Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 15%								
Location : Northeast Corner Of Building								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Metal Coiling Doors	5%			2038	* *	5	$12,100	
Windows								
Aluminum	95%			2041	* *	5	$10,200	
Metal Louvers	5%	Now	$3,000	2036	$29,800			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : North Elevation								
Parapets								
Masonry: Brick	28%	Now	$62,900	LIFE	* *	5	$1,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : North And East Facades								
Metal Panel	5%			2053	* *	5	$1,100	
Metal Rail	67%			2046	* *	5-10	$71,600	
Roof								
Modified Bitumen	60%			2038	* *	10	$15,300	
Panel/Paver: Cer/Brk	40%	Now	$27,400	2043	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor Ceiling								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Entry Plaza Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Paint Shop								
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 NEW HALL
Asset # : 2082

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2029	$47,500	3	$4,000	
Cast in Place Concrete	20%	4+	$18,300	LIFE	* *	5	$23,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairs								
Ceramic Tile	5%			2042	* *	5	$2,700	
Quarry Tile	5%			2038	* *	5	$4,000	
Raised Access Floor	5%			2042	* *	5	$10,100	
Vinyl Tile	40%			2038	* *	3	$8,100	
Vinyl Tile 9" X 9"	20%			2028	$858,700	3	$4,000	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : First Floor								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : First Floor								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$7,800	
Concrete Masonry Unit	85%			LIFE	* *	5	$52,800	
Gypsum Board	10%			LIFE	* *	5	$9,300	
Ceilings								
AcousTileSusp.Lay-In	10%			2046	* *	5	$5,400	
Exposed Struc: Concrete	50%			LIFE	* *	5	$4,200	
Plaster	40%	Now	$32,700	LIFE	* *	5	$13,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : First Floor Paint Shop And Corridor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : First Floor Paint Shop								
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2046	* *	5-10	$4,300	
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$1,300	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Entry Stair At 1st Floor								
Parking/Driveway								
Asphalt	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NEW HALL
Asset # : 2082

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Sections - 400a								
Raceway								
Conduit	50%			2033	$30,600	1		
Conduit	50%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$10,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : No Capacity Recorded For Panelboards								
Molded Case Bkrs	45%			2041	* *	5	$500	
Molded Case Bkrs	45%			2049	* *	5	$500	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	50%			2050	* *	5	$100	
Variable Frequency Drive	50%			2050	* *			
Stand-by Power								
Transfer Switches								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2033	$578,600	10	$35,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	30%			2033	$7,300	1		
Emergency, Battery	20%			2033	$13,300	10	$1,900	
Exit, Battery	50%			2033	$28,100	10	$1,300	
Exterior Lighting								
HID	10%			2033	$18,500	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell.								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$74,300	1	$14,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Server Room								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NEW HALL
Asset # : 2082

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$102,200	1-3	$25,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2059	* *	1		
No Component	98%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : Steam Provided By Steam Generator Located In Adjacent Building - Bliss Hall								
Conversion Equipment								
Radiant Heater	2%			2038	* *	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Hallway								
Explanation : Electric Unit Heater								
No Component	98%							
Distribution								
Steam Piping/Pump	100%			2033	$6,300			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	40%			2031	$2,600	1	$5,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	60%			2028	$11,800	1	$7,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	90%			2027	$13,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Pneumatic Thermostats								
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	90%			2041	* *	1		
No Component	10%							

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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Campus Chilled Water	10%			2042	* *			
Split Unit	5%	Now	$47,000	2043	* *			
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Telecom Room 25a								
Window/Wall Unit	80%			2028	$120,000	1		
Water Cooled interior Pkg Unit	5%			2027	$35,600	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Cooled By Domestic Tap Water								
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Location Noted								
Ductwork/Diffusers	10%			LIFE	* *	2	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Location Noted								
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	10%	Now	$1,500	2038	* *	1	$2,200	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Ceiling								
Explanation : Air Handler Unit-1 - Chilled And Steam Coils, Serving Basement								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$22,100	

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 NEW HALL
Asset # : 2082

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	10%			2038	* *	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Loading Dock								
Explanation : Exhaust Fan- 5								
Roof	90%	Now	$69,200	2043	* *	2	$900	
Damaged, Extent : Moderate, Area Affected : 85%								
Location : Roof								
Noisy/Vibrating, Extent : Severe, Area Affected : 15%								
Location : Roof								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Units Total								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$508,700	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	1%			2033	$1,900	4		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement - Loading Dock								
No Component	99%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$20,000	
Sprinkler								
No Component	70%							
Generic	30%			2033	$164,300	1-2	$3,300	

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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **10-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,4,Att**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100249**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,264,700	$189,500
Interior Architecture	$565,100	$1,170,600
Electrical	$1,628,100	$137,700
Mechanical	$2,562,500	$1,934,900
Site Enclosure	$136,600	$136,600
Total	**$6,157,000**	**$3,569,400**
Importance Code A	$1,264,700	$502,400
Importance Code B	$4,755,800	$2,930,400
Importance Code C	$136,600	$136,600
Total	**$6,157,000**	**$3,569,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$1,100		
Interior Architecture	$120,700	$700		$16,500
Electrical	$2,700	$69,200	$3,200	$2,700
Mechanical	$108,200	$19,600	$5,200	$2,500
Site Pavements	$4,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$243,600**	**$97,800**	**$15,600**	**$28,900**
Importance Code A		$1,300		
Importance Code B	$238,800	$96,600	$15,600	$28,900
Importance Code C	$4,800			
Total	**$243,600**	**$97,800**	**$15,600**	**$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 NICHOLS HALL
Asset # : 2081

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	30%	Now	$338,000	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Bulkhead And Dormer At South Facade								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Bulkhead And Dormer At South Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead And Dormer At South Facade								
Masonry: Brick	65%	Now	$560,800	LIFE	* *	5	$68,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Various Window Lintels								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Masonry: Limestone	5%	Now	$61,900	LIFE	* *	5	$3,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Balustrade - Parapet Along The Main Entrance								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Building Base								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : At Cornices								
Windows								
Aluminum	100%	Now	$172,600	2049	* *	5	$18,100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : All Windows								
Parapets								
Masonry: Brick	5%			LIFE	* *	5	$600	
Metal Panel	5%			2053	* *	5	$2,300	
Metal Rail	20%			2046	* *	5-10	$42,000	
No Component	70%							
Roof								
Copper/Terne	75%	Now	$131,400	2048	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : South Side								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Unfinished Attic								
Modified Bitumen	25%			2033	$121,400	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.
*** 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	Now	$20,300	2032	$405,300	3	$34,400	
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Auditorium								
Cast in Place Concrete	25%	4+	$48,700	LIFE	* *	5	$62,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Attic Fourth Floor Corridor								
Ceramic Tile	5%			2042	* *	5	$5,700	
Quarry Tile	5%			2046	* *	5	$8,600	
Terrazzo	5%	4+	$10,700	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Diagonal Cracks, 1st Floor Entrance								
Vinyl Tile	35%	Now	$55,400	2033	$1,108,000	3	$15,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Elevator Lobbies								
Vinyl Tile 9" X 9"	5%			2028	$458,200	3	$2,100	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	$18,100	
Gypsum Board	10%			LIFE	* *	5	$9,000	
Masonry: Brick	5%			LIFE	* *			
Masonry: Fieldstone	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Exterior Walls								
Explanation : Vegetation Growth								
Marble Panels	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$20,300	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$38,100	2038	* *	5	$11,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms On 1st Floor And Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Rooms 101, 102, 103 And Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Rooms 101, 102, 103								
Exposed Struc: Concrete	30%			LIFE	* *	5	$5,400	
Exposed Struc: Concrete	15%	Now	$51,500	LIFE	* *	5	$2,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Attic, Fourth Floor								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Gypsum Board	5%			LIFE	* *	5	$7,200	
Plaster	30%			LIFE	* *	5	$21,500	
Site Enclosure								
Fence/Gates								
Steel Pipe Rail	100%			2043	* *	5	$273,200	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL
Asset # : 2081

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2043	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%	Now	$4,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Top Landing At Main Entry Stair								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Stair								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 1,200 Amperes Each.								
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Raceway								
Conduit	85%			2043	* *	1		
Conduit	15%			2053	* *	1		
Panelboards								
Fused Toggle Switch	50%	2-4	$89,800	2058	* *	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	50%			2049	* *	5	$1,000	
Wiring								
Braided Cloth	70%	2-4	$139,700	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	20%			2031	$23,900	5	$100	
Motor Control Center	50%	2-4	$147,700	2053	* *	5	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Attic								
Motor Control Center	30%			2038	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL
Asset # : 2081

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	98%			2028	$1,071,500	10	$65,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2028	$20,300	2		
LED	1%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$61,600	10	$8,900	
Exit, Battery	50%			2028	$52,000	10	$2,500	
Exterior Lighting								
HID	10%			2028	$34,200	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell.								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$137,700	1	$27,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$312,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL
Asset # : 2081

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$58,700	2033	$587,300			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Water Heater Room - Condensate Return Pumps And Piping Leaking								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Terminal Devices								
Air Handler	1%			2028	$13,800	1	$500	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Attic - Old Supply Fan With Steam Heating Coil								
Convector/Radiator	94%			2031	$563,800	1	$22,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	5%			2033	$20,800	4	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Location Noted								
Controls								
Digital	100%	Now	$105,300	2027	$2,106,500			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - No Front End Communication								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2028	$80,400	2	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Roof								
Explanation : For Auditorium								
Window/Wall Unit	80%			2028	$222,300	1		
No Component	10%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$9,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
No Component	90%							
Ventilation								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL
Asset # : 2081

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	1%			LIFE	* *	2-5	$400	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Throughout - Exhaust Fans Abandoned In Place, Building Naturally Ventilated								
No Component	99%							
Exhaust Fans								
Interior	1%			2028	$3,300	2		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Attic - Building Naturally Ventilated								
Wall Unit	5%	Now	$300	2033	$1,600	2	$100	
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Basement - Steam Generator Area								
No Component	94%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2033	$471,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Brass/Copper	50%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$94,600	4		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One - 225 Gallons, Electric / Steam Water Heater								
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	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$2,100	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **26-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **3222** **Lot** : **62**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$471,500
Interior Architecture		$231,000
Electrical	$86,100	
Mechanical	$2,823,900	$349,000
Total	**$2,910,000**	**$1,051,600**
Importance Code A		$471,500
Importance Code B	$2,910,000	$483,800
Importance Code C		$96,300
Total	**$2,910,000**	**$1,051,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$63,200	$10,400	
Interior Architecture	$18,600	$37,300	$10,500	
Electrical	$15,300	$28,600	$18,300	$15,300
Mechanical	$46,200	$25,500	$51,100	$13,300
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$94,400**	**$169,000**	**$104,700**	**$43,000**
Importance Code A		$63,200	$10,400	
Importance Code B	$91,400	$105,800	$94,300	$43,000
Importance Code C	$3,000			
Total	**$94,400**	**$169,000**	**$104,700**	**$43,000**

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY
Asset # : 14719

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$187,200	
Masonry: Brick Cavity	65%			LIFE	* *	5	$77,900	
Masonry: Fieldstone	10%			LIFE	* *	5	$9,000	
Window Wall	5%			2053	* *	5	$22,500	
Windows								
Aluminum	100%			2049	* *	5	$20,800	
Parapets								
Cast Stone/Terra Cotta	90%			LIFE	* *	5	$113,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Roof Perimeter								
Explanation : This Is Actually A Cast Stone Cornice								
Metal Panel	10%			2053	* *	5	$6,300	
Roof								
Metal Panel	50%			2046	* *	10	$93,100	
Single Ply Membrane	48%			2038	* *	10	$48,800	
Skylight, Metal/Glass	2%			2053	* *	10	$6,800	
Soffits								
Cast Stone/Terra Cotta	80%			LIFE	* *	5		
Masonry: Brick	20%			LIFE	* *	5		
Interior								
Floors								
Carpet	15%			2032	$372,600	3	$31,600	
Ceramic Tile	15%			2042	* *	5	$21,100	
Cork Tile	35%			2053	* *	5	$43,000	
Marble Panels	10%			LIFE	* *	5	$10,500	
Quarry Tile	10%			2046	* *	5	$21,100	
Sheet Vinyl/Rubber	15%			2038	* *	5	$31,600	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$6,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$4,800	
Glass: Single Pane	5%			LIFE	* *	5	$4,500	
Gypsum Board	60%			LIFE	* *	5	$43,300	
Wood	20%			LIFE	* *	5	$96,300	
Ceilings								
AcousTileSusp.Lay-In	25%			2046	* *	5	$35,900	
Gypsum Board	10%	Now	$5,000	LIFE	* *	5	$18,000	
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Third Floor Stair A								
Gypsum Board	65%			LIFE	* *	5	$116,800	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2053	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2043	* *			
Site Pavements								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY
Asset # : 14719

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Main Electrical Room								
Explanation : Various Capacities								
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$2,500	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2046	* *	5	$300	
Variable Frequency Drive	50%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$28,900	
Generators								
Diesel	100%			2042	* *	1	$36,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room.								
Explanation : Rated At 312,5 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$20,900	
Fuel Storage								
Day Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room.								
Explanation : 275 Gallons Capacity								
Lighting								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$68,900	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2038	* *	10	$17,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
Fluorescent	4%			2038	* *	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lower Roof.								
HID	6%			2038	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,100	
Alarm								
Security System								
Generic	100%			2038	* *	1	$35,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$57,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								

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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		
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%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Two Steam Generators, High Temperature Water Heat Source From Campus Heating Plant. For Air Handlers, Hydronic Heating Via Heat Exchanger And Domestic Hot Water Heating								
Distribution								
Hot Wtr Piping/Pump	40%			2049	* *	4	$1,900	
Steam Piping/Pump	60%	Now	$9,000	2053	* *			
Steam Traps Faulty, Extent : Severe, Area Affected : 30%								
Location : Penthouse Mechanical Room At Air Handler Unit-1a And Air Handler Unit-3b								
Terminal Devices								
Convector/Radiator	30%			2046	* *	1	$9,100	
Fan Coil Unit/Heat	15%			2033	$349,000	1	$4,600	
Unit Heater - Hot Water	5%			2038	* *			
No Component	50%							
Controls								
Digital	100%			2027	$2,695,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Local Building Management System And Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	5%			2049	* *	1		
No Component	95%							
Conversion Equipment								
Campus Chilled Water	95%			2042	* *			
Split Unit	5%	Now	$22,300	2038	* *			
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Data Closet 304: Indoor Unit Not Installed, Missing								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Telecom Room 003, Data Closets 304, 313								
Explanation : Location Observed								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	* *	4	$1,400	
Ductwork/Diffusers	70%	Now	$57,700	LIFE	* *	2	$85,500	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Attic Space: Defective Vav Boxes								
Terminal Devices								
Air Handler/Cool/Ht	95%			2038	* *	1	$55,100	
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,300	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	50%			2038	* *	2	$1,400	
Roof	50%			2038	* *	2	$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$70,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One - 150 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$9,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : 1 Unit, 1,200 Gallons Approximately								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	10%			2027	$300	4	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room In Steam Condensate Pump Cp-1 Pit								
Explanation : Location Noted								
No Component	90%							
Backflow Preventer								
Generic	100%			2033	$41,900	1	$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$47,300	
Sprinkler								
Generic	100%			2053	* *	1-2	$26,300	
Fire Pump								
Generic	100%			2042	* *	1	$17,500	

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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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 / 2022**
Area Sq Ft	: **6,184**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **16-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**		
Block	: **3223** **Lot** : **50**	**BIN**	: **2096013**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		$177,600
Total		**$177,600**
Importance Code B		$177,600
Total		**$177,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$9,200	$2,900
Interior Architecture			$200	$1,400
Electrical		$100		
Mechanical	$1,400	$400	$3,800	$400
Total	**$1,400**	**$500**	**$13,300**	**$4,700**
Importance Code A	$400	$300	$9,600	$3,200
Importance Code B	$1,000	$200	$3,700	$1,500
Importance Code C				
Total	**$1,400**	**$500**	**$13,300**	**$4,700**

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 PATTERSON GARAGE
Asset # : 13563

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	65%			LIFE	* *	5	$10,200	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Panel	5%			2059	* *	5-10	$5,400	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Sect. OHD	12%			2050	* *	5	$5,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : South Elevation								
Window Wall	18%			2059	* *	5	$10,600	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : South Elevation								
Windows								
Aluminum	100%			2055	* *	5		
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2041	* *	10	$17,400	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Entrance Awning								
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	* *	5	$14,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Ceramic Tile	10%			2046	* *	5	$900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout Bathrooms								
Vinyl Tile	20%			2041	* *	3	$700	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Offices And Classrooms								
Interior Walls								
Ceramic Tile	10%			2046	* *	5	$100	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Throughout Bathrooms								
Gypsum Board	90%			LIFE	* *	5	$800	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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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 PATTERSON GARAGE
Asset # : 13563

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2050	* *	5	$2,800	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Offices, Classroom And Bathrooms								
Exposed Struc: Wood	70%			LIFE	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Aluminum Picket	50%			2059	* *			
Chain Link	50%			2059	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 400 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2063	* *	5		
Raceway								
Conduit	100%			2063	* *	1		
Panelboards								
Molded Case Bkrs	100%			2058	* *	5	$200	
Wiring								
Thermoplastic	100%			2063	* *	1		
Motor Controllers								
Variable Frequency Drive	100%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Exit, LED	100%			2073	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PATTERSON GARAGE
Asset # : 13563

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2059	* *	1		
Natural Gas	80%			2059	* *	1		
Conversion Equipment								
Furnace	80%			2041	* *	1	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage Area, Mechanical Room								
Explanation : Gas Fired Unit Heaters And Duct-mounted Gas Furnace Downstream Air Handler								
Radiant Heater	20%			2041	* *	2	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices, Classroom, Toilet Rooms								
Explanation : Electric Cabinet Unit Heaters And Electric Convectors								
Controls								
Digital	100%			2032	$177,600			
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Split Unit	20%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Condensing Units - Roof, Indoor Units - Telecom Closet, Above Ceiling In Office And Classroom								
No Component	80%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$8,000	
Terminal Devices								
Air Handler/Dir Expansion	80%			2041	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Dedicated Outside Air Unit, Direct Expansion, Serving Garage Area And Toilet Rooms								
No Component	20%							

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PATTERSON GARAGE
Asset # : 13563

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	80%			2041	* *	2	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Ducted Condensing Unit Serving Dedicated Outside Air Unit								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,400	
Exhaust Fans								
Roof	100%			2041	* *	2	$200	
Energy Recovery Ventilator								
No Component	80%							
Generic	20%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridor Above Ceiling								
Explanation : Unit Serving Classroom And Offices								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$23,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Womens Toilet Room Above Ceiling								
Explanation : One- 40 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2041	* *	1	$400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2059	* *	1-2	$1,700	

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

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **26-Apr-2022**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100244**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$587,000	
Interior Architecture	$285,500	
Electrical		$462,200
Mechanical	$571,300	$592,000
Total	**$1,443,700**	**$1,054,200**
Importance Code A	$587,000	$75,800
Importance Code B	$856,700	$978,300
Total	**$1,443,700**	**$1,054,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,100			
Interior Architecture	$122,700	$1,500		$800
Electrical	$47,200	$14,500	$500	$500
Mechanical	$32,600	$70,600	$2,400	$600
Site Pavements	$4,200			
Total	**$251,800**	**$86,600**	**$2,900**	**$1,900**
Importance Code A	$61,600			
Importance Code B	$142,900	$86,600	$2,900	$1,900
Importance Code C	$47,300			
Total	**$251,800**	**$86,600**	**$2,900**	**$1,900**

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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 PHILOSOPHY HALL
Asset # : 2076

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	90%	Now	$587,000	LIFE	* *	5	$44,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout All Facades								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : All Facades								
Masonry: Granite	5%			LIFE	* *	5	$1,900	
Masonry: Limestone	5%	Now	$21,500	LIFE	* *	5	$1,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Horizontal Bands, Portico And Cornice								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Lower Horizontal Fascia Band								
Windows								
Aluminum	100%	Now	$23,600	2049	* *	5	$2,300	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Entry Hall								
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Various Classrooms								
Roof								
Clay Tile	97%			2043	* *	10	$28,900	
Recent Replace Evident, Extent : N/A, Area Affected : 15%								
Location : Northwest Corner Of Roof								
Skylight, Metal/Glass	3%			2053	* *	10	$3,000	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$5,900	
Ceramic Tile	5%			2042	* *	5	$1,300	
Marble Panels	5%	Now	$97,100	LIFE	* *	5	$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Stair Nosings Between 2nd And 3rd Floors								
Terrazzo	10%			LIFE	* *	5	$2,100	
Vinyl Tile	25%	Now	$40,800	2038	* *	3	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Vinyl Tile 9" X 9"	5%			2028	$118,000	3	$500	
Wood	40%	Now	$70,400	2048	* *	5	$10,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floor Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floor Classrooms								

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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		
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	* *			
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Gypsum Board	10%			LIFE	* *	5	$2,400	
Plaster	80%	Now	$43,200	LIFE	* *	5	$9,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Third Floor Classrooms And Rear Stair								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Third Floor Classrooms And Rear Stair								
Ceilings								
AcousTileConcealSpLn	5%			2046	* *	5	$1,700	
AcousTileSusp.Lay-In	10%			2038	* *	5	$2,700	
Plaster	85%	Now	$38,100	LIFE	* *	5	$14,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair And Third Floor Rooms								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%	Now	$4,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Main Entry								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$16,500	2063	* *	5		
Suspect Water Damage, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Main Service Switch Rated At 400 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$118,700	5	$100	
Raceway								
Conduit	90%	2-4	$12,700	2053	* *	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Conduit	10%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1 Panel - No Capacity Recorded For Panelboards								

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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 PHILOSOPHY HALL
Asset # : 2076

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$4,400	5		
Molded Case Bkrs	70%			2032	$30,600	5	$300	
Molded Case Bkrs	20%			2041	* *	5	$100	
Wiring								
Braided Cloth	50%	2-4	$15,700	2058	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged.								
Thermoplastic	50%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$78,500	5	$100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$5,000	
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$265,000	10	$14,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2028	$5,500	1		
Exit, Service	25%			2028	$1,900	1		
Exit, Battery	25%			2028	$6,300	10	$300	
Exterior Lighting								
HID	10%	Now	$1,700	2033	$8,300			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Building Perimeter								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$75,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant								
Distribution								
Steam Piping/Pump	100%	Now	$28,500	2033	$142,400			
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement: Steam Condensate Return System With Piping								
On Extended Life, Extent : Light, Area Affected : 70%								
Location : Throughout								
Steam Traps Faulty, Extent : Severe, Area Affected : 100%								
Location : Basement Mechanical Room - Two Master Steam Traps At Steam Condensate Return System								
Terminal Devices								
Convector/Radiator	100%			2031	$145,400	1	$5,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	100%			2027	$510,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2028	$42,200			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Outdoor Unit - Backyard, Indoor Unit - Basement Rooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Unit - Backyard, Indoor Unit - Basement Rooms								
Explanation : Ducted Split Units, 3 Tons Each Approximately								
Window/Wall Unit	90%			2027	$60,600	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$2,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Gravity Ventilation Ductwork								

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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 PHILOSOPHY HALL
Asset # : 2076

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	1%			2028	$800	2		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room - Ceiling								
Wall Unit	15%			2028	$1,200	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room, Toilet Room								
Explanation : Location Noted								
No Component	84%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$228,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2028	$25,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One - 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$3,600	2043	* *	4	$300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement Mechanical Room - Temporary Submersible Pump In Place								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Location Noted								

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **19-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,4,Ph**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100241**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$825,100	$115,200
Interior Architecture	$1,962,900	$56,400
Electrical	$324,500	$844,200
Mechanical	$2,961,700	$1,511,400
Site Enclosure	$67,800	
Site Pavements		$69,400
Total	**$6,141,900**	**$2,596,700**
Importance Code A	$825,100	$374,300
Importance Code B	$5,316,800	$2,096,600
Importance Code C		$125,800
Total	**$6,141,900**	**$2,596,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$85,300	$5,100		
Interior Architecture	$13,300		$27,500	$2,800
Electrical	$6,500	$98,300	$6,900	$5,800
Mechanical	$84,500	$53,000	$11,400	$4,500
Site Pavements	$27,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$224,000**	**$163,600**	**$53,000**	**$20,400**
Importance Code A	$85,300	$5,300		$100
Importance Code B	$103,100	$158,400	$53,000	$20,200
Importance Code C	$35,600			
Total	**$224,000**	**$163,600**	**$53,000**	**$20,400**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$65,600	LIFE	* *	5	$27,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout, Spandrels And Columns								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : East Facade, West Facade								
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : Brise Soleil On East Facade								
Masonry: Brick	70%	Now	$158,100	LIFE	* *	5	$38,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : North And South Cantilevers								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Fieldstone	5%	Now	$28,000	LIFE	* *	5	$2,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Metal Panel	5%			2053	* *	5-10	$18,900	
Stucco Cement	5%			2046	* *	5	$6,900	
Window Wall	5%	Now	$8,300	2043	* *	5	$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Windows								
Aluminum	100%	Now	$339,000	2058	* *	5	$3,600	
Air Infiltration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Glazing Clouded, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Cast in Place Concrete	50%	Now	$9,800	LIFE	* *	5	$56,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	20%			LIFE	* *	5	$2,200	
Metal Rail	30%	Now	$4,400	2046	* *	5	$23,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Over Penthouse								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	100%	Now	$262,400	2043	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
Location : Main Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : West Side								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%	Now	$34,700	LIFE	* *	5	$58,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Carpet	2%			2029	$22,800	3	$1,900	
Cast in Place Concrete	5%			LIFE	* *	5	$7,100	
Ceramic Tile	3%			2042	* *	5	$1,900	
Panel/Paver: Bluestone	3%			LIFE	* *	5	$1,500	
Terrazzo	2%			LIFE	* *	5	$1,000	
Vinyl Tile	50%			2038	* *	3	$12,100	
Vinyl Tile 9" X 9"	35%	Now	$90,300	2028	$1,805,200	3	$8,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 80%								
Location : Basement								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2042	* *	5	$5,900	
Concrete Masonry Unit	72%			LIFE	* *	5	$56,400	
Gypsum Board	10%	Now	$5,500	LIFE	* *	5	$11,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Masonry: Brick	2%			LIFE	* *			
Mosaic Tile	8%			LIFE	* *			

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

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	65%	Now	$67,500	2046	* *	5	$26,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Fourth Floor, Various Other Locations								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Fourth Floor								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Exposed Struc: Concrete	20%			LIFE	* *	5	$2,000	
Gypsum Board	5%			LIFE	* *	5	$4,000	
Plaster	10%	Now	$3,900	LIFE	* *	5	$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Basement Laboratory Area								
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2043	* *			
Retaining Walls								
Masonry: Fieldstone	100%	4+	$67,800	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East And West Sides Of Building								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	Now	$1,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	50%			2042	* *			
Parking/Driveway								
Asphalt	50%	Now	$6,900	2036	$69,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Southwest Corner Of Building								
Cast in Place Concrete	50%	Now	$19,000	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West Side Of Building By Entrance								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2038	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room.								
Explanation : One Rated At 150 Kilovolt Ampere								
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Busway	10%			2031	$14,500	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : Feed Motor Control Center								
Conduit	70%			2033	$101,200	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Panelboards In Mechanical Room								
Explanation : No Capacity Recorded For Panelboards								
Molded Case Bkrs	80%			2032	$143,700	5	$1,300	
Molded Case Bkrs	10%			2041	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$139,700	2058	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged.								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	20%			2033	$39,900	1		
Motor Controllers								
Locally Mounted	40%			2031	$47,800	5	$200	
Locally Mounted	20%			2046	* *	5	$100	
Motor Control Center	40%			2031	$118,200	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Generator Enclosure								
Explanation : Outside The Building								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Generator Enclosure								
Explanation : Outside The Building								
Fuel Storage								
Day Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Enclosure								
Explanation : One 700 Gallon Fuel Tank, The Generator Is Also Supplied From The Energy/ Central Plant.								
Lighting								
Interior Lighting								
Fluorescent	50%			2038	* *	10	$28,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	30%			2033	$277,100	10	$17,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2028	$184,800	10	$11,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2033	$19,100	1		
Exit, Battery	50%			2028	$43,900	10	$2,100	
Exterior Lighting								
HID	3%			2033	$8,700	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior.								
Explanation : Controlled Via Photocell.								
HID	5%			2041	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Photocell								
Incandescent	2%			2028	$6,600	2		
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$116,300	1	$23,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$38,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2053	* *	1		
HTHW/HW	98%			2043	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : Supplied From Campus Heating Plant							
Conversion Equipment								
Heat Exchanger, Shell & Tube	98%			2036	$259,100			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant. For Air Handler, Hydronic Heating Via Heat Exchanger And Domestic Hot Water Heating							
Radiant Heater	2%			2038	* *	2	$600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement - Rooms B2, B7							
	Explanation : Electric Unit Heaters							
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$10,400	
Hot Wtr Piping/Pump	40%			2032	$54,200	4	$1,800	
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Steam Piping/Pump	30%	Now	$14,900	2033	$148,900			
	Leak Evident, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse							
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%	Now	$29,200	2028	$583,100	1	$17,200	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Penthouse - Heating Coils Leaking								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Convector/Radiator	50%			2031	$253,400	1	$10,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	90%			2027	$1,601,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Pneumatic	10%	Now	$119,800	2038	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Penthouse - Air Handling Unit Controls								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Campus Chilled Water	1%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Campus Chilled Water Connection To Building In Basement Provided For Future Expansion, Not Connected.								
Int Pkg Unit - Heating/Cooling	1%			2027	$10,100	2		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Reciprocating Compr/Chiller	1%			2028	$9,100	1	$300	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Split Unit	2%			2028	$29,400			
Window/Wall Unit	64%			2028	$150,200	1		
Window/Wall Unit	31%			2027	$72,800	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Distribution								
CW & CHW Wtr Pipe/Pump	1%			2033	$1,000	4		
Not in Service, Extent : Light, Area Affected : 20%								
Location : Penthouse - Abandoned In Place								
No Component	99%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	1%			2027	$3,100	2	$600	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Roof								
No Component	99%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$34,600	
Exhaust Fans								
Interior	95%	Now	$78,300	2028	$261,100	2	$1,400	
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Penthouse - 2 Units								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement, Penthouse								
Wall Unit	5%			2038	* *	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Room B7								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$795,900	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2027	$94,600	4		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Quantity: 1, 225 Gallons, Dual Domestic Water Heater - Electric / Steam Built-in Heat Exchanger								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$21,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 50%								
Location : Roof								
Sump Pump(s)								
Submersible	100%			2027	$1,900	4	$2,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
No Component	80%							
Generic	20%			2033	$5,500	1	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Sprinkler System Service								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$31,200	
Sprinkler								
No Component	80%							
Generic	20%			2043	* *	1-2	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Location Noted								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **16-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1,Mez**		
Block	: **3223** **Lot** : **50**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$126,300	$336,900
Mechanical	$164,600	
Total	**$290,900**	**$336,900**
Importance Code A	$126,300	$336,900
Importance Code B	$164,600	
Total	**$290,900**	**$336,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$400	
Interior Architecture	$400		$200	
Electrical	$500	$4,600	$600	$600
Mechanical	$2,100	$17,500	$1,600	$400
Total	**$3,000**	**$22,200**	**$2,800**	**$1,100**
Importance Code A	$1,800	$300	$700	$300
Importance Code B	$1,000	$21,900	$2,100	$800
Importance Code C	$100			
Total	**$3,000**	**$22,200**	**$2,800**	**$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.*

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE RECEIVING BLDG
Asset # : 14799

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	95%			2053	* *	5-10	$463,200	
Metal Coiling Doors	5%			2046	* *	5	$11,100	
Windows								
Aluminum	95%			2049	* *	5	$800	
Metal Louvers	5%			2042	* *	10	$300	
Roof								
Metal Panel	95%			2046	* *	10	$24,300	
Skylight, Plastic	5%			2046	* *	1		
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	$15,000	
Ceramic Tile	5%			2042	* *	5	$400	
Vinyl Tile	15%			2038	* *	3	$500	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$300	
Concrete Masonry Unit	45%			LIFE	* *	5	$1,100	
Gypsum Board	50%			LIFE	* *	5	$1,800	
Ceilings								
AcousTileSusp.Lay-In	20%			2046	* *	5	$1,900	
Exposed Struc: Steel	80%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Molded Case Bkrs	100%			2055	* *	5	$200	
Wiring								
Thermoplastic	100%			2059	* *	1		
Ground								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	60%			2038	* *	10	$3,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	40%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$700	
Exit, Battery	50%			2038	* *	10	$200	
Exterior Lighting								
LED	10%			2038	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$100	
Alarm								
Security System								
Generic	100%			2038	* *	1	$2,100	
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Furnace	100%	Now	$1,800	2038	* *	1	$2,500	
Controller Not Working, Extent : Moderate, Area Affected : 40%								
Location : 1st Floor, 3 Units								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Gas Fired Unit Heaters And Duct-mounted Gas Furnace Downstream Int. Packaged Unit								
Controls								
Digital	100%			2028	$164,600			
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
BRONX COMMUNITY COLLEGE RECEIVING BLDG
Asset # : 14799

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	30%			2055	* *	1		
No Component	70%							
Conversion Equipment								
Interior Pkg Unit - Cooling	30%			2034	$27,200	2	$100	
R-410a Refrigerant, Extent : Light, Area Affected : 100% *Location : Mechanical Room*								
No Component	70%							
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2	$2,200	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,200	
Exhaust Fans								
Interior	100%			2041	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,100	2		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Mechanical Room* *Explanation : One- 65 Gallons*								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2059	* *	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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **12-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100247**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$131,500	$117,700
Electrical	$59,900	$238,500
Mechanical	$2,159,100	$1,024,400
Total	**$2,350,600**	**$1,380,500**
Importance Code A	$131,500	$293,200
Importance Code B	$2,219,000	$1,087,300
Total	**$2,350,600**	**$1,380,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$3,900		$1,400
Interior Architecture	$159,300		$7,600	
Electrical	$9,600	$63,000	$7,100	$5,500
Mechanical	$161,400	$19,200	$17,800	$7,300
Site Pavements	$17,700			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$362,400**	**$100,500**	**$46,900**	**$28,600**
Importance Code A		$3,900		$1,400
Importance Code B	$329,100	$96,600	$46,900	$27,200
Importance Code C	$33,300			
Total	**$362,400**	**$100,500**	**$46,900**	**$28,600**

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 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%			LIFE	* *	5	$59,600	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$5,300	
Metal Panel	3%			2043	* *	5-10	$14,500	
Granite Panels	2%			LIFE	* *	5	$1,100	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	95%	Now	$131,500	2041	* *	5	$4,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Windows								
Metal Louvers	5%			2042	* *	10	$3,000	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Rail	20%			2050	* *	5-10	$2,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Cast in Place Concrete	10%			LIFE	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Modified Bitumen	80%			2041	* *	10	$28,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Single Ply Membrane	8%			2033	$58,100	10	$2,800	
Skylight, Metal/Glass	2%			2043	* *	10	$2,400	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$3,400	
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Entry Door Canopy On North Elevation								
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 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
Interior								
Floors								
Carpet	3%			2032	$42,700	3	$3,600	
Cast in Place Concrete	15%	Now	$20,500	LIFE	* *	5	$26,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North End Of Mechanical Room								
Ceramic Tile	5%			2042	* *	5	$4,000	
Quarry Tile	3%			2046	* *	5	$3,600	
Terrazzo	10%			LIFE	* *	5	$6,300	
Vinyl Tile	64%			2038	* *	3	$19,300	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$3,600	
Concrete Masonry Unit	35%			LIFE	* *	5	$9,900	
Gypsum Board	15%			LIFE	* *	5	$6,400	
Masonry: Brick	5%			LIFE	* *			
Plaster	40%	Now	$13,800	LIFE	* *	5	$8,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Corridor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Main Corridor Adjacent To Windows								
Ceilings								
AcousTileConcealSpLn	2%	Now	$15,500	2053	* *	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Lobby/ Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%								
Location : Lobby And Stairwell								
AcousTileSusp.Lay-In	58%	Now	$38,800	2053	* *	5	$23,300	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Main Corridor								
Exposed Struc: Concrete	15%	Now	$36,200	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Concrete Beam In Basement Crawl Space Under Main Building								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Basement Crawl Space Beams Under Main Building								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Various Areas In Basements								
Plaster	25%	Now	$30,600	LIFE	* *	5	$12,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Playhouse Lobby Area And Main Corridor								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
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 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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,200	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Various Entry Stairs								
Parking/Driveway								
Asphalt	100%	0-2	$15,500	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : East Side Of Building By Loading Dock								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Building By Loading Dock								
Explanation : Vegetation Growth								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	50%			2033	$72,300	1		
Conduit	50%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$14,000	5	$100	
Fused Toggle Switch	10%			2032	$14,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Panels Throughout The Building								
Explanation : No Capacity Recorded For Panelboards								
Molded Case Bkrs	20%			2032	$27,900	5	$300	
Molded Case Bkrs	60%			2049	* *	5	$900	
Wiring								
Braided Cloth	30%	2-4	$59,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$39,900	1		
Thermoplastic	50%			2053	* *	1		
Motor Controllers								
Locally Mounted	40%			2046	* *	5	$200	
Locally Mounted	40%			2031	$28,700	5	$200	
Variable Frequency Drive	20%			2050	* *			
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2038	* *	10	$10,800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	50%			2038	* *	10	$27,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2038	* *	10	$5,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	10%			2033	$69,600	10	$200	
Incandescent	5%			2041	* *	2	$100	
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	25%	Now	$600	2038	* *	1		
Not Functioning, Extent : Light, Area Affected : 10%								
Location : Throughout The Building								
Exit, Battery	25%			2038	* *	10	$1,000	
Exterior Lighting								
Fluorescent	1%			2028	$2,300	10	$100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Canpoies								
HID	4%			2038	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
HID	4%			2028	$11,000	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
Incandescent	1%	Now	$3,200	2043	* *	2		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Terrace								
No Component	90%							
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 ROSCOE C. BROWN STUDENT CENTER
Asset # : 2077

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2038	* *	1	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$36,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	70%	Now	$3,200	2043	* *	1		
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Basement Water Heater Area Above Sump Pump, Leaky Valve								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant, Missing Insulation								
Natural Gas	30%			2043	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	70%			2036	$175,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant								
No Component	30%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Ductwork/Diffusers	30%	0-2	$72,800	LIFE	* *	2-5	$9,800	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement Fan Room, Penthouse Mechanical Room - Supply Fans Near Ductwork								
Not Insulated, Extent : Moderate, Area Affected : 30%								
Location : Basement Fan Room, Penthouse Mechanical Room, Deteriorated / Missing Insulation								
Steam Piping/Pump	70%	Now	$46,100	2033	$230,700			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Basement By Steam Generator								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Terminal Devices								
Air Handler	40%	0-2	$62,000	2028	$309,800	1	$13,100	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room, Penthouse Mechanical Room - Two Units, Supply Fan Casing								
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room, Penthouse Mechanical Room - Two Units, Supply Fan Access Doors And Casings Joints								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room, Penthouse Mechanical Room - 2 Units								
Convector/Radiator	30%			2038	* *	1	$5,700	
Convector/Radiator	30%	0-2	$2,000	2031	$101,000	1	$5,100	
Controller Not Working, Extent : Moderate, Area Affected : 30%								
Location : Various Locations - Self-contained Thermostatic Valves								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Controls								
Digital	70%			2027	$827,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor And Digital Controls For Rooftop Units								
Pneumatic	30%	Now	$238,600	2038	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout Except Assembly Rooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Pneumatic Room Thermostats And Air Handlers Controls								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2028	$296,300	2	$1,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units, 80 Tons Approximately Total								
Split Unit	10%			2033	$139,600			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	60%			2028	$133,600	1		
Distribution								
Ductwork/Diffusers	30%	Now	$38,700	LIFE	* *	2	$22,900	
Needs Cleaning, Extent : Severe, Area Affected : 100%								
Location : From Main Roof To Assembly Rooms								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$23,000	
No Component	30%							
Exhaust Fans								
Interior	63%			2028	$164,300	2	$1,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room, Penthouse Mechanical Room								
Roof	5%	Now	$5,700	2043	* *	2	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Roof - 3 Small Fans								
Wall Unit	2%			2033	$500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, 1st Floor Mens Toilet Room								
Explanation : Location Noted								
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2043	* *	1		
Brass/Copper	50%			2033	$377,600	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%			2027	$47,300	4		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement Water Heater Area - 1 Of 2, 225 Gallons								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Water Heater Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Water Heater Area								
Explanation : One - 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	25%			2028	$2,900	4	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Water Heater Area								
Non-Submersible	75%	Now	$8,800	2043	* *	4	$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement - Water Heater Area, Fan Room								
Explanation : 3 Units Removed, Temporary Submersible Pumps In Place, No Evidence Of Replacement Activities On Site								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Freight: 1st Floor To Roof, Passenger: 1st To 3rd Floor								
Explanation : 2 Units - 1 Freight And 1 Passenger								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$29,600	
Sprinkler								
No Component	40%							
Generic	60%			2043	* *	1-2	$9,900	
Chemical System								
Wet	100%			2027	$54,300	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 12Ft x 6Ft Hood								

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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **12-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100247**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$382,600	
Interior Architecture		$354,600
Electrical		$248,900
Mechanical	$462,000	$475,900
Site Pavements		$177,700
Total	**$844,600**	**$1,257,200**
Importance Code A	$382,600	$61,000
Importance Code B	$462,000	$1,018,500
Importance Code C		$177,700
Total	**$844,600**	**$1,257,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$1,600		
Interior Architecture	$21,900	$2,600	$1,100	$1,600
Electrical	$9,500	$2,300	$1,200	$800
Mechanical	$66,700	$6,200	$2,000	$800
Site Pavements	$1,800			
Total	**$99,900**	**$12,700**	**$4,200**	**$3,200**
Importance Code A		$1,600		
Importance Code B	$98,100	$11,100	$4,200	$3,200
Importance Code C	$1,800			
Total	**$99,900**	**$12,700**	**$4,200**	**$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.
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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		
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%			LIFE	* *	5	$12,200	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$1,100	
Metal Panel	5%			2053	* *	5-10	$4,900	
Windows								
Aluminum	98%	Now	$382,600	2058	* *	5	$4,000	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Metal Louvers	2%			2042	* *	10	$1,000	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$1,900	
Metal Panel	5%			2053	* *	5	$500	
Metal Rail	15%			2046	* *	5-10	$6,500	
Roof								
Modified Bitumen	100%			2041	* *	10	$13,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2032	$37,800	3	$3,200	
Cast in Place Concrete	15%			LIFE	* *	5	$7,000	
Mosaic Tile	5%			2046	* *	5	$2,700	
Terrazzo	10%			LIFE	* *	5	$1,700	
Vinyl Tile	60%	Now	$17,700	2033	$354,600	3	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Corridors								
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	$15,700	
Gypsum Board	5%			LIFE	* *	5	$1,200	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	6%	Now	$2,100	2038	* *	5	$600	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Room 305								
AcousTile,Adhered	24%			2038	* *	5	$5,100	
AcousTileSusp.Lay-In	30%	Now	$2,100	2038	* *	5	$3,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Corridor								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Corridors								
Exposed Struc: Concrete	20%			LIFE	* *	5	$700	
Plaster	20%			LIFE	* *	5	$2,700	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
On-Site Walkways								
Asphalt	15%			2036	$2,000			
Cast in Place Concrete	85%	0-2	$1,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Main Entrance Stair								
Parking/Driveway								
Asphalt	100%			2036	$177,700			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	50%			2033	$12,900	1		
Conduit	50%			2059	* *	1		
Panelboards								
Molded Case Bkrs	50%			2032	$20,000	5	$200	
Molded Case Bkrs	50%			2049	* *	5	$200	
Wiring								
Braided Cloth	30%	2-4	$8,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$5,700	1		
Thermoplastic	50%			2059	* *	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
BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX
Asset # : 14634

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2046	* *	5		
Locally Mounted	50%			2031	$35,800	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$213,100	10	$13,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2033	$4,400	1		
Exit, Service	25%			2033	$1,500	1		
Exit, Battery	25%			2033	$5,100	10	$200	
Exterior Lighting								
HID	8%			2033	$5,300	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
Incandescent	2%			2028	$1,500	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$8,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Supplied From Campus Heating Plant								

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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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$61,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant								
Distribution								
Steam Piping/Pump	100%	Now	$22,900	2033	$114,500			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor - Missing / Deteriorating								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor, Other Locations								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Terminal Devices								
Convector/Radiator	100%	Now	$2,300	2031	$116,900	1	$4,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Stair Landing, Room M305								
Explanation : Missing Heating Element								
Controls								
Digital	100%	Now	$41,100	2027	$410,600			
Damaged, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Mechanical Room - Air Compressor Defective, Temporary Compressor In Place								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - No Front End Communication								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2038	* *			
Window/Wall Unit	95%			2028	$51,400	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,000	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	95%			2033	$26,400	2	$400	
Wall Unit	5%			2028	$300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$183,600	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$2,900	4	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$7,200	
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$400	

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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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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **19-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100254**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$267,500	
Interior Architecture	$198,600	$124,300
Electrical		$510,000
Mechanical	$1,088,100	$558,900
Site Enclosure	$112,800	$51,400
Total	**$1,666,900**	**$1,244,600**
Importance Code A	$267,500	$116,600
Importance Code B	$1,290,600	$1,076,600
Importance Code C	$108,900	$51,400
Total	**$1,666,900**	**$1,244,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,100			
Interior Architecture	$120,200	$200		$3,500
Electrical	$2,600	$2,600	$3,100	$2,600
Mechanical	$10,500	$1,500	$5,600	$900
Site Pavements	$2,400			
Total	**$186,700**	**$4,300**	**$8,700**	**$6,900**
Importance Code A	$51,100			
Importance Code B	$123,800	$4,300	$8,700	$6,900
Importance Code C	$11,900			
Total	**$186,700**	**$4,300**	**$8,700**	**$6,900**

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SAGE HALL
Asset # : 2064

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$17,500	LIFE	* *	5	$14,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Masonry: Brick	85%	Now	$204,300	LIFE	* *	5	$49,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : East Facade At Doorway								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : North And South Facade								
Masonry: Limestone	5%	Now	$23,000	LIFE	* *	5	$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Front Entrance Surround								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor Horizontal Band								
Metal Coiling Doors	5%	4+	$6,200	2038	* *	5	$4,600	
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Doors Located On South & East Elevations								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Door Located On East Elevation								
Windows								
Aluminum	98%	Now	$63,200	2049	* *	5	$6,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : South Side								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Metal Louvers	2%			2042	* *	10	$1,700	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$5,900	
Pre-Cast Concrete	10%			LIFE	* *	5	$4,100	
Roof								
Modified Bitumen	100%	4+	$4,400	2041	* *			
Drains Clogged, Extent : Moderate, Area Affected : 50%								
Location : Main Roof								
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		
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	$6,000	LIFE	* *	5	$7,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout The Basement								
Ceramic Tile	5%			2036	$124,300	5	$2,200	
Terrazzo	5%			LIFE	* *	5	$1,700	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Corridor								
Traffic Topping	15%			2041	* *	5	$8,300	
Vinyl Tile	63%	0-2	$38,400	2038	* *	3	$10,400	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vinyl Tile 9" X 9"	4%			2028	$141,100	3	$700	
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : First Floor Stairwell								
Interior Walls								
Cast in Place Concrete	15%	Now	$9,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Paint Peeling, Extent : Moderate, Area Affected : 33%								
Location : Basement								
Concrete Masonry Unit	15%			LIFE	* *	5	$2,500	
Gypsum Board	10%			LIFE	* *	5	$2,500	
Masonry: Brick	10%			LIFE	* *			
Masonry: Fieldstone	5%	Now	$57,500	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Bluestone Areaway Copings Throughout								
Explanation : Broken Or Missing Elements								
Plaster	45%			LIFE	* *	5	$5,600	
Ceilings								
AcousTileSusp.Lay-In	50%	Now	$7,300	2046	* *	5	$11,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout 2nd Floor								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout 2nd Floor								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	15%	Now	$49,600	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Beams In Basement								
Plaster	35%	Now	$9,400	LIFE	* *	5	$9,600	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Steel Pipe Rail	100%			2043	* *	5	$102,800	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SAGE HALL
Asset # : 2064

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	20%			2053	* *			
Masonry: Fieldstone	80%	Now	$61,300	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Exterior Site Stair								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Exterior Site Stair								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$1,200	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Exterior Site Stair								
Masonry: Granite	10%	Now	$1,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Stairs								
Parking/Driveway								
Asphalt	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Dry Type	100%			2038	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Rated At 30 Kilovolt Ampere								
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	90%			2043	* *	1		
Conduit	10%			2053	* *	1		
Panelboards								
Molded Case Bkrs	80%			2041	* *	5	$600	
Molded Case Bkrs	20%			2049	* *	5	$100	
Wiring								
Thermoplastic	90%			2043	* *	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$71,700	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
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		
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%							
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$387,000	10	$23,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	5%			2038	* *	10		
Egress Lighting								
Emergency, Service	50%			2033	$8,400	1		
Exit, Battery	50%			2033	$19,400	10	$900	
Exterior Lighting								
HID	10%			2041	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$51,300	1	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$16,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$116,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SAGE HALL
Asset # : 2064

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%			2033	$218,800			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	100%			2031	$223,500	1	$8,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	100%			2027	$784,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Campus Chilled Water	1%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Campus Chilled Water Connection To Building In Basement Provided For Future Expansion, Not Connected.								
Exterior Pkg Unit - Cooling	49%	0-2	$146,800	2043	* *	2	$700	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Quantity: 2, 20 Tons Each.								
Window/Wall Unit	50%			2028	$51,800	1		
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2	$17,800	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	$800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Electrical Room Ventilation								
No Component	95%							

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SAGE HALL
Asset # : 2064

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	5%			2041	* *	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Electrical Room Ventilation								
Wall Unit	5%			2028	$600	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Shop								
Explanation : Location Noted								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2043	* *	1		
Galvanized Steel	50%	Now	$104,700	2046	* *	1		
Corroded, Extent : Severe, Area Affected : 70%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$9,600	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 50%								
Location : Roof								
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **16-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2,3**		
Block	: **3224** **Lot** : **1**	**BIN**	: **2014903**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$110,500
Mechanical	$147,200	$163,800
Site Pavements	$489,600	
Total	**$636,800**	**$274,300**
Importance Code A		$214,400
Importance Code B	$147,200	$59,900
Importance Code C	$489,600	
Total	**$636,800**	**$274,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,400	$6,500	$1,300	
Interior Architecture	$64,100			$1,000
Electrical	$900	$7,800	$1,200	$900
Mechanical	$26,500	$12,500	$2,500	$900
Site Enclosure	$12,900			
Site Pavements				
Total	**$119,800**	**$26,800**	**$5,100**	**$2,800**
Importance Code A	$15,900	$7,000	$1,800	$500
Importance Code B	$78,500	$19,800	$3,300	$2,300
Importance Code C	$25,400			
Total	**$119,800**	**$26,800**	**$5,100**	**$2,800**

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Estimates are rounded to the nearest hundred dollars.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL
Asset # : 2068

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	80%			LIFE	* *	5	$19,000	
Graffiti, Extent : Light, Area Affected : 5%								
Location : East Elevation								
Metal: Cage/Fence	10%			2038	* *	5	$10,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Elevation								
Explanation : This Is Actually A Fire Escape Stair								
Wood	10%	Now	$15,400	2046	* *	5	$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Fascia On Gable Ends								
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Fascia On Gable Ends								
Dry Rot/Decay, Extent : Moderate, Area Affected : 40%								
Location : Fascia On Gable Ends								
Windows								
Aluminum	98%			2049	* *	5	$2,700	
Metal Louvers	2%			2042	* *	10	$300	
Roof								
Asphalt Shingle	100%			2036	$110,500	10	$3,400	
Soffits								
Wood	100%			2038	* *	5	$2,700	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Underside Of Awning At Front Entrance								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$5,700	
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Third Floor								
Ceramic Tile	5%	Now	$3,700	2042	* *	5	$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement Toilet								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Toilet								
Vinyl Tile	60%	Now	$43,200	2038	* *	3	$2,900	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Wood	15%			2061	* *	5	$3,700	

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL
Asset # : 2068

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$12,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Concrete Masonry Unit	5%			LIFE	* *	5	$300	
Gypsum Board	85%			LIFE	* *	5	$8,400	
Ceilings								
AcousTile,Adhered	20%			2046	* *	5	$2,600	
Exposed Struc: Concrete	20%			LIFE	* *	5	$400	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Plaster	60%	0-2	$4,800	LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Third Floor By Fire Stair Door								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$12,900	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Entrance To Ramp On Northwest Corner Of Property								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Coping Stones Over Ramp Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	85%			2038	* *			
Pavers/Stone	15%			2036	$18,300			
Parking/Driveway								
Asphalt	100%	Now	$489,600	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Explanation : Vegetation Growth								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL
Asset # : 2068

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$300	
Wiring								
Thermoplastic	100%			2053	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	25%			2038	* *	10	$2,200	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	25%			2038	* *	10	$2,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2038	* *	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	40%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$1,200	
Exit, Battery	50%			2038	* *	10	$300	
Exterior Lighting								
HID	8%			2038	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
LED	2%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL
Asset # : 2068

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$6,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$3,000	
Buried Tank(s), Extent : Light, Area Affected : 100%								
Location : Building Exterior, 1 Tank, 1000 Gallons								
Conversion Equipment								
Hot Water Boiler	100%			2031	$103,900	1	$4,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Quantity: 1, 704 Mbh Net								
Distribution								
Hot Wtr Piping/Pump	75%			2032	$16,000	4	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement, 2nd And 3rd Floor								
Hot Wtr Piping/Pump	25%			2041	* *	4	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Location Noted								
Terminal Devices								
Convector/Radiator	75%			2031	$59,900	1	$2,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement, 2nd And 3rd Floor								
Convector/Radiator	25%			2038	* *	1	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Location Noted								
Controls								
Electrical	100%			2028	$54,300			
Air Conditioning								
Energy Source								
Electricity	50%			2041	* *	1		
No Component	50%							

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL
Asset # : 2068

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	40%	Now	$1,900	2028	$92,800			
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Condensing Units - Building Exterior, Indoor Units - Mechanical Rooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Condensing Units - Building Exterior, Indoor Units - Mechanical Rooms								
Explanation : Ducted Systems Serving 1st Floor And 2nd Floor Office / Conference Spaces								
Window/Wall Unit	15%			2028	$5,600	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Location Noted								
No Component	45%							
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2	$5,100	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$1,600	
No Component	70%							
Exhaust Fans								
No Component	70%							
Not Accessible	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Attic								
Explanation : Toilet Exhaust								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$23,600	4		
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement - Water Heater Room								
Explanation : One- 50 Gallons								
HW Heat Exchanger								
HTHW/HW	100%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Location Noted								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
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.*

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL
Asset # : 2068

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Generic	100%			2028	$4,400	1	$600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor - Reduced Pressure Zone Closet							
	Explanation : Location Noted							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2043	* *	1-2	$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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **19-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Att**		
Block	: **3222** **Lot** : **62**	**BIN**	: **2100255**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$120,800	$51,800
Interior Architecture		$571,500
Electrical		$282,900
Mechanical	$617,000	$674,300
Site Pavements	$111,600	$234,700
Total	**$849,400**	**$1,815,200**
Importance Code A	$120,800	$132,800
Importance Code B	$617,000	$1,447,800
Importance Code C	$111,600	$234,700
Total	**$849,400**	**$1,815,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,100	$15,800		
Interior Architecture	$255,000	$1,800	$253,200	$8,000
Electrical	$2,400	$4,100	$2,900	$2,400
Mechanical	$1,200	$72,100	$1,200	$900
Site Enclosure	$49,500			
Site Pavements	$50,700			
Total	**$401,900**	**$93,700**	**$257,300**	**$11,400**
Importance Code A	$43,100	$15,800		
Importance Code B	$184,000	$78,000	$257,300	$11,400
Importance Code C	$174,900			
Total	**$401,900**	**$93,700**	**$257,300**	**$11,400**

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 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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$69,800	LIFE	* *	5	$42,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : South Facade At Main Entrance								
Masonry: Brownstone	5%			LIFE	* *	5	$1,900	
Masonry: Fieldstone	10%	Now	$51,000	LIFE	* *	5	$3,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : North & South								
Windows								
Aluminum	100%	4+	$43,100	2041	* *	5	$2,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Wood Cornice	100%			2053	* *	5-10	$32,600	
Roof								
Metal Panel	95%			2046	* *	10	$51,800	
Single Ply Membrane	5%			2038	* *	10	$1,500	
Soffits								
Wood	100%			2046	* *	5		
Interior								
Floors								
Carpet	40%	Now	$12,600	2029	$252,800	3	$21,400	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cast in Place Concrete	20%	Now	$30,400	LIFE	* *	5	$15,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Uneven Surface, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Ceramic Tile	5%			2042	* *	5	$1,800	
Vinyl Tile	10%			2038	* *	3	$1,300	
Vinyl Tile 9" X 9"	20%	Now	$28,600	2033	$571,500	3	$2,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 75%								
Location : Third Floor								
Wood	5%	0-2	$21,300	2061	* *	5	$1,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout Attic								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Attic Office								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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	$11,300	LIFE	* *	5	$2,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Explanation : Mold / Mildew								
Masonry: Brick	10%	Now	$38,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Masonry: Fieldstone	5%	Now	$37,300	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Basement								
Explanation : Water Penetration And Missing Mortar Joints								
Plaster	75%	Now	$37,000	LIFE	* *	5	$9,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%								
Location : Basement, Various Locations Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Ceilings								
AcousTile,Adhered	20%	Now	$11,500	2046	* *	5	$3,600	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Second Floor Conference Room								
AcousTileSusp.Lay-In	10%			2038	* *	5	$3,600	
Gypsum Board	10%	Now	$12,500	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	60%	Now	$13,000	LIFE	* *	5	$13,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
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
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
Site Enclosure								
Retaining Walls								
Masonry: Brick	25%	0-2	$5,500	2053	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement Entrance On North Side Of Building								
Masonry: Fieldstone	75%	Now	$44,000	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Patio And Site Stair								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Patio And Site Stair								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	35%	Now	$3,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Patio Stairs								
Pavers/Stone	65%	Now	$111,600	2042	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Patio								
Parking/Driveway								
Asphalt	100%	Now	$46,900	2036	$234,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	80%			2053	* *	1		
Conduit	20%			2033	$5,100	1		
Panelboards								
Molded Case Bkrs	25%			2032	$10,000	5	$100	
Molded Case Bkrs	75%			2049	* *	5	$400	
Wiring								
Braided Cloth	20%			2032	$5,700	1		
Thermoplastic	80%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2050	* *	5	$100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$5,800	
Lighting								

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SOUTH HALL
Asset # : 2065

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$282,900	10	$17,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	40%			2038	* *	1		
Emergency, Battery	30%			2038	* *	10	$1,400	
Exit, Battery	30%			2038	* *	10	$400	
Exterior Lighting								
LED	10%			2041	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$35,600	1	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$11,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supplied From Campus Heating Plant								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2036	$81,000			
Distribution								
Hot Wtr Piping/Pump	100%			2032	$41,500	4	$1,400	

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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 SOUTH HALL
Asset # : 2065

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	90%			2031	$139,700	1	$5,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%			2028	$47,100	1	$600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Controls								
Digital	100%			2027	$545,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2027	$14,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	80%			2028	$57,500	1		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$243,700	1		
Water Heater With Tanks								
Electric	100%			2028	$23,600	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Quantity: 1, 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	20%							
Generic	80%			2033	$210,000	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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **21-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **2350** **Lot** : **24**	**BIN**	: **2001088**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$230,500
Electrical		$363,700
Mechanical	$130,100	$227,700
Total	**$130,100**	**$821,900**
Importance Code A		$230,500
Importance Code B	$130,100	$591,400
Total	**$130,100**	**$821,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$56,200			
Interior Architecture	$41,700		$7,000	$1,200
Electrical	$1,300	$500	$500	$700
Mechanical	$12,000	$700	$1,900	$700
Site Enclosure	$2,500			
Site Pavements	$3,700			
Total	**$117,300**	**$1,200**	**$9,400**	**$2,600**
Importance Code A	$63,700	$600	$700	$600
Importance Code B	$30,900	$600	$8,700	$1,200
Importance Code C	$22,700			$700
Total	**$117,300**	**$1,200**	**$9,400**	**$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
HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G
Asset # : 14556

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								
Glass Block	10%			LIFE	* *	5	$2,000	
Masonry: Brick	85%	2-4	$22,700	LIFE	* *	5	$13,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Walton Street								
Metal Coiling Doors	5%	Now	$1,700	2049	* *	5	$1,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%								
Location : 146th Street								
Windows								
Aluminum	100%			2052	* *	5	$5,800	
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$24,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout Walton Street								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall								
Explanation : Inside Face Of Parapet Covered With Roofing								
Metal Panel	10%			2056	* *	5	$1,500	
Roof								
Modified Bitumen	98%	2-4	$4,600	2036	$230,500			
Blisters, Extent : Light, Area Affected : 2%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 1%								
Location : Corners								
Skylight, Metal/Glass	2%	Now	$2,400	2046	* *			
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Roof								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Two Skylights On Roof								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$8,600	
Ceramic Tile	5%			2045	* *	5	$1,000	
Vinyl Tile	85%			2041	* *	3	$6,200	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$1,500	
Concrete Masonry Unit	45%			LIFE	* *	5	$10,700	
Gypsum Board	50%			LIFE	* *	5-10	$25,400	
Ceilings								
AcousTileSusp.Lay-In	50%			2049	* *	5	$9,800	
Exposed Struc: 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								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$2,500	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East 146th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$2,800	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parking/Driveway								
Asphalt	85%			2045	* *			
Cast in Place Concrete	15%	Now	$900	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 146th Street								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$15,100	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Trailer 6								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$130,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Electrical Room								
Explanation : 1 Section Directly Fed From Ct Cabinet								
Raceway								
Conduit	100%			2036	$32,400	1		
Panelboards								
Molded Case Bkrs	100%			2035	$39,900	5	$300	
Wiring								
Thermoplastic	100%			2036	$53,800	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Electrical Room								
Explanation : Location Noted								
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
HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G
Asset # : 14556

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2036	$179,900	10	$9,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
LED	10%			2044	* *			
Egress Lighting								
Emergency, Battery	20%			2031	$4,400	10	$600	
Emergency, Battery	25%			2041	* *	10	$800	
Exit/Emergency Light Combo	10%			2041	* *			
Exit, Battery	45%			2041	* *	10	$400	
Exterior Lighting								
HID	15%			2031	$9,200	10		
No Component	85%							
Alarm								
Security System								
Generic	50%			2036	$12,400	1	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$12,400	1	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2046	* *	1		
Natural Gas	90%			2046	* *	1		
Conversion Equipment								
Furnace	90%	Now	$7,400	2031	$36,900	1	$5,300	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Garage								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage And Back Mechanical Room								
Explanation : 5 Units								
Radiant Heater	10%			2031	$34,300	2	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : 3 Units								
Air Conditioning								

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G
Asset # : 14556

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	20%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Various Offices								
Window/Wall Unit	25%			2031	$12,500	1		
Water Cooled interior Pkg Unit	55%			2030	$130,100	2		
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floor Closets								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$11,600	
Exhaust Fans								
Interior	100%			2031	$58,400	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$169,200	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2036	$5,900	1	$800	
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **21-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,4,5,Ph**		
Block	: **2346** **Lot** : **29**	**BIN**	: **2001038**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$901,800	$321,400
Interior Architecture	$1,437,800	$248,900
Electrical		$1,748,900
Mechanical	$6,163,300	$10,137,200
Total	**$8,502,900**	**$12,456,400**
Importance Code A	$901,800	$624,800
Importance Code B	$7,359,900	$11,673,300
Importance Code C	$241,200	$158,300
Total	**$8,502,900**	**$12,456,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$161,500		$37,700	
Interior Architecture	$100,800		$52,500	$7,200
Electrical	$41,000	$31,800	$35,600	$36,300
Mechanical	$307,000	$72,000	$117,700	$72,500
Site Enclosure	$29,200			
Site Pavements	$36,100			
Elevators/Escalators	$39,600	$39,600	$39,600	$39,600
Total	**$715,100**	**$143,400**	**$283,100**	**$155,600**
Importance Code A	$182,900	$16,400	$55,000	$16,400
Importance Code B	$468,000	$127,000	$228,100	$139,200
Importance Code C	$64,300			
Total	**$715,100**	**$143,400**	**$283,100**	**$155,600**

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$22,200	LIFE	* *	5	$92,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Oil Tank Room								
Masonry: Brick	22%	4+	$67,100	LIFE	* *	5	$40,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : All Facades								
Masonry: Brick	20%			LIFE	* *	5	$74,100	
Metal Panel	10%			2056	* *	5-10	$127,300	
Pre-Cast Concrete	3%	Now	$8,100	LIFE	* *	5	$18,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Along Grand Concourse								
Stucco Cement	10%	Now	$21,000	2041	* *	5	$23,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Stucco Cement	15%			2049	* *	5	$69,500	
Window Wall	10%			2056	* *	5	$69,500	
Windows								
Aluminum	57%			2052	* *	5	$29,200	
Aluminum	38%	Now	$278,100	2044	* *	5	$9,700	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Old Wing								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Old Wing								
Caulking Deteriorated, Extent : Severe, Area Affected : 10%								
Location : 5th Floor Labs								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Old Wing								
Metal Louvers	5%			2045	* *	10	$16,000	
Parapets								
Concrete Masonry Unit	20%			LIFE	* *	5-10	$11,200	
Masonry: Brick	25%			LIFE	* *	5-10	$17,500	
Masonry: Brick	35%			LIFE	* *	5-10	$24,500	
Metal Panel	10%			2056	* *	5	$4,000	
Metal: Cage/Fence	5%			2049	* *	5-10	$4,000	
Stucco Cement	5%			2049	* *	5	$1,300	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%	Now	$498,100	2046	* *			
Blisters, Extent : Severe, Area Affected : 40%								
Location : Old Wing								
Vegetation Growth, Extent : Severe, Area Affected : 5%								
Location : At Roof Drains, Old Wing								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Old Wing								
Modified Bitumen	53%	Now	$12,400	2041	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Drain Near Cooling Tower								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Low Roof - 4th Floor								
Panel/Paver: Cer/Brk	5%	Now	$1,400	2056	* *			
Vegetation Growth, Extent : Severe, Area Affected : 15%								
Location : Lower Room 4th Floor								
Skylight, Plastic	2%			2049	* *	1		
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$116,800	
Interior								
Floors								
Carpet	10%			2035	$512,700	3	$43,500	
Cast in Place Concrete	5%	Now	$24,700	LIFE	* *	5	$31,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Basement Throughout								
Mosaic Tile	7%			2049	* *	5	$50,700	
Sheet Vinyl/Rubber	8%			2041	* *	5	$34,800	
Terrazzo	15%	4+	$81,300	LIFE	* *	5	$34,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors Throughout								
Vinyl Tile	35%			2041	* *	3	$38,000	
Vinyl Tile	20%	Now	$320,300	2041	* *	3	$21,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Old Wing								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Old Wing, IT Room								
Interior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	$117,800	
Gypsum Board	45%			LIFE	* *	5-10	$281,700	
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Mosaic Tile	5%			LIFE	* *	10	$11,500	
Plaster	10%			LIFE	* *	5-10	$31,300	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

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	50%			2049	* *	5	$181,200	
AcousTileSusp.Lay-In	25%	4+	$60,200	2049	* *	5	$36,200	
Misaligned/Bulging, Extent : Light, Area Affected : 1%								
Location : 5th Floor Laboratories								
Exposed Struc: Concrete	10%	Now	$86,900	LIFE	* *	5	$4,500	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Oil Tank Room								
Exposed Struc: Steel	8%	Now	$557,300	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Elevator Machine Room								
Explanation : Fireproofing Underneath Metal Deck Is Falling Apart.								
Gypsum Board	7%			LIFE	* *	5-10	$69,700	
Site Enclosure								
Fence/Gates								
Chain Link	32%			2056	* *			
Iron Picket	68%	Now	$6,300	2071	* *			
Concrete Curb, Extent : Severe, Area Affected : 30%								
Location : Cracked At Surrounding Parking Lot								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$19,100	2071	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Concrete Curb Next To Fence								
Retaining Walls								
Masonry: Brick	100%	Now	$3,900	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Near Entrance Facing Parking Lot								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$28,900	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Asphalt	100%	Now	$7,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$51,400	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 4,000 Ampere, One 3,000 Ampere And Two 2,000 Ampere Main Disconnect Switches For A, B, C And D Service And One 2000 Ampere Service For Old 475 Section								
Transformers								
Dry Type	85%			2034	$22,700	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 1,000 Kilovolt Ampere And 750 Kilovolt Ampere, 480/277 High Voltage - 208/120 Low Voltage								
Dry Type	15%			2034	$4,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Penthouse, Elevator Machine Room								
Explanation : Various Capacities								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$325,100	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room, Sub-basement Electrical Room, Penthouse								
Explanation : 6 Sections								
Raceway								
Conduit	90%			2036	$303,400	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$33,900	5	$400	
Molded Case Bkrs	80%			2035	$271,400	5	$4,100	
Molded Case Bkrs	10%			2058	* *	5	$500	
Wiring								
Braided Cloth	20%			2035	$89,800	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Mechanical Room And Basement								
Thermoplastic	70%			2036	$314,500	1		
Thermoplastic	10%			2062	* *	1		
Motor Controllers								
Locally Mounted	15%			2034	$27,200	5	$200	
Variable Frequency Drive	85%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Water Main								
Explanation : Location Noted								
Stand-by Power								

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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		
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	50%			2049	* *	1	$29,800	
Automatic	50%			2034	$13,400	1	$29,800	
Generators								
Diesel	50%			2045	* *	1	$37,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : One 150 Kilowatts								
Diesel	50%			2032	$69,300	1	$37,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : One 300 Kilowatts								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$7,200	
Fuel Storage								
Day Tank	10%			2035	$2,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 275 Gallon Capacity								
Main Tank	90%			2039	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 2,500 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	75%			2041	* *	10	$133,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2041	* *	10	$8,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Hallways								
LED	15%			2041	* *			
LED	5%			2044	* *			
Egress Lighting								
Emergency, Service	45%			2041	* *	1		
Emergency, Battery	5%			2041	* *	10	$2,300	
Exit, Service	50%	Now	$2,100	2036	$41,800	1		
Not Functioning, Extent : Light, Area Affected : 10%								
Location : Basement And Sub-basement								
Exterior Lighting								
HID	5%			2036	$45,200	10		
LED	5%			2041	* *			
No Component	90%							
Lightning Protection								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	$900	2051	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof								
Explanation : Missing Air Terminal Rods								
Alarm								
Security System								
Generic	50%			2041	* *	1	$36,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$181,800	1	$36,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$119,300	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2036		1		
Natural Gas	10%			2056	* *	1		
Interruptible Gas/Dual Fuel	85%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Oil Tank Room								
Explanation : Two 7,500 Gallons Tanks								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	1%			2031	$6,000	1	$1,000	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Heat Exchanger, Shell & Tube	1%			2039	* *			
Radiant Heater	5%	Now	$5,000	2031	$252,000	2	$3,600	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridor Near Main Electrical Room, Loading Dock								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exits, Loading Dock, Pump Rooms								
Explanation : Electric Unit Heaters								
Steam Boiler	85%			2049	* *	1	$163,000	
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Penthouse Mechanical Room								
Explanation : 2 Steam Boilers								
No Component	8%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Reported Under Air Conditioning								
Distribution								
Steam Piping/Pump	60%			2046	* *			
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Reported Under Air Conditioning As Dual Temperature System								
Terminal Devices								
Convector/Radiator	95%			2041	* *	1	$59,400	
Unit Heater - Steam	5%			2031	$50,600	4	$1,300	
Controls								
Digital	100%			2029	$5,117,100			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	65%	Now	$51,300	2032	$2,566,600	1	$122,600	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Penthouse Chiller Room								
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse Chiller Room								
Centrifugal, Elec Chiller	20%			2032	$789,700	1	$41,900	
Exterior Pkg Unit - Cooling	5%			2031	$106,200	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Ext Pkg Unit - Heating/Cooling	3%			2041	* *	2	$400	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Split Unit	1%			2036	$46,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms								
Split Unit	1%			2031	$46,000			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse Elevator Machine Room								
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2046	* *	4	$8,100	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	30%	Now	$56,400	2031	$1,127,300	1	$32,300	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Penthouse Mechanical Room								
Air Handler/Cool/Ht	50%			2041	* *	1	$59,900	
Fan Coil - 2 Pipe	20%	Now	$59,100	2036	$1,181,600	1	$11,300	
Broken, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Heat Rejection								
Air Cooled Condenser Unit	10%			2041	* *	2	$13,500	
Water Cooling Tower	85%	Now	$166,300	2030	$831,500	2	$132,500	
Corroded, Extent : Severe, Area Affected : 20%								
Location : Roof								
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$171,000	

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
HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Asset # : 2120

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	20%			2031	$171,800	2	$1,200	
Interior	20%			2041	* *	2	$1,200	
Roof	50%			2031	$187,900	2	$3,000	
Wall Unit	10%			2036	$8,400	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$2,487,300	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,100	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Old Boiler Room								
Explanation : One Unit, 75mbh 75 Gallons								
HW Heat Exchanger								
Steam Fired	100%	Now	$46,800	2036	$936,400	4	$19,200	
Broken, Extent : Light, Area Affected : 5%								
Location : Penthouse Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$13,700	LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 100%								
Location : Basement								
Sump Pump(s)								
Submersible	100%	Now	$600	2027	$6,000	4	$4,100	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement Old Boiler Room								
Sewage Ejector(s)								
Electric	100%			2031	$101,400	4	$11,600	
Backflow Preventer								
Generic	100%			2036	$86,500	1	$11,900	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%	Now	$700	2036	$36,200	1	$14,900	
Corroded, Extent : Light, Area Affected : 5%								
Location : Pump Room B101								
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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From 1st Floor To Penthouse, One Unit From 1st To 5th Floor, Two Units From Basement To 5th Floor								
Explanation : 4 Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library 2nd To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$97,600	
Sprinkler								
Generic	100%			2046	* *	1-2	$54,200	
Fire Pump								
Generic	100%	Now	$3,700	2039	* *	1	$32,500	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Pump Room B103								

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **21-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **2343** **Lot** : **32**	**BIN**	: **2001019**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$363,900	$259,900
Interior Architecture	$57,400	$59,500
Electrical		$1,136,400
Mechanical		$2,784,500
Total	**$421,300**	**$4,240,300**
Importance Code A	$363,900	$311,300
Importance Code B		$3,869,500
Importance Code C	$57,400	$59,500
Total	**$421,300**	**$4,240,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,400	$12,800	$3,700	
Interior Architecture	$266,800	$14,900	$22,400	$10,900
Electrical	$25,100	$20,900	$23,000	$21,300
Mechanical	$87,500	$28,000	$31,800	$23,400
Site Pavements	$32,000			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$483,200**	**$98,800**	**$103,300**	**$77,900**
Importance Code A	$50,600	$14,000	$5,000	$1,200
Importance Code B	$299,600	$84,800	$91,800	$76,600
Importance Code C	$133,000		$6,500	
Total	**$483,200**	**$98,800**	**$103,300**	**$77,900**

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

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 Cavity	41%			LIFE	* *	5	$122,900	
Masonry: Brick Cavity	9%	Now	$117,500	LIFE	* *	5	$13,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Stair A Bulkhead								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : South Corner Of Facade On Grand Concourse Near Activity Yard								
Explanation : Sidewalk Shed, South Wall Parapets Above Activity Yard								
Pre-Cast Concrete	38%			LIFE	* *	5	$370,100	
Stucco Cement	2%			2049	* *	5	$7,500	
Window Wall	10%			2056	* *	5	$56,200	
Windows								
Aluminum	90%			2058	* *	5	$25,500	
Aluminum	5%			2052	* *	5	$1,400	
Metal Louvers	5%			2045	* *	10	$8,900	
Parapets								
Masonry: Brick	60%	Now	$19,900	LIFE	* *	5	$7,900	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Main Roof Throughout								
Explanation : Metal Coping Deteriorated Joints								
Metal Panel	10%			2056	* *	5	$5,100	
Metal Rail	30%			2041	* *	5-10	$71,100	
Roof								
Modified Bitumen	100%	Now	$28,800	2041	* *			
Vegetation Growth, Extent : Severe, Area Affected : 1%								
Location : Roof Corners								
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								
Floors								
Carpet	10%			2035	$350,500	3	$29,700	
Cast in Place Concrete	10%			LIFE	* *	5	$86,700	
Ceramic Tile	5%			2045	* *	5	$9,900	
Panel/Paver: Cer/Brk	5%			2052	* *	5	$22,300	
Sheet Vinyl/Rubber	5%			2041	* *	5	$14,900	
Terrazzo	5%			LIFE	* *	5	$15,500	
Vinyl Tile	24%	Now	$26,300	2041	* *	3	$17,800	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Throughout								
Vinyl Tile	24%			2044	* *	3	$17,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 4th And 5th Floors								
Under Construction	12%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 3rd Floor								
Explanation : Vinyl Floor Finish Is Under Construction								

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Asset # : 2121

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$13,000	
Concrete Masonry Unit	10%	Now	$49,000	LIFE	* *	5	$10,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair A Bulkhead, Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Penthouse								
Gypsum Board	8%			LIFE	* *	5-10	$35,500	
Gypsum Board	18%	Now	$13,100	LIFE	* *	5	$28,200	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Stair A Bulkhead								
Gypsum Board	12%			LIFE	* *	5-10	$53,200	
Recent Replace Evident, Extent : N/A, Area Affected : 20%								
Location : 4th And 5th Floors								
Marble Panels	5%			LIFE	* *	10	$5,200	
Plaster	5%	Now	$6,300	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Penthouse								
Plaster	31%			LIFE	* *	5-10	$68,700	
Under Construction	6%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 3rd Floor								
Explanation : Under Construction								
Ceilings								
AcousTileSusp.Lay-In	40%	Now	$26,400	2041	* *	5	$39,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Throughout, Sub-basement Corridor Near Room C-10b								
AcousTileSusp.Lay-In	15%			2053	* *	5	$29,700	
AcousTileSusp.Lay-In	15%			2056	* *	5	$29,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 4th And 5th Floors								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$24,800	
Plaster	10%	Now	$12,100	LIFE	* *	5	$12,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Sub-basement Pump Room								
Under Construction	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 3rd Floor								
Explanation : Under Construction								
Site Enclosure								
Fence/Gates								
Aluminum Picket	60%			2056	* *			
Chain Link	40%			2056	* *			

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Asset # : 2121

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$17,200	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : 149th Street Near Anthony J. Griffin Street								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Asphalt	50%			2045	* *			
Cast in Place Concrete	50%	Now	$14,800	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Activity Yard								
Not Accessible	100%							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$51,400	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 2,500 Ampere, Three 1,600 Ampere Main Disconnect Switches For Main Building And Motor Controller								
Transformers								
Dry Type	100%			2034	$26,700	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Two 400 Kva And One 20 Kva Unit								
Switchgear / Switchboard								
Fused Disc Sw	60%			2036	$156,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 4 Sections								
Molded Case Bkrs	40%			2062	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 2 Sections								

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Asset # : 2121

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	60%			2036	$146,200	1		
Conduit	30%			2062	* *	1		
Under Construction	10%							
Panelboards								
Fused Disc Sw	8%			2035	$24,000	5	$200	
Fused Disc Sw	2%			2058	* *	5	$100	
Molded Case Bkrs	30%			2058	* *	5	$1,000	
Molded Case Bkrs	50%			2035	$149,700	5	$1,600	
Under Construction	10%							
Wiring								
Braided Cloth	20%			2035	$68,400	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2036	$136,700	1		
Thermoplastic	30%			2062	* *	1		
Under Construction	10%							
Motor Controllers								
Locally Mounted	20%			2034	$36,300	5	$200	
Locally Mounted	5%			2053	* *	5		
Variable Frequency Drive	75%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room C11 In Room C10								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2053	* *	1	$38,400	
Generators								
Diesel	100%			2049	* *	1	$48,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One 450kw 562.5 Kva Unit								
Batteries								
Lead/Acid	100%			2031	$2,500	5	$4,600	
Fuel Storage								
Day Tank	25%			2058	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 84 Gallon Capacity								
Main Tank	75%			2071	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sc25 Pump Room								
Explanation : 250 Gallon Rated Capacity								

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Asset # : 2121

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	10%			2036	$186,200	10	$11,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Second Floor And Sub-basement								
Fluorescent	5%			2041	* *	10	$5,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	5%			2036	$93,100	10	$5,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms And Elevator Lobby								
LED	60%			2044	* *			
LED	20%			2041	* *			
Egress Lighting								
Emergency, Battery	30%			2044	* *	10	$9,000	
Emergency, Battery	15%			2036	$31,400	10	$4,500	
Exit, Service	15%			2031	$8,100	1		
Exit, Battery	30%			2044	* *	10	$2,500	
Under Construction	10%							
Exterior Lighting								
HID	2%			2036	$11,700	10		
LED	8%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$23,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$117,200	1	$23,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$77,000	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	10%			2056	* *	1		
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Hydronic Heating Is Provided By Building C								

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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	10%			2041	* *	1	$12,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : One Unit								
No Component	90%							
Distribution								
Hot Wtr Piping/Pump	90%	Now	$500	2035	$24,600	4	$5,500	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Sub-basement Mechanical Rooms								
Steam Piping/Pump	10%			2036	$10,000			
Terminal Devices								
Convector/Radiator	95%			2041	* *	1	$38,300	
Unit Heater - Steam	5%			2031	$3,500	4	$900	
Controls								
Digital	100%	Now	$17,900	2031	$358,700			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Air Conditioning								
Energy Source								
District Chilled Water	75%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Chilled Water Is Provided By Building C								
Electricity	25%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2041	* *	2	$800	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Split Unit	10%			2031	$296,600			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
No Component	75%							
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2036	$37,900	4	$6,900	
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	75%	0-2	$9,100	2031	$454,400	1	$52,100	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement Mechanical Rooms								
No Component	25%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 B BUILDING (22001)
Asset # : 2121

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	10%			2031	$9,000	2	$8,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$110,300	
Exhaust Fans								
Interior	30%			2036	$166,200	2	$1,100	
Roof	70%			2036	$169,600	2	$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$1,283,200	1		
Galvanized Steel	20%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$34,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit, 270mbh 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$2,500	2036	$25,000	4	$2,600	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Corroded, Extent : Moderate, Area Affected : 67%								
Location : Boiler Room, Pump Room								
Backflow Preventer								
Generic	100%			2036	$55,800	1	$7,700	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%	Now	$1,800	2031	$36,200	1	$14,900	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Penthouse Tank Room								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Units From Sub-basement To 5th Floor, One Unit From Basement To 5th Floor								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$63,000	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Asset # : 2121

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
Generic	100%			2046	* *	1-2	$35,000	
Fire Pump								
Generic	100%	0-2	$2,400	2039	* *	1	$21,000	
	Corroded, Extent : Light, Area Affected : 10%							
	Location : Boiler Room							

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **21-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,3,5,Mez**		
Block	: **2343** **Lot** : **1**	**BIN**	: **2820268**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,148,000	$260,400
Interior Architecture	$1,286,300	$635,100
Electrical		$7,527,700
Mechanical	$2,703,500	$26,134,400
Site Enclosure	$86,200	
Total	**$6,224,000**	**$34,557,600**
Importance Code A	$2,283,800	$713,300
Importance Code B	$3,759,600	$33,622,300
Importance Code C	$180,600	$222,000
Total	**$6,224,000**	**$34,557,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$146,800		$10,000	
Interior Architecture	$71,600		$54,100	$51,000
Electrical	$78,400	$46,700	$51,600	$46,600
Mechanical	$408,400	$94,000	$169,800	$92,400
Site Pavements	$11,400			
Elevators/Escalators	$23,800	$23,800	$23,800	$23,800
Total	**$740,400**	**$164,400**	**$309,300**	**$213,700**
Importance Code A	$153,800	$12,600	$23,900	$12,600
Importance Code B	$558,400	$151,800	$285,400	$170,200
Importance Code C	$28,200			$30,800
Total	**$740,400**	**$164,400**	**$309,300**	**$213,700**

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	$178,800	LIFE	* *	5	$102,600	
Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Concrete Foundation Wall								
Metal Panel	5%			2056	* *	5-10	$44,100	
Metal Coiling Doors	5%			2049	* *	5	$20,000	
Window Wall	10%	Now	$7,800	2056	* *	5	$24,100	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%								
Location : Stair E/5 Right Top Facing The Bridge								
Windows								
Aluminum	95%			2052	* *	5	$55,300	
Metal Louvers	5%			2045	* *	10	$18,200	
Parapets								
Masonry: Brick Cavity	95%	Now	$18,100	LIFE	* *	5	$9,000	
Expansion Joint Failure, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			2056	* *	5	$1,800	
Roof								
Fiberglass Panel	5%	Now	$45,900	2051	* *	1		
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bridge Between Building A And C								
Modified Bitumen	85%	Now	$31,400	2041	* *			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Roof Center And Perimeter Near Rooftop Units								
Vegetation Growth, Extent : Severe, Area Affected : 5%								
Location : Underneath Cooling Tower								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Underneath Cooling Tower								
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : Near Cooling Tower								
Explanation : Drain Cover Missing								
Skylight, Plastic	3%	0-2	$11,200	2049	* *	1		
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Center Of Roof - Observed From Lobby								
Explanation : Staining / Discoloring								
Sloped Glazing	7%	Now	$1,969,300	LIFE	* *	5	$157,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 80%								
Location : At Glazing								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : At Glazing								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Metal Panel	40%			2056	* *	5-10	$6,800	
Pre-Cast Concrete	60%			LIFE	* *	5	$9,600	
Interior								
Floors								
Carpet	5%			2035	$356,100	3	$30,200	
Cast in Place Concrete	10%	0-2	$68,500	LIFE	* *	5	$88,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock, 5th Floor Computer Laboratories, Stair D Griffin Place Level								
Ceramic Tile	1%			2045	* *	5	$4,000	
Mosaic Tile	2%	2-4	$26,400	2049	* *	5	$10,100	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : 1st Floor Toilet Room								
Mosaic Tile	2%			2049	* *	5	$20,100	
Raised Access Floor	2%			2039	* *	5	$30,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Computer Labs								
Explanation : Location Noted								
Terrazzo	37%	2-4	$278,600	LIFE	* *	5	$116,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Vinyl Tile	36%	Now	$80,100	2041	* *	3	$54,400	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood	5%			2064	* *	5	$37,700	
Interior Walls								
Ceramic Tile	10%			2045	* *	5	$61,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$49,300	
Gypsum Board	60%	Now	$103,600	LIFE	* *	5	$222,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Basement Mechanical Room								
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Room 090 Mechanical Room								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Room 090 Mechanical Room								
Mosaic Tile	20%			LIFE	* *	10	$77,100	
Ceilings								
AcousTileSusp.Lay-In	65%			2049	* *	5	$212,700	
Exposed Struc: Steel	5%	Now	$393,200	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Steel Beams In Basement Throughout And Stair A Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stair A Bulkhead, Pool Floor Drains, Basement Mechanical Room Throughout								
Gypsum Board	25%			LIFE	* *	5-10	$281,200	
Metal Panel	5%			LIFE	* *	5	$40,900	
Site Enclosure								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%			2056	* *			
Exposed Struc: Steel	25%			LIFE	* *			
Retaining Walls								
Masonry: Brick	100%	Now	$86,200	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Entry Ramp								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%								
Location : Entry Ramp								
Spalling, Extent : Severe, Area Affected : 15%								
Location : Entry Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$7,900	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Section Of Sidewalk Along Grand Concourse, Approximately Mid-block								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$3,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Building Entrance, Stairs Near Building Entrance								
Parking/Driveway								
Asphalt	100%			2045	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$102,800	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Two 4,000 Ampere Main Disconnect Switch, One 1,200 Ampere Fire Pump Disconnect, One 400 Ampere Kitchen Disconnect								

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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		
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	80%			2034	$21,400	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 225 Kilovolt Ampere And One 150 Kilovolt Ampere, 460/277 High Voltage - 208/120 Low Voltage								
Dry Type	10%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Closets								
Explanation : Various Capacities								
Dry Type	10%			2041	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool Mechanical Room								
Explanation : Various Capacities								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$650,200	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 6 Sections								
Raceway								
Conduit	90%			2036	$606,800	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$63,900	5	$600	
Fused Disc Sw	10%			2044	* *	5	$600	
Molded Case Bkrs	70%			2035	$447,100	5	$5,000	
Molded Case Bkrs	10%			2058	* *	5	$700	
Wiring								
Thermoplastic	90%			2036	$808,600	1		
Thermoplastic	10%			2062	* *	1		
Motor Controllers								
Locally Mounted	10%			2034	$36,300	5	$200	
Motor Control Center	30%			2034	$436,200	5	$2,200	
Variable Frequency Drive	60%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fire Pump Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$26,800	1	$82,800	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2032	$138,700	1	$104,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : One 700 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$60,000	
Fuel Storage								
Day Tank	50%			2035	$12,800	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : One 275 Gallon Capacity								
Main Tank	50%			2039	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : One 2,500 Gallons								
Lighting								
Interior Lighting								
Fluorescent	85%			2036	$3,408,500	10	$209,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2036	$200,500	10	$12,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Hallways								
LED	10%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2036	$82,900	1		
Exit/Emergency Light Combo	1%	Now	$700	2036	$2,200			
Not Functioning, Extent : Light, Area Affected : 30%								
Location : Pool Mechanical Room								
Exit, Service	49%			2031	$56,800	1		
Exterior Lighting								
HID	4%			2031	$50,200	10		
LED	3%			2044	* *			
LED	3%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	$1,800	
Alarm								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	50%			2041	* *	1	$50,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$252,500	1	$50,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$165,800	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2036		1		
Interruptible Gas/Dual Fuel	95%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Abandoned Underground								
Explanation : Only Using Gas. Two 20,000 Gallon Tanks								
Conversion Equipment								
Hot Water Boiler	95%	Now	$135,800	2041	* *	1	$113,700	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Sub-basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : Two Units								
Radiant Heater	5%	Now	$7,000	2031	$350,000	2	$5,000	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Basement Stair D								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exits, Stairs, Pump Room								
Explanation : Electric Unit Heaters								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$11,800	2035	$588,200	4	$13,300	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Terminal Devices								
Air Handler	10%			2031	$506,200	1	$16,600	
Convector/Radiator	85%			2041	* *	1	$73,900	
Unit Heater - Hot Water	5%			2036	$79,700			

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Controls								
Digital	100%	Now	$772,600	2031	$7,725,800			
Broken, Extent : Light, Area Affected : 10%								
Location : Mechanical Rooms								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2032	$5,210,500	1	$276,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Chiller Room								
Explanation : R-123 Refrigerant								
Reciprocating Compr/Chiller	3%			2041	* *	1	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : R-407c Refrigerant								
Split Unit	2%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	$435,000	4	$19,900	
Terminal Devices								
Air Handler/Cool/Ht	70%	Now	$182,700	2031	$3,653,700	1	$104,800	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms, Roof								
Fan Coil - 2 Pipe	3%			2041	* *	1	$2,600	
Fan Coil - 2 Pipe	27%			2036	$2,215,700	1	$23,500	
Heat Rejection								
Air Cooled Condenser Unit	5%			2041	* *	2	$9,400	
Water Cooling Tower	95%	Now	$258,200	2030	$1,290,800	2	$205,800	
Corroded, Extent : Severe, Area Affected : 20%								
Location : Roof								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Roof								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Ventilation								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$118,100	LIFE	* *	2-5	$15,000	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Corridor Behind Theatre								
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$213,700	
Exhaust Fans								
Interior	50%			2031	$596,500	2	$4,100	
Roof	50%	Now	$13,000	2031	$261,000	2	$3,300	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$69,100	2036	$3,454,900	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Chiller Room, Boiler Room								
HW Heat Exchanger								
HTHW/HW	100%			2036	$753,900			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$8,300	4	$8,500	
Pool Filter/Treatment								
Sand	100%			2041	* *	4	$900	
Backflow Preventer								
Generic	100%			2036	$120,100	1	$16,500	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2031	$36,200	1	$16,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3 Units From Basement To 5th Floor								
Explanation : Two Passenger Units, One Freight Unit								
Fire Suppression								
Standpipe								
Generic	100%	Now	$24,800	2046	* *	1-5	$95,400	
Corroded, Extent : Light, Area Affected : 5%								
Location : Basement Stair D								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 EAST ACADEMIC COMPLEX - C
Asset # : 4130

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
Generic	100%	Now	$74,400	2046	* *	1-2	$65,300	
Corroded, Extent : Severe, Area Affected : 5%								
Location : Basement Mechanical Room								
Fire Pump								
Generic	100%	Now	$5,100	2039	* *	1	$45,200	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Fire Pump Room								
Chemical System								
Generic	100%			2031	$116,200	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Two 60 Square Foot Hoods								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **21-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2350** **Lot** : **39**	**BIN**	: **2001091**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$94,700	$51,700
Electrical		$1,361,100
Mechanical	$1,291,700	$689,600
Total	**$1,386,500**	**$2,102,400**
Importance Code A		$273,600
Importance Code B	$1,291,700	$1,777,100
Importance Code C	$94,700	$51,700
Total	**$1,386,500**	**$2,102,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$99,600		$18,400	
Interior Architecture	$54,400		$33,000	$8,500
Electrical	$11,500	$7,300	$7,300	$8,700
Mechanical	$150,800	$8,500	$44,600	$7,300
Site Enclosure			$3,600	
Site Pavements	$5,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$328,400**	**$23,000**	**$114,200**	**$31,800**
Importance Code A	$101,900	$2,100	$20,800	$2,100
Importance Code B	$223,000	$20,900	$89,800	$28,800
Importance Code C	$3,500		$3,600	$900
Total	**$328,400**	**$23,000**	**$114,200**	**$31,800**

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
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D
Asset # : 13556

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 Cavity	65%	Now	$48,800	LIFE	* *	5	$28,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
Location : East 149th Street And Gerard Avenue, Gerard Avenue Building Corners								
Metal Coiling Doors	5%			2049	* *	5	$6,700	
Stucco Cement	28%			2049	* *	5	$30,200	
Window Wall	2%			2056	* *	5	$3,200	
Windows								
Aluminum	75%	Now	$45,800	2052	* *	5	$2,400	
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Fiberglass Panel	25%			2052	* *	5	$6,000	
Parapets								
Masonry: Brick	5%			LIFE	* *	5-10	$2,300	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Northeast Corner								
Metal Panel	5%			2056	* *	5	$1,300	
No Component	90%							
Roof								
Green, Roof Inaccessible	70%			LIFE	* *			
Plaza Roof: Stone Panels	25%			2056	* *			
Skylight, Plastic	5%			2049	* *	1		
Soffits								
Masonry: Brick	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$14,700	
Mosaic Tile	2%			2049	* *	5	$3,400	
Sheet Vinyl/Rubber	3%			2041	* *	5	$3,000	
Vinyl Tile	90%	Now	$33,500	2041	* *	3	$22,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Ceramic Tile	2%			2045	* *	5	$1,900	
Folding Partition	1%			2052	* *	5	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Multi-purpose Room								
Explanation : Location Noted								
Gypsum Board	92%			LIFE	* *	5-10	$146,400	
Masonry: Brick	2%			LIFE	* *	10	$600	
Mosaic Tile	3%			LIFE	* *	10	$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
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D
Asset # : 13556

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	93%			2049	* *	5	$62,600	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Multi-purpose Room								
Exposed Struc: Steel	2%			LIFE	* *	10	$2,700	
Gypsum Board	5%			LIFE	* *	5-10	$11,600	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2049	* *	5-10	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : On Roof								
Explanation : White Painted Metal Guard Rail								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$5,000	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East 149th Street								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Walton Ave Near Fire Hydrant								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$162,600	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B108								
Explanation : 2 Sections								
Raceway								
Conduit	100%			2036	$81,000	1		
Panelboards								
Fused Disc Sw	20%			2035	$27,900	5	$200	
Molded Case Bkrs	80%			2035	$111,800	5	$900	
Wiring								
Thermoplastic	100%			2036	$105,500	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$300	
Ground								
Grounding Devices								
Not Accessible	100%							
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.
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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 SAVOY BLDG. - D
Asset # : 13556

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$26,800	1	$13,800	
Generators								
Natural Gas	100%			2032	$138,700	1	$17,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One 65 Kw, 81 Kva Unit								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	80%			2036	$536,400	10	$33,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2036	$67,000	10	$4,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2036	$13,900	1		
Exit, Service	50%			2036	$9,700	1		
Exterior Lighting								
HID	5%			2036	$10,500	10		
LED	5%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$8,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$42,200	1	$8,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$116,000	1-3	$28,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2046	* *	1		
Natural Gas	95%			2046	* *	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
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D
Asset # : 13556

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	50%			2049	* *	1	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Modular Boiler - Bank Of 3								
Hot Water Boiler	45%			2034	$215,100	1	$10,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Modular Boiler - Bank Of 3								
Radiant Heater	5%			2031	$58,500	2	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance, Stairs								
Explanation : Electric Unit Heaters								
Distribution								
Hot Wtr Piping/Pump	100%			2044	* *	4	$3,300	
Terminal Devices								
Convector/Radiator	95%			2041	* *	1	$13,800	
Unit Heater - Hot Water	5%			2031	$13,300			
Controls								
Digital	100%	Now	$129,200	2029	$1,291,700			
Malfunctioning, Extent : Light, Area Affected : 40%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	45%			2036	$221,900	2	$1,200	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Exterior Pkg Unit - Cooling	45%			2041	* *	2	$1,200	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	10%			2031	$106,800			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Server Room 102j, Rooms B105, B106 And B112								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,700	
Exhaust Fans								
Roof	100%			2031	$87,300	2	$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	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
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D
Asset # : 13556

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	50%			2034	$47,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit, 9kwt 80 Gallons								
Gas Fired	50%			2029	$34,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit, 200mbh 91 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2036	$20,100	1	$2,800	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2031	$36,200	1	$16,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2046	* *	1-2	$12,600	

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

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **01-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,Ph**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3326936**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$221,700	$733,800
Interior Architecture	$117,200	$1,210,900
Electrical		$976,600
Mechanical	$1,448,500	$272,400
Site Pavements	$79,500	$77,300
Total	**$1,867,000**	**$3,270,900**
Importance Code A	$221,700	$733,800
Importance Code B	$1,448,500	$2,473,300
Importance Code C	$196,700	$63,900
Total	**$1,867,000**	**$3,270,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$69,300		$3,900	
Interior Architecture	$59,500		$3,600	$14,600
Electrical	$7,900	$6,300	$6,900	$7,200
Mechanical	$22,700	$8,500	$33,800	$6,300
Site Enclosure	$2,900			
Site Pavements	$1,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$171,000**	**$21,900**	**$55,400**	**$35,300**
Importance Code A	$69,900		$4,500	
Importance Code B	$96,500	$21,900	$49,200	$35,300
Importance Code C	$4,600		$1,700	
Total	**$171,000**	**$21,900**	**$55,400**	**$35,300**

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 ACADEMIC VILLAGE
Asset # : 13594

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	70%			LIFE	* *	5	$105,300	
Metal Panel	10%	Now	$10,000	2046	* *	5	$14,100	
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Column At Northwest Entrance And Elevator Machine Room Door								
Pre-Cast Concrete	5%			LIFE	* *	5	$24,500	
Stucco Cement	10%			2041	* *	5	$18,800	
Window Wall	5%	Now	$5,700	2046	* *	5	$7,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Windows								
Aluminum	95%	Now	$169,100	2044	* *	5	$5,900	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Metal Louvers	5%			2039	* *	10	$3,900	
Parapets								
Masonry: Brick	60%	Now	$16,100	LIFE	* *	5	$6,400	
Efflorescence, Extent : Light, Area Affected : 1%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Metal Rail	30%			2041	* *	5-10	$57,600	
Pre-Cast Concrete	10%			LIFE	* *	5	$13,400	
Roof								
Copper/Terne	5%			2051	* *	10	$7,900	
Modified Bitumen	90%			2036	$624,000	10	$57,100	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Panel/Paver: Cer/Brk	5%			2046	* *	10	$4,200	
Soffits								
Exposed Struc: Steel	50%			LIFE	* *	5	$37,000	
Metal Panel	50%			2046	* *	5-10	$40,700	
Interior								
Floors								
Carpet	25%			2032	$333,800	3	$37,700	
Cast in Place Concrete	5%			LIFE	* *	5	$16,500	
Ceramic Tile	5%			2039	* *	5	$3,800	
Slate	10%			LIFE	* *	5	$16,000	
Vinyl Tile	55%			2036	$1,147,000	3	$20,800	
Interior Walls								
Ceramic Tile	3%			2039	* *	5	$3,400	
Glass: Single Pane	2%			LIFE	* *	5	$3,400	
Gypsum Board	95%			LIFE	* *	5-10	$181,100	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%			2041	* *	5	$73,800	
Exposed Struc: Steel	10%			LIFE	* *	10	$17,400	
Gypsum Board	5%			LIFE	* *	5-10	$14,900	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%	Now	$2,900	2041	* *	5	$6,400	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Privacy Boards In Play Yards								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout Play Yards								
Explanation : Missing Privacy Screen								
Free Standing Walls								
Masonry: Brick	100%			2046	* *			
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	80%			2041	* *			
Pavers/Stone	20%			2039	* *			
Parking/Driveway								
Asphalt	100%	Now	$79,500	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Activity Yard								
Rubber Matting	100%	0-2	$1,500	2036	$77,300			
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes.								
Transformers								
Dry Type	100%			2041	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 150 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	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
KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE
Asset # : 13594

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$100	
Molded Case Bkrs	95%			2044	* *	5	$1,300	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$15,500	
Lighting								
Interior Lighting								
Fluorescent	95%			2036	$714,200	10	$43,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2036	$37,600	10	$2,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Egress Lighting								
Emergency, Service	50%			2036	$15,500	1		
Exit, Service	50%			2036	$10,900	1		
Exterior Lighting								
Fluorescent	10%			2041	* *	10	$500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Roof								
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$94,700	1	$18,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$130,100	1-3	$32,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
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%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Hot Water Provided From Building P								
Conversion Equipment								
HTHW/HW Exchanger	100%			2045	* *	2	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Equipment Room								
Explanation : 7 Units								
Terminal Devices								
Convector/Radiator	20%			2041	* *	1	$3,300	
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%			2029	$1,448,500			
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Chilled Water Provided From Building P								
Conversion Equipment								
Split Unit	5%			2036	$59,900			
No Component	95%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	$4,100	4	$3,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	$48,900	1	$31,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 7 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,500	
Exhaust Fans								
Interior	95%			2031	$212,500	2	$1,500	
Roof	5%			2031	$4,900	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	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 ACADEMIC VILLAGE
Asset # : 13594

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%			2029	$23,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 58.5 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$25,400	
Sprinkler								
Generic	100%			2046	* *	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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

Asset Name	: **KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING**		
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	: **01-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3326937**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$759,800	$2,610,300
Interior Architecture	$63,500	$720,100
Electrical		$1,373,200
Mechanical	$1,007,700	$1,129,000
Site Pavements	$65,500	
Total	**$1,896,400**	**$5,832,600**
Importance Code A	$759,800	$2,610,300
Importance Code B	$1,007,700	$3,222,300
Importance Code C	$129,000	
Total	**$1,896,400**	**$5,832,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,700		$6,100	
Interior Architecture	$109,900		$3,300	$16,300
Electrical	$45,400	$7,700	$5,700	$6,300
Mechanical	$67,200	$5,500	$6,900	$3,800
Site Enclosure	$16,200			
Site Pavements	$40,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$309,100**	**$20,300**	**$29,200**	**$33,500**
Importance Code A	$22,700		$6,100	
Importance Code B	$224,100	$20,300	$21,200	$33,500
Importance Code C	$62,300		$1,800	
Total	**$309,100**	**$20,300**	**$29,200**	**$33,500**

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 ADMINISTRATION BUILDING
Asset # : 2795

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	$5,900	LIFE	* *	5	$9,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Columns Under Bridge								
Masonry: Brick	83%	Now	$338,000	LIFE	* *	5	$82,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Bulkheads Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
Location : At Bridge Connecting G Building, Throughout.								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Wall	15%			2046	* *	5	$55,600	
Windows								
Aluminum	95%	Now	$177,800	2044	* *	5	$9,300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Metal Louvers	5%			2039	* *	10	$6,100	
Parapets								
Metal Rail	100%	4+	$16,800	2041	* *	5	$88,500	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Single Ply Membrane	97%	Now	$175,900	2031	$1,759,200			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 15%								
Location : Throughout								
Skylight, Plastic	3%			2041	* *	1		
Soffits								
Cement - Fiber Panel	100%	Now	$68,100	2036	$680,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
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 ADMINISTRATION BUILDING
Asset # : 2795

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	45%			2032	$461,000	3	$52,100	
Cast in Place Concrete	5%	Now	$4,900	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room								
Ceramic Tile	5%			2039	* *	5	$2,900	
Vinyl Tile	45%	Now	$14,400	2036	$720,100	3	$9,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Corridors And Offices Throughout 1st Floor								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$3,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,800	
Glass: Single Pane	5%			LIFE	* *	5	$5,400	
Gypsum Board	80%			LIFE	* *	5-10	$98,200	
Ceilings								
AcousTileSusp.Lay-In	65%	Now	$31,300	2041	* *	5	$18,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Offices Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms A205, A214, A216, A218, A226 And A228								
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$3,600	
Exposed Struc: Steel	5%			LIFE	* *	10	$5,800	
Gypsum Board	20%			LIFE	* *	5-10	$39,800	
Gypsum Board	5%			LIFE	* *	5-10	$10,000	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%	Now	$16,200	2041	* *	5	$34,900	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Free Standing Walls								
Masonry: Brick	100%			2046	* *			
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2041	* *			
Pavers/Stone	25%	Now	$40,600	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : West Side Yard								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Parking/Driveway								
Asphalt	100%	Now	$65,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock And Lot On East Side								

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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
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING
Asset # : 2795

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switches Rated At One 3,000 Amperes, One 2,000 Amperes And Two 1,200 Amperes								
Transformers								
Dry Type	100%			2034	$26,700	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 750 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$162,600	5	$100	
Raceway								
Conduit	100%			2036	$69,200	1		
Panelboards								
Fused Disc Sw	5%			2035	$4,000	5		
Molded Case Bkrs	95%			2035	$75,800	5	$800	
Wiring								
Thermoplastic	100%			2036	$93,500	1		
Motor Controllers								
Locally Mounted	5%			2034	$2,300	5		
Motor Control Center	95%			2034	$88,000	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room A110								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$10,900	1	$9,900	
Generators								
Diesel	100%			2032	$80,600	1	$12,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 205 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$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.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING
Asset # : 2795

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2035	$12,800	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 50 Gallon Capacity								
Underground Storage	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : 600 Gallon								
Lighting								
Interior Lighting								
Fluorescent	3%			2031	$19,800	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	97%			2031	$640,600	10	$34,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2031	$11,900	1		
Exit, Service	50%			2031	$8,300	1		
Exterior Lighting								
HID	15%			2031	$22,500	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Operated Via Timer								
No Component	85%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$900	
Alarm								
Security System								
Generic	100%			2036	$60,300	1	$12,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$82,900	1-3	$20,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 ADMINISTRATION BUILDING
Asset # : 2795

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Hot Water Provided From Building P								
Terminal Devices								
Convector/Radiator	30%			2034	$94,900	1	$3,800	
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Reported Under Air Conditioning Units								
Controls								
Digital	100%			2029	$922,700			
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Chilled Water Provided From Building P								
Conversion Equipment								
Split Unit	10%			2036	$91,900			
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	$6,300	4	$2,900	
Corroded, Extent : Moderate, Area Affected : 60%								
Location : Mechanical Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Room								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	$75,100	1	$23,900	
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Mechanical Room								
Explanation : One Unit Serves Theater								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$85,000	LIFE	* *	2-5	$21,600	
Needs Cleaning, Extent : Severe, Area Affected : 100%								
Location : Debris In System Causing Low Airflow								
Exhaust Fans								
Interior	90%			2031	$154,500	2	$1,100	
Roof	10%			2031	$7,500	2	$100	
Plumbing								

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 ADMINISTRATION BUILDING
Asset # : 2795

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$49,700	2036	$497,100	1		
Damaged, Extent : Severe, Area Affected : 10%								
Location : Water Main Valves Do Not Hold								
HW Heat Exchanger								
HTHW/HW	100%			2036	$108,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$13,600	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Roof Drains								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1 Unit Shared With Performing Arts Center Building								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$19,500	
Sprinkler								
No Component	80%							
Generic	20%			2036	$107,000	1-2	$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.*

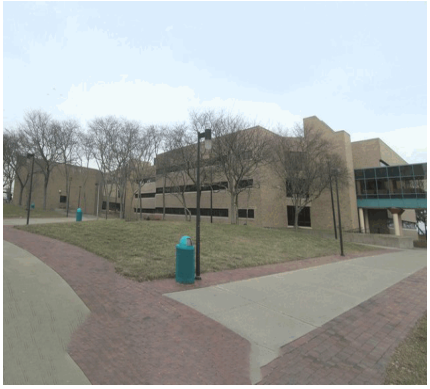
Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: 05-May-2025	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1,2,3,Ph		
Block	: 8760 **Lot** : 60	**BIN**	: 3326934

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,193,800	$1,337,200
Interior Architecture	$533,500	$2,769,300
Electrical	$92,900	$4,000,300
Mechanical	$3,183,000	$2,978,100
Site Pavements	$263,500	
Total	**$7,266,700**	**$11,084,900**
Importance Code A	$3,193,800	$1,388,600
Importance Code B	$3,660,500	$9,696,300
Importance Code C	$412,400	
Total	**$7,266,700**	**$11,084,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,600		$3,500	
Interior Architecture	$139,500		$47,400	$18,400
Electrical	$23,600	$17,200	$18,800	$20,600
Mechanical	$71,600	$12,600	$19,700	$12,000
Site Enclosure	$9,400			
Site Pavements	$54,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$343,700**	**$37,000**	**$96,600**	**$58,100**
Importance Code A	$38,900		$4,800	
Importance Code B	$234,100	$37,000	$91,800	$58,100
Importance Code C	$70,800			
Total	**$343,700**	**$37,000**	**$96,600**	**$58,100**



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 ART AND SCIENCE BLDG - S
Asset # : 2106

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	90%	Now	$2,812,200	LIFE	* *	5	$170,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Window Sills Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Building								
Efflorescence, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Expansion Joint Failure, Extent : Moderate, Area Affected : 1%								
Location : East Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : At Lintels Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : South Facade								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Wall	10%			2046	* *	5	$71,200	
Windows								
Aluminum	90%	Now	$72,400	2044	* *	5	$2,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms, Throughout.								
Metal Louvers	10%			2039	* *	10	$3,500	
Parapets								
Masonry: Brick	95%	Now	$90,200	LIFE	* *	5	$14,300	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Parapet								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	5%	Now	$6,100	LIFE	* *	5	$4,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Coping At Southwest Corner								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
Location : Coping								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Asset # : 2106

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	25%			2051	* *	10	$71,600	
Modified Bitumen	50%	Now	$125,100	2036	$625,700			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Rooms 305, 319, 333, 346 And Throughout								
Single Ply Membrane	20%	Now	$93,800	2031	$469,200			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : West Wing, And Throughout.								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout.								
Skylight, Plastic	5%	Now	$31,500	2041	* *	1		
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Cement - Fiber Panel	100%			2036		10		
Interior								
Floors								
Carpet	15%	Now	$82,100	2032	$410,300	3	$34,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Cast in Place Concrete	20%	0-2	$52,600	LIFE	* *	5	$67,700	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Electrical Room								
Ceramic Tile	5%			2039	* *	5	$7,700	
Panel/Paver: Cer/Brk	25%			2044	* *	5	$87,000	
Vinyl Tile	35%	0-2	$149,500	2036	$1,495,400	3	$20,300	
Cracking/Crumbling, Extent : Light, Area Affected : 40%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Corridors								
Interior Walls								
Concrete Masonry Unit	20%	Now	$60,500	LIFE	* *	5	$12,900	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Second Floor Corridor Of Art Wing								
Fiberglass Panel	25%			LIFE	* *	10	$10,000	
Gypsum Board	50%			LIFE	* *	5-10	$136,700	
Masonry: Brick	5%			LIFE	* *	10	$2,400	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Asset # : 2106

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Concrete	25%			LIFE	* *	5-10	$48,300	
Exposed Struc: Steel	20%			LIFE	* *	10	$61,900	
Fiber Board	50%	Now	$120,600	2036	$1,206,200			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st And 2nd Floor Corridors								
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Gypsum Board	5%	Now	$2,700	LIFE	* *	5	$9,700	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : 2nd Floor And Throughout								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	$3,500	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Generator								
Retaining Walls								
Cast in Place Concrete	100%	Now	$5,900	2056	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Plaza Gate								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%	Now	$49,600	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry Stairs								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : East Site								
Pavers/Stone	25%	Now	$263,500	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : East Site								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : East Site								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Asset # : 2106

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$5,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Loading Dock And Dumpster								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$51,400	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 3,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2034	$26,700	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical And Mechanical Rooms								
Explanation : One 300 Kilovolt-ampere, One 112 Kilovolt-ampere, One 75 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$260,100	5	$500	
Raceway								
Conduit	100%			2036	$243,700	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,000	5	$200	
Molded Case Bkrs	90%			2035	$215,500	5	$2,500	
Wiring								
Thermoplastic	100%			2036	$341,800	1		
Motor Controllers								
Locally Mounted	10%			2034	$18,100	5	$100	
Motor Control Center	90%			2034	$654,400	5	$2,600	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$26,800	1	$32,500	
Generators								
Diesel	100%			2032	$138,700	1	$40,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Generator Rated At 150 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,900	

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KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Asset # : 2106

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2035	$25,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 8 Gallon Capacity, Corroded Enclosure								
Underground Storage	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : 600 Gallon								
Lighting								
Interior Lighting								
Fluorescent	8%			2031	$123,200	10	$7,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
Fluorescent	90%			2031	$1,386,400	10	$85,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2031	$57,300	2		
Egress Lighting								
Emergency, Service	50%			2031	$31,800	1		
Exit, Service	50%			2031	$22,300	1		
Exterior Lighting								
Incandescent	10%			2031	$56,700	2		
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$198,500	1	$39,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$272,700	1-3	$67,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Mechanical Rooms								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : Hot Water Provided From Building P								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
HTHW/HW Exchanger	100%			2032	$27,200	2	$6,300	
Terminal Devices								
Convector/Radiator	35%			2034	$295,700	1	$11,700	
Fan Coil Unit/Heat	5%			2031	$128,100	1	$1,700	
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Under Air Conditioning								
Controls								
Digital	100%			2029	$3,036,400			
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : Chilled Water Provided From Building P								
Conversion Equipment								
Split Unit	5%	Now	$24,500	2046	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : Obsolete Equipment								
No Component	95%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	$8,400	4	$7,600	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor Mechanical Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Piping In Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Heating And Cooling								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	$100,300	1	$63,900	
Corroded, Extent : Light, Area Affected : 50%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$91,200	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	10%			2031	$45,800	2	$300	
Roof	40%	Now	$80,200	2046	* *	2	$1,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
Roof	50%			2031	$100,300	2	$1,600	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$66,400	2036	$1,327,200	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Hot Water Mixing Valve And Head Valve In 2nd Floor Mechanical Room								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Mechanical Room								
Water Heater With Tanks								
Electric	100%			2031	$118,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Mechanical Equipment Room								
Explanation : Two 120 Gallon Units								
HW Heat Exchanger								
HTHW/HW	100%			2036	$289,600			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor, Roof								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2036	$475,800	1-5	$54,000	
Sprinkler								
No Component	90%							
Generic	10%			2036	$142,900	1-2	$2,900	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

Asset Name	: KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P		
Address	: 1813 ORIENTAL BLVD.		
Borough	: BROOKLYN	**Agency's Number**	: 230P
Program / Asset #	: CUN0003.0P0 / 2105	**Yr Built/Renovated**	: 1976 / 2012
Area Sq Ft	: 78,965	**Project Type**	: CITY UNIVERSITY OF NEW YORK
Date of Survey	: 01-May-2025	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1,2		
Block	: 8760 **Lot** : 60	**BIN**	: 3326939

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,405,700	$1,633,200
Interior Architecture	$1,049,100	$708,600
Electrical	$71,000	$3,696,200
Mechanical	$2,768,100	$6,602,800
Site Enclosure	$72,000	
Site Pavements	$182,100	
Total	**$5,548,000**	**$12,640,700**
Importance Code A	$1,405,700	$1,633,200
Importance Code B	$3,462,600	$11,007,500
Importance Code C	$679,600	
Total	**$5,548,000**	**$12,640,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$75,900		$2,700	
Interior Architecture	$55,300		$4,000	$15,300
Electrical	$22,900	$12,900	$15,700	$15,300
Mechanical	$75,300	$43,300	$30,000	$41,600
Site Enclosure	$5,700			
Site Pavements	$11,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$253,300**	**$63,400**	**$59,600**	**$79,400**
Importance Code A	$80,100	$4,300	$6,900	$4,300
Importance Code B	$146,700	$59,100	$50,600	$75,100
Importance Code C	$26,400		$2,100	
Total	**$253,300**	**$63,400**	**$59,600**	**$79,400**

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$89,700	LIFE	* *	5	$37,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Courtyard Wall, Generator Enclosure And Columns Under Bridge								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Courtyard, Generator Enclosure								
Masonry: Brick	70%	Now	$863,700	LIFE	* *	5	$104,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
Location : West Facade And Loading Dock Area								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : South Facade, Below Louvers								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	10%	Now	$160,000	2041	* *	5	$23,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Area								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Chiller Room								
Stucco Cement	5%			2041	* *	5	$18,700	
Window Wall	10%	Now	$91,000	2046	* *	5	$28,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : South Facade								
Windows								
Aluminum	85%	Now	$31,800	2044	* *	5	$1,700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Corridor And Offices								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Corridor And Offices								
Metal Louvers	15%	Now	$3,300	2039	* *			
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Isolated Network On North Facade								
Parapets								
Concrete Masonry Unit	15%			LIFE	* *	5-10	$17,900	
Metal Rail	85%	Now	$62,000	2041	* *	5	$131,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	10%	Now	$57,400	2036	$143,400			
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Below Cooling Towers								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Below Cooling Towers								
Cast in Place Concrete	10%			LIFE	* *	10	$20,500	
IRMA/Protected Membrane	5%			2031	$145,400	10	$6,100	
Modified Bitumen	70%			2036	$940,400	10	$86,000	
Sloped Glazing	5%			LIFE	* *	5	$163,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Over Generator Area								
Explanation : Fiberglass Translucent Material								
Soffits								
Fiberglass Panel	50%			2039	* *	5	$5,400	
Metal Panel	50%			2046	* *	5-10	$9,900	
Interior								
Floors								
Carpet	20%	Now	$45,600	2032	$455,700	3	$38,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Offices								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Cast in Place Concrete	62%	0-2	$135,900	LIFE	* *	5	$174,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler And Chiller Rooms, At Loading Docks								
Ceramic Tile	3%			2039	* *	5	$3,900	
Vinyl Tile	15%	Now	$106,800	2036	$533,800	3	$7,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Corridors Throughout								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	7%	Now	$73,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Generator Area								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Generator Area								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Generator Area								
Ceramic Tile	3%			2039	* *	5	$4,200	
Concrete Masonry Unit	65%	0-2	$423,800	LIFE	* *	5	$36,100	
Vertical Cracks, Extent : Light, Area Affected : 10%								
Location : Chiller And Boiler Rooms								
Gypsum Board	25%	Now	$9,700	LIFE	* *	5	$20,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Corridor Corners Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Corridor Windows								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	$128,500	2041	* *	5	$19,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridors And Offices Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Corridors And Offices Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Corridors And Offices Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Corridors And Offices Throughout								
Exposed Struc: Steel	70%			LIFE	* *	10	$180,400	
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%			2041	* *	5-10	$2,500	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Chain Link	85%	Now	$5,700	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : South Site								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : South Site								
Retaining Walls								
Cast in Place Concrete	100%	Now	$72,000	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Areas On North And South Sides								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Loading Areas On North And South Sides								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Loading Areas On North And South Sides								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$11,000	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Southwest Corner Of Site								
Parking/Driveway								
Asphalt	100%	Now	$182,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Loading Dock Areas								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2036	$5,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At Two 4,000 Amperes And One 3,000 Amperes								
Fused Disc Sw	25%			2046	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2034	$66,500	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Chiller Room								
Explanation : Two 112 Kilovolt-ampere, One 75 Kilovolt-ampere, Two 30 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	10%			2046	* *	5		
Fused Disc Sw	90%			2036	$559,900	5	$300	
Raceway								
Conduit	90%			2036	$706,900	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$9,600	5	$200	
Molded Case Bkrs	80%			2035	$76,400	5	$1,700	
Molded Case Bkrs	10%			2044	* *	5	$200	
Wiring								
Thermoplastic	100%			2036	$177,900	1		

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2034	$11,900	5	$100	
Motor Control Center	80%			2034	$236,300	5	$1,700	
Variable Frequency Drive	10%			2041	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Corroded, Extent : Light, Area Affected : 100%								
Location : Sprinkler Room								
Stand-by Power								
Transfer Switches								
Automatic	50%			2034	$5,400	1	$12,200	
Automatic	50%			2041	* *	1	$12,200	
Generators								
Diesel	30%			2032	$24,200	1	$9,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chiller Room								
Explanation : 675 Kilowatt Generator								
Natural Gas	70%			2039	* *	1	$21,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Two Emergency Generators Rated At 250 Kilowatts Each								
Batteries								
Lead/Acid	30%			2027	$700	5	$900	
Nickel Cadmium	70%			2029	$1,700	5	$12,300	
Fuel Storage								
Day Tank	50%			2035	$12,800	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chiller Room								
Explanation : 50 Gallon Capacity								
Underground Storage	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 3,000 Gallons								
Lighting								
Interior Lighting								
Fluorescent	90%			2031	$1,333,700	10	$71,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2036	$94,500			
Egress Lighting								
Emergency, Service	50%			2031	$26,500	1		
Exit, Service	50%			2031	$18,600	1		
Exterior Lighting								
HID	25%			2031	$92,100	10	$100	
No Component	75%							

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2036	$148,200	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$203,700	1-3	$50,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells And Manual Pull Station								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2049	* *	1	$42,600	
Distribution								
Hot Wtr Piping/Pump	40%			2035	$75,300	4	$2,500	
Hot Wtr Piping/Pump	60%			2052	* *	4	$3,800	
Terminal Devices								
Fan Coil Unit/Heat	20%			2031	$426,800	1	$5,600	
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Room								
Explanation : Under Air Conditioning								
Controls								
Digital	100%			2029	$2,267,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%	Now	$500,200	2032	$1,667,200	1	$79,600	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : 2 Units Of 4 Are Broken								
Other Observation, Extent : Light, Area Affected : 95%								
Location : Air Conditioning Room								
Explanation : 4 Units - Major Air Conditioning Source For The Entire Campus, Not For This Building. Refrigerant R-123a								
Reciprocating Compr/Chiller	5%			2031	$63,500	1	$2,000	
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : 2 Units, 2nd Floor Communication Room								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2036	$132,200	4	$6,000	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
No Component	5%							
Terminal Devices								
Air Handler/Dir Expansion	5%			2036	$82,500	1		
Air Handler/Cool/Ht	95%			2031	$1,586,600	1	$50,600	
Heat Rejection								
Air Cooled Condenser Unit	5%			2036	$12,500	2	$3,000	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Roof								
Explanation : 2 Units								
Water Cooling Tower	95%			2034	$413,000	2	$82,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$76,000	
Exhaust Fans								
Interior	100%			2031	$381,700	2	$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$1,105,500	1		
Water Heater With Tanks								
Electric	100%			2031	$70,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 120 Gallons								
HW Heat Exchanger								
HTHW/HW	100%			2046	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Abandoned in Place, Extent : Light, Area Affected : 1%								
Location : Sink Room P205								
Storm Drain Piping								
Cast Iron	100%	Now	$30,400	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Roof Drains								
Backflow Preventer								
Generic	100%			2036	$38,400	1	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Campus Main Box Is Located Outside Of This Building								
Explanation : Other Buildings Are Equipped With Pressure Regulator Valves								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2036	$396,300	1-5	$45,000	
Sprinkler								
No Component	90%							
Generic	10%			2036	$119,000	1-2	$2,400	
Fire Pump								
Generic	100%	Now	$1,600	2032	$82,200	1	$14,500	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Fire Pump Room Runs On Manual								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Covers Most Of The Buildings On Campus								

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **94,139**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **01-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3347727**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$537,000	$1,591,200
Interior Architecture	$690,800	$1,803,300
Electrical		$4,017,000
Mechanical	$3,542,300	$4,962,200
Site Pavements	$180,300	
Total	**$4,950,400**	**$12,373,700**
Importance Code A	$537,000	$1,591,200
Importance Code B	$4,233,100	$10,782,600
Importance Code C	$180,300	
Total	**$4,950,400**	**$12,373,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$93,000		$1,000	
Interior Architecture	$293,000		$5,300	$22,000
Electrical	$27,800	$11,700	$12,900	$14,700
Mechanical	$81,500	$29,200	$34,200	$28,700
Site Enclosure	$39,900			
Site Pavements	$34,800			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$591,600**	**$62,500**	**$75,100**	**$86,900**
Importance Code A	$93,000		$1,000	
Importance Code B	$377,500	$62,500	$72,200	$86,900
Importance Code C	$121,100		$1,800	
Total	**$591,600**	**$62,500**	**$75,100**	**$86,900**

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$76,900	LIFE	* *	5	$32,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Exterior Stairs On South Facade								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Exterior Stairs On South Facade								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Exterior Stairs On South Side								
Masonry: Brick	75%	Now	$396,800	LIFE	* *	5	$96,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout South And West Facade								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout South Facade								
Metal Panel	5%	0-2	$8,500	2046	* *	5	$12,000	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : West Facade And Fascia Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : Fascia Throughout								
Window Wall	15%			2046	* *	5	$72,300	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : South Facade								
Windows								
Aluminum	95%	Now	$28,700	2044	* *	5	$1,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Glazing Clouded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Louvers	5%			2039	* *	10	$1,000	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Facades Throughout								
Parapets								
Metal Rail	100%	2-4	$63,300	2041	* *	5	$133,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Cast in Place Concrete	15%			LIFE	* *	10	$42,000	
Copper/Terne	25%			2051	* *	10	$104,900	
Modified Bitumen	60%			2036	$1,100,800	10	$100,700	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cement - Fiber Panel	25%	Now	$2,700	2036	$54,500			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : South Side Balcony								
Metal Panel	75%	Now	$11,100	2046	* *	5	$15,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : South Side And Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : South Side And Throughout								
Interior								
Floors								
Carpet	20%	Now	$99,700	2032	$498,400	3	$42,300	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Offices, And Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Offices, And Throughout								
Cast in Place Concrete	10%	Now	$24,000	LIFE	* *	5	$30,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room								
Ceramic Tile	5%			2039	* *	5	$7,000	
Mosaic Tile	10%			2041	* *	5	$35,200	
Panel/Paver: Cer/Brk	10%	Now	$26,800	2044	* *	5	$15,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Vinyl Tile	45%	Now	$175,200	2036	$1,751,600	3	$23,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	$30,400	
Ceramic Tile	3%			2039	* *	5	$3,700	
Concrete Masonry Unit	13%			LIFE	* *	5	$12,700	
Folding Partition	3%			2052	* *	5	$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooms 219 And 220								
Explanation : Location Noted								
Glass: Single Pane	2%			LIFE	* *	5	$3,700	
Gypsum Board	62%	Now	$21,100	LIFE	* *	5	$45,300	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms Throughout								
Masonry: Brick	7%			LIFE	* *	10	$2,600	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%	Now	$515,600	2041	* *	5	$51,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Spaces, Corridors 1st And 2nd Floors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Spaces, Corridors 1st And 2nd Floors								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Mechanical Spaces, Corridors 1st And Second Floors								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$27,700	
Gypsum Board	5%	2-4	$2,600	LIFE	* *	5	$9,200	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Metal Panel	10%	Now	$48,900	LIFE	* *	5	$18,500	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Commons Room, 1st And 2nd Floors, And Cafeteria								
Site Enclosure								
Fence/Gates								
Aluminum Rail	75%	Now	$11,000	2041	* *	5	$23,700	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : East Side Exterior Stair								
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Throughout								
Chain Link	25%	Now	$8,100	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Along West Side Of Building								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$500	2056	* *			
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : East Side Of Building								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Building								
Retaining Walls								
Cast in Place Concrete	100%	Now	$20,400	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Loading Dock								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : West Side Loading Dock								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : West Side Loading Dock								
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.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%	Now	$77,400	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Throughout Northeast Side Of Building								
Pavers/Stone	25%	Now	$102,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Northeast Side Of Building								
Parking/Driveway								
Asphalt	100%	Now	$34,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : South Side Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$45,300	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Transformers								
Dry Type	100%			2034	$26,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 500 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$227,600	5	$400	
Raceway								
Conduit	100%			2036	$201,800	1		
Panelboards								
Fused Disc Sw	5%			2035	$12,000	5	$100	
Molded Case Bkrs	95%			2035	$227,500	5	$2,400	
Wiring								
Thermoplastic	100%			2036	$291,700	1		
Motor Controllers								
Locally Mounted	20%			2034	$23,900	5	$100	
Motor Control Center	75%			2034	$221,600	5	$1,900	
Variable Frequency Drive	5%			2041	* *			
Ground								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room U107								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$26,800	1	$29,000	
Lighting								
Interior Lighting								
Fluorescent	2%			2031	$28,100	10	$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
Fluorescent	13%			2031	$182,400	10	$11,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	85%			2036	$2,216,800			
Egress Lighting								
Emergency, Service	50%			2031	$29,000	1		
Exit, Service	50%			2031	$20,300	1		
Exterior Lighting								
HID	10%			2031	$43,900	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$176,700	1	$35,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$242,800	1-3	$59,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Hot Water Provided From Building P								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	25%			2034	$192,400	1	$7,600	
Unit Heater - Hot Water	5%			2031	$27,900			
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%			2029	$2,703,700			
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	$152,200	4	$7,000	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : 2nd Fl Mechanical Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Piping In Mechanical Equipment Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$365,300	2031	$1,826,600	1	$52,400	
Broken, Extent : Severe, Area Affected : 20%								
Location : 2 Of 7 Units In 2nd Fl Mechanical Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$83,100	
Needs Cleaning, Extent : Severe, Area Affected : 100%								
Location : Debris In System Blocks Airflow								
Exhaust Fans								
Interior	90%			2031	$375,800	2	$2,600	
Roof	5%			2041	* *	2	$100	
Roof	5%			2031	$9,100	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$1,209,100	1		
Water Heater With Tanks								
Electric	100%			2031	$118,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Mechanical Equipment Room								
Explanation : Two 120 Gallon Units, For Stand-by Use								
HW Heat Exchanger								
HTHW/HW	100%			2036	$263,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : Two Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$66,400	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Roof								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 2 Of 3 Units Broken								
Fire Suppression								
Standpipe								
Generic	100%			2036	$433,500	1-5	$49,200	
Sprinkler								
No Component	70%							
Generic	30%			2036	$390,600	1-2	$7,900	
Chemical System								
Generic	100%			2029	$406,900	1-10	$203,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Kitchen And Two Student Kitchens								
Explanation : 660 Square Feet								

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **01-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3347725**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,952,400	$2,955,600
Interior Architecture	$1,025,200	$3,325,300
Electrical		$3,795,300
Mechanical	$2,605,300	$2,268,700
Site Pavements	$112,000	
Total	**$8,695,000**	**$12,344,900**
Importance Code A	$4,952,400	$2,955,600
Importance Code B	$3,156,400	$9,249,700
Importance Code C	$586,100	$139,600
Total	**$8,695,000**	**$12,344,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,800			
Interior Architecture	$97,700		$1,700	$2,500
Electrical	$31,100	$14,200	$13,500	$14,100
Mechanical	$172,700	$8,300	$15,800	$10,000
Site Enclosure	$1,400			
Site Pavements	$21,000	$300	$300	$7,100
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$375,000**	**$30,100**	**$38,600**	**$40,900**
Importance Code A	$43,800			
Importance Code B	$300,700	$29,800	$36,500	$33,800
Importance Code C	$30,500	$300	$2,000	$7,100
Total	**$375,000**	**$30,100**	**$38,600**	**$40,900**

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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		
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	$144,700	LIFE	* *	5	$60,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Exterior Door At Stair G1s03								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Exterior Stairs South And West Facades								
Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
Location : South Pool Wall								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Exterior Stairs South And West Facades								
Masonry: Brick	75%	Now	$2,987,300	LIFE	* *	5	$181,400	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Expansion Joint Failure, Extent : Moderate, Area Affected : 5%								
Location : East And West Facades								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Light, Area Affected : 1%								
Location : East Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%	0-2	$400,900	2046	* *	5	$22,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%								
Location : Columns Supporting Bridge To Building V								
Window Wall	15%	Now	$440,600	2046	* *	5	$68,000	
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : East And West Facades								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : East And West Facades								
Windows								
Aluminum	95%	Now	$11,100	2044	* *	5	$600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East And West Facades								
Metal Louvers	5%	0-2	$100	2039	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Isolated Network On South Facade								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	70%	Now	$172,100	LIFE	* *	5	$27,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Southwest Corner Of Building								
Metal Rail	25%	Now	$32,600	2041	* *	5	$68,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Pre-Cast Concrete	5%	Now	$79,000	LIFE	* *	5	$12,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Coping								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Single Ply Membrane	85%	Now	$462,300	2031	$2,311,300			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 1%								
Location : South Lower Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Elevator Shaft And Room G101								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Corners Throughout								
Explanation : Wrinkling								
Sloped Glazing	15%			LIFE	* *	5	$530,800	
Soffits								
Cement - Fiber Panel	75%			2036		10		
Metal Panel	10%			2046	* *	5-10		
Stucco Cement	15%			2041	* *	5		
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Throughout								
Interior								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	$114,000	LIFE	* *	5	$29,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Expansion Joints								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corridor, Locker Rooms, Electrical And Mechanical Rooms								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Corridor And Locker Rooms								
Ceramic Tile	5%	2-4	$7,600	2039	* *	5	$3,400	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Showers And Toilets								
Panel/Paver: Cer/Brk	15%	Now	$38,300	2044	* *	5	$22,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : 2nd Floor Corridor Outside Stair G2s02								
Sheet Vinyl/Rubber	30%	0-2	$131,500	2036	$2,630,400	5	$30,200	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Room G101								
Vinyl Tile	15%			2036	$555,300	3	$10,100	
Wood	25%	Now	$99,900	2051	* *	5	$31,400	
Dry Rot/Decay, Extent : Moderate, Area Affected : 2%								
Location : Room G103								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : 1st Floor Throughout								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$52,500	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Expansion Joints Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Rooms G112 And G124								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Rooms G112 And G124								
Spalling, Extent : Severe, Area Affected : 5%								
Location : Rooms G112 And G124								
Ceramic Tile	5%			2039	* *	5	$3,500	
Concrete Masonry Unit	65%	Now	$421,700	LIFE	* *	5	$17,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Locker Rooms, Showers, Stairs And Gymnasiums								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair G1s03								
Fabric on Framing	2%	Now	$2,800	2034	$139,600	5	$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Room G106								
Glass: Single Pane	5%			LIFE	* *	5	$5,200	
Gypsum Board	13%	Now	$2,500	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Mezzanine And Room G106								
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Mezzanine								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Windows At 2nd Floor Lobby								
Other Observation, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Mezzanine								
Explanation : Impact Damage At Corners								
Metal Panel	5%			LIFE	* *	10	$1,600	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	$1,800	2041	* *	5	$3,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Toilet Room And G210								
AcousTileSusp.Lay-In	5%	Now	$900	2041	* *	5	$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Outside Entry To Room G207								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Mezzanine								
Exposed Struc: Concrete	20%	Now	$84,200	LIFE	* *	5	$1,800	
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Corridor Near Room G207 And Throughout								
Exposed Struc: Steel	45%	0-2	$121,500	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Pool G208								
Metal Panel	20%	Now	$37,200	LIFE	* *	5	$14,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Corridors Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Gymnasiums Throughout								
Explanation : Paint Peeling								
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2041	* *	5-10		
Retaining Walls								
Cast in Place Concrete	100%	Now	$1,400	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Site Pavements								

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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		
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%	Now	$15,000	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 1%								
Location : West Walkway								
Metal	5%	0-2	$6,000	2046	* *	1-3	$23,100	
Other Observation, Extent : Light, Area Affected : 5%								
Location : West Facade								
Explanation : Rusting								
Parking/Driveway								
Asphalt	100%	Now	$112,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West Side Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2036	$31,700	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room G121								
Explanation : Main Service Switches Rated At 3,000 Amperes And 2,000 Amperes								
Fused Disc Sw	30%			2036	$13,600	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 4,000 Amperes Supplying The High School Building								
Transformers								
Dry Type	100%			2034	$26,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical And Mechanical Rooms								
Explanation : 225, 45 And 30 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$195,100	5	$300	
Raceway								
Busway	5%			2034	$7,200	1		
Conduit	95%			2036	$137,400	1		
Panelboards								
Fused Disc Sw	5%			2035	$9,000	5	$100	
Molded Case Bkrs	95%			2035	$170,600	5	$1,800	
Wiring								
Thermoplastic	100%			2036	$199,600	1		

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2034	$11,900	5		
Motor Control Center	90%			2034	$265,900	5	$1,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Main Room G124a								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$26,800	1	$22,200	
Generators								
Diesel	100%			2032	$138,700	1	$28,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room G121								
Explanation : Emergency Generator Rated At 130 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$16,100	
Fuel Storage								
Day Tank	50%			2035	$12,800	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room G121								
Explanation : 10 Gallons Rated Capacity								
Underground Storage	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : 600 Gallons								
Lighting								
Interior Lighting								
Fluorescent	5%			2031	$66,700	10	$4,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2031	$66,700	10	$4,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
LED	90%			2036	$2,232,500			
Egress Lighting								
Emergency, Service	50%			2031	$27,600	1		
Exit, Service	50%			2031	$19,300	1		
Exterior Lighting								
Fluorescent	10%			2031	$28,800	10	$700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Outside								
No Component	90%							
Lightning Protection								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	$1,400	
Alarm								
Security System								
Generic	100%			2031	$135,700	1	$27,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Gymnasium								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$186,400	1-3	$45,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Hot Water Provided From Building P								
Terminal Devices								
Convector/Radiator	20%			2041	* *	1	$5,800	
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%			2029	$2,076,000			
Air Conditioning								
Energy Source								
District Chilled Water	95%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Chilled Water Provided From Building P								
Electricity	5%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2031	$17,000	1		
No Component	95%							

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	75%	Now	$5,400	2036	$5,400	4	$3,300	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Piping In Mechanical Room								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Valves In Mechanical Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : See Heating Pumps								
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$8,700	2031	$86,900	1	$49,800	
Broken, Extent : Severe, Area Affected : 10%								
Location : Unit Serving Pool Located On Roof								
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 9 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$79,100	
Exhaust Fans								
Interior	25%	Now	$9,900	2031	$99,300	2	$500	
Broken, Extent : Severe, Area Affected : 10%								
Location : Pool Pump Room								
Roof	75%			2031	$130,300	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	60%	0-2	$34,500	2036	$690,000	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : Water Main, 1st Floor Room 124a								
Galvanized Steel	40%	Now	$22,900	2034	$457,200	1		
Corroded, Extent : Severe, Area Affected : 40%								
Location : Bad Condition, Pool Pump Room								
Not Insulated, Extent : Moderate, Area Affected : 30%								
Location : Pool Pump Room								
Pump(s) Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Valves And Pumps. Pool Pump Room								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%			2031	$141,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Two 150 Gallon Stand-by Units								
HW Heat Exchanger								
HTHW/HW	100%	Now	$25,100	2036	$250,900			
Other Observation, Extent : Severe, Area Affected : 50%								
Location : 1st Floor Mechanical Room								
Explanation : 1 Of 2 Units Broken								
Sanitary Piping								
Cast Iron	100%	Now	$112,800	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 20%								
Location : Riser Through Faculty Room								
Storm Drain Piping								
Cast Iron	100%	Now	$31,600	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Roof Drain								
Pool Filter/Treatment								
Diatomaceous Earth	100%			2030	$416,600	4	$1,900	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Pool Room Shut Down For Future Repair								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool Size Provided								
Explanation : 5,000 Square Feet								
Backflow Preventer								
Generic	100%			2041	* *	1	$5,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2036	$412,300	1-5	$46,800	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: 01-May-2025	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1		
Block	: 8760 **Lot** : 60	**BIN**	: 3326937

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$59,200	$387,500
Interior Architecture	$81,100	$779,000
Electrical		$1,431,000
Mechanical		$1,190,500
Total	**$140,300**	**$3,788,100**
Importance Code A	$59,200	$387,500
Importance Code B	$81,100	$3,400,600
Total	**$140,300**	**$3,788,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$61,500		$11,200	
Interior Architecture	$82,100		$1,800	$16,300
Electrical	$3,700	$2,600	$2,900	$4,100
Mechanical	$17,800	$1,700	$4,600	$2,400
Site Enclosure				
Site Pavements	$52,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$224,600**	**$11,500**	**$27,700**	**$30,000**
Importance Code A	$61,500		$11,200	
Importance Code B	$79,000	$11,500	$14,700	$30,000
Importance Code C	$84,000		$1,800	
Total	**$224,600**	**$11,500**	**$27,700**	**$30,000**

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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		
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%			LIFE	* *	5	$118,400	
Metal Coiling Doors	5%			2041	* *	5	$11,600	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Window Wall	15%	Now	$33,700	2046	* *	5	$20,800	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : South Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : East And West Facades Of Theater								
Explanation : Glazing Painted Black								
Windows								
Metal Louvers	100%			2039	* *	10	$11,200	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5-10	$12,500	
Metal Rail	10%	0-2	$700	2041	* *	5	$1,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Roof								
Copper/Terne	60%	Now	$16,500	2051	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : At Bottom Of Sloping Roof Above Lobby								
Modified Bitumen	20%			2036	$114,200	10	$10,400	
Single Ply Membrane	20%			2036	$214,100	10	$10,400	
Interior								
Floors								
Carpet	50%	Now	$10,200	2032	$512,200	3	$43,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wrinkling, Extent : Moderate, Area Affected : 1%								
Location : Auditorium								
Cast in Place Concrete	10%			LIFE	* *	5	$25,300	
Quarry Tile	5%			2041	* *	5	$4,300	
Sheet Vinyl/Rubber	10%			2036	$379,000	5	$8,700	
Vinyl Tile	25%			2036	$400,100	3	$7,200	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$3,600	
Concrete Masonry Unit	75%			LIFE	* *	5	$43,300	
Gypsum Board	10%			LIFE	* *	5-10	$12,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Stair To Mezzanine								
Masonry: Brick	10%			LIFE	* *	10	$2,200	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	2%	Now	$400	2041	* *	5	$700	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Lobby								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Lobby								
AcousTileSusp.Lay-In	13%	Now	$6,300	2041	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Toilets And Office								
Exposed Struc: Steel	70%			LIFE	* *	10	$81,100	
Gypsum Board	15%			LIFE	* *	5-10	$29,900	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2041	* *	5-10	$8,000	
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
On-Site Walkways								
Asphalt	10%	Now	$500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Side								
Cast in Place Concrete	70%	0-2	$13,100	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	20%	Now	$29,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Amphitheater								
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : South Site								
Parking/Driveway								
Asphalt	100%	Now	$8,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East Side Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,300	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room P A C 104								
Explanation : 800 Ampere Main Switch, Building Fed From Building A								

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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		
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	10%			2034	$2,700	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : 225 Kilovolt-ampere							
No Component	90%							
Raceway								
Conduit	100%			2036	$81,000	1		
Panelboards								
Fused Disc Sw	5%			2035	$7,000	5	$100	
Molded Case Bkrs	95%			2035	$132,700	5	$1,200	
Wiring								
Thermoplastic	100%			2036	$105,500	1		
Motor Controllers								
Locally Mounted	100%			2034	$71,700	5	$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2036	$115,400	10	$7,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Workshops And Offices							
HID	5%			2031	$22,900	10	$100	
Incandescent	75%			2031	$804,100	2	$600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Stage							
	Explanation : Stage Lights							
Egress Lighting								
Emergency, Service	50%			2031	$11,900	1		
Exit, Service	50%			2031	$8,300	1		
Exterior Lighting								
HID	10%			2031	$21,800	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$120,600	1-3	$29,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells							

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR
Asset # : 2107

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2035	$84,600	4	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Heating Hot Water Provided From Administration Building								
Terminal Devices								
Convector/Radiator	15%			2034	$47,500	1	$1,900	
Induction Unit	5%			2032	$7,200	1	$600	
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Service Provided From Administration Building								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$34,200	
Exhaust Fans								
Interior	95%			2031	$163,100	2	$1,100	
Roof	5%			2031	$3,800	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$497,100	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,400	4	$1,500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	$178,200	1-5	$20,200	
Sprinkler								
No Component	50%							
Generic	50%			2036	$267,600	1-2	$5,400	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: 05-May-2025	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1,2,4		
Block	: 8760 **Lot** : 60	**BIN**	: 3326935

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,158,800	$1,795,400
Interior Architecture	$702,100	$2,924,100
Electrical		$9,217,000
Mechanical	$6,301,100	$6,609,300
Site Pavements	$103,800	
Total	**$8,265,800**	**$20,545,900**
Importance Code A	$1,158,800	$2,499,400
Importance Code B	$6,949,100	$17,960,200
Importance Code C	$157,800	$86,200
Total	**$8,265,800**	**$20,545,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$41,100		$10,600	
Interior Architecture	$338,500		$6,700	$45,600
Electrical	$51,900	$33,200	$36,800	$39,700
Mechanical	$66,300	$44,100	$55,000	$46,000
Site Enclosure	$9,400			
Site Pavements	$9,600			
Elevators/Escalators	$28,800	$28,800	$28,800	$28,800
Total	**$545,600**	**$106,100**	**$138,000**	**$160,000**
Importance Code A	$43,600		$13,100	
Importance Code B	$423,600	$106,100	$124,800	$160,000
Importance Code C	$78,400			
Total	**$545,600**	**$106,100**	**$138,000**	**$160,000**

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
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

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								
Exposed Struc: Steel	5%	Now	$33,200	LIFE	* *	5	$23,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Lighthouse								
Masonry: Brick	60%	Now	$375,700	LIFE	* *	5	$91,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Door On North Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%								
Location : Door At Southeast Corner								
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : North Facade								
Metal Panel	5%			2046	* *	5-10	$52,300	
Metal Coiling Doors	5%			2041	* *	5	$23,800	
Stucco Cement	15%			2041	* *	5	$57,000	
Window Wall	10%	Now	$184,700	2046	* *	5	$28,500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Rotunda								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rotunda								
Windows								
Aluminum	90%	Now	$73,000	2044	* *	5	$7,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Louvers	10%			2039	* *	10	$10,600	
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	$88,400	
Metal Rail	15%			2041	* *	5-10	$43,800	
Pre-Cast Concrete	5%	Now	$6,600	LIFE	* *	5	$5,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Cast in Place Concrete	2%	Now	$1,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Room 130 C								
IRMA/Protected Membrane	10%			2036	$358,100	10	$12,100	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Lower Terrace								
Modified Bitumen	85%	Now	$450,000	2036	$1,124,900			1
Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%								
Location : Over Third Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Room M421								
Skylight, Metal/Glass	3%			2046	* *	10	$12,100	

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 MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cement - Fiber Panel	100%			2036	$221,100	10	$35,300	
Interior								
Floors								
Carpet	25%	Now	$238,700	2032	$1,193,600	3	$101,200	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 30%								
Location : Throughout								
Cast in Place Concrete	10%			LIFE	* *	5	$118,100	
Ceramic Tile	5%			2039	* *	5	$13,500	
Panel/Paver: Cer/Brk	20%	0-2	$256,900	2044	* *	5	$60,700	
Worn/Erode, Extent : Light, Area Affected : 30%								
Location : Throughout								
Quarry Tile	5%			2041	* *	5	$20,200	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Kitchen								
Vinyl Tile	35%	Now	$130,500	2036	$2,610,100	3	$35,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd And 4th Floors Throughout								
Interior Walls								
Concrete Masonry Unit	15%	Now	$54,000	LIFE	* *	5	$11,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Folding Partition	5%			2052	* *	5	$24,000	
Glass: Single Pane	5%			LIFE	* *	5	$14,400	
Gypsum Board	75%	Now	$40,200	LIFE	* *	5	$86,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors At Corners								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Aquarium Area								
Ceilings								
AcousTileConcealSpLn	5%	Now	$10,900	2041	* *	5	$8,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rotunda								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Rotunda Room								
AcousTileSusp.Lay-In	80%	Now	$71,800	2041	* *	5	$108,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridor Near Room 226								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Corridor Near Room 226								
Exposed Struc: Steel	10%	Now	$129,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Theater Stage								
Gypsum Board	5%			LIFE	* *	5-10	$46,400	

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
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%	Now	$1,700	2041	* *	5	$3,700	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Southwest Corner Of Building								
Free Standing Walls								
Cast in Place Concrete	50%	Now	$2,800	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Masonry: Brick	50%	Now	$4,900	2046	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Loading Dock								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Loading Dock And Dumpster								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Coping Stones								
Explanation : Deteriorated Caulking								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2041	* *			
Pavers/Stone	50%	Now	$103,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North Entry Steps And Cheek Wall At Rotunda								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	0-2	$9,600	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	$650,200	5	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Transformers								
Dry Type	100%			2034	$26,700	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 500 Kilovolt-ampere, One 300 Kilovolt-ampere, One 225 Kilovolt-ampere, One 150 Kilovolt-ampere								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$650,200	5	$5,400	
Raceway								
Conduit	100%			2036	$674,300	1		
Panelboards								
Fused Disc Sw	5%			2035	$31,900	5	$200	
Molded Case Bkrs	95%			2035	$606,700	5	$5,100	
Wiring								
Thermoplastic	100%			2036	$898,500	1		
Motor Controllers								
Locally Mounted	10%			2034	$36,300	5	$100	
Motor Control Center	90%			2034	$1,308,700	5	$5,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room M102								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$26,800	1	$62,800	
Generators								
Diesel	100%			2032	$138,700	1	$79,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Generator Rated At 350 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$7,600	
Fuel Storage								
Day Tank	50%			2035	$12,800	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallon Capacity								
Underground Storage	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : 1,000 Gallon								
Lighting								
Interior Lighting								
Fluorescent	3%			2031	$91,200	10	$5,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
Fluorescent	97%			2036	$2,949,800	10	$181,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

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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		
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%			2031	$62,800	1		
Exit, Service	50%			2031	$44,000	1		
Exterior Lighting								
HID	10%			2031	$95,200	10	$100	
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	$1,300	
Alarm								
Security System								
Generic	100%			2031	$383,000	1	$76,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2031	$526,200	1-3	$129,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Hot Water Provided From Building P								
Conversion Equipment								
HTHW/HW Exchanger	100%			2032	$53,800	2	$12,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 4 Units								
Distribution								
Hot Wtr Piping/Pump	50%			2035	$223,000	4	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : Hot Water Radiator								
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : 2 Pipe System Reported Under 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 MARINE AND ACADEMIC CENTER - M

Asset # : 4376

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	20%			2034	$333,600	1	$13,200	
Fan Coil Unit/Heat	10%			2031	$505,800	1	$6,600	
No Component	70%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Reported Under Air Conditioning							
Controls								
Digital	100%			2029	$5,859,000			
Air Conditioning								
Energy Source								
District Chilled Water	90%			2046	* *	1		
	Other Observation, Extent : N/A, Area Affected : 80%							
	Location : 1st Floor Mechanical Room							
	Explanation : Chilled Water Provided From Building P							
Electricity	10%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2031	$301,000	1	$9,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 2nd Floor Equipment Room							
	Explanation : For Theater Only							
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2036	$3,300	4	$1,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 2nd Floor Mechanical Room							
	Explanation : Condenser And Chilled Water Pumps Serve Theater							
CW & CHW Wtr Pipe/Pump	90%			2036	$29,700	4	$13,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : Heating And Cooling							
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$79,200	2031	$395,800	1	$113,500	
	Broken, Extent : Severe, Area Affected : 20%							
	Location : 2 Units In Mechanical Room							
Heat Rejection								
Water Cooling Tower	10%			2030	$10,300	2	$20,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$180,100	
Exhaust Fans								
Interior	95%			2036	$859,500	2	$5,900	
Roof	5%			2031	$19,800	2	$300	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	20%	Now	$209,600	2036	$524,000	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Mechanical Room								
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Mechanical Room M101 Multiple Leaks At Hot Water System								
Brass/Copper	80%			2036	$2,096,000	1		
Water Heater With Tanks								
Electric	100%			2031	$118,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room M102								
Explanation : Two 120 Gallon Units								
HW Heat Exchanger								
HTHW/HW	100%			2036	$571,800			
Sanitary Piping								
Cast Iron	20%	Now	$102,800	LIFE	* *	1		
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Three Compartment Sink In Kitchen Indirect Waste Overflows; Sewer Gas Emission; Back Siphonage.								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment								
Sand	100%			2034	$236,900	4	$900	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Aquarium Off Line Except One Small Tank								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1 Unit For The Fish Tank								
Sewage Ejector(s)								
Electric	100%	Now	$21,400	2031	$106,800	4	$8,100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room M158d								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room No M158d								
Explanation : 1 Unit								
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2036	$36,200	1	$16,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Units From 1st To 4th Floor, 2 Units From 1st To 3rd Floor								
Explanation : 4 Units								
Fire Suppression								

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

CITY UNIVERSITY OF NEW YORK - 042

KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M

Asset # : 4376

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$102,800	
Sprinkler								
No Component	60%							
Generic	40%			2046	* *	1-2	$22,900	
Chemical System								
Generic	100%			2034	$232,500	1-10	$116,000	

Other Observation, Extent : N/A, Area Affected : 100%
Location : 2nd Floor
Explanation : 350 Square Feet Total Of 3 Hoods

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

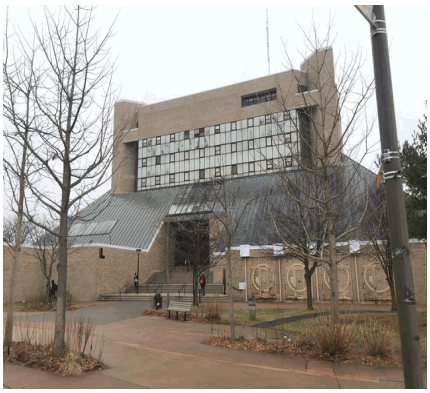
Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: 05-May-2025	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1,2,3,4,5,8		
Block	: 8760 **Lot** : 60	**BIN**	: 3348024

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,731,700	$1,380,900
Interior Architecture	$838,500	$2,049,200
Electrical	$113,900	$2,845,000
Mechanical	$3,972,300	$6,109,700
Site Pavements	$94,300	
Total	**$7,750,800**	**$12,384,700**
Importance Code A	$2,731,700	$1,467,600
Importance Code B	$4,924,700	$10,917,100
Importance Code C	$94,300	
Total	**$7,750,800**	**$12,384,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,600			
Interior Architecture	$1,264,800		$36,000	$38,300
Electrical	$37,700	$22,400	$22,300	$23,800
Mechanical	$57,000	$12,000	$21,200	$14,300
Site Enclosure	$1,800			
Site Pavements	$41,800			
Elevators/Escalators	$16,300	$16,300	$16,300	$16,300
Total	**$1,427,000**	**$50,700**	**$95,800**	**$92,800**
Importance Code A	$7,600			
Importance Code B	$1,292,400	$50,700	$95,800	$92,800
Importance Code C	$127,000			
Total	**$1,427,000**	**$50,700**	**$95,800**	**$92,800**



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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		
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	$2,007,400	LIFE	* *	5	$121,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Elevator Bulkhead								
Efflorescence, Extent : Light, Area Affected : 2%								
Location : South Facade								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Window Wall	20%	Now	$370,100	2046	* *	5	$57,100	
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	95%	Now	$56,600	2044	* *	5	$2,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	5%	Now	$3,500	2039	* *			
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Isolated Network On North Facade								
Parapets								
Cast Stone/Terra Cotta	10%	Now	$4,200	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	60%	Now	$69,600	LIFE	* *	5	$2,700	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout Parapet								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Panel	5%			2046	* *	5	$900	
Metal Rail	25%			2041	* *	5-10	$20,700	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	35%			2051	* *	10	$119,900	
Modified Bitumen	55%			2036	$823,900	10	$75,400	
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Highest Roof								
Sloped Glazing	10%	Now	$228,000	LIFE	* *	5	$182,700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Over Reception Area, And Throughout.								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Over Information Area, Ramp, And Throughout.								
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Carpet	35%	Now	$1,151,000	2038	* *	3	$97,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	15%			LIFE	* *	5	$122,000	
Ceramic Tile	5%			2039	* *	5	$9,300	
Panel/Paver: Cer/Brk	15%			2044	* *	5	$62,800	
Sheet Vinyl/Rubber	5%	Now	$30,400	2036	$608,200	5	$7,000	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Ramp								
Vinyl Tile	25%	Now	$128,400	2036	$1,284,100	3	$17,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$14,700	
Concrete Masonry Unit	15%			LIFE	* *	5	$14,100	
Glass: Single Pane	10%			LIFE	* *	5	$17,600	
Gypsum Board	60%	Now	$49,300	LIFE	* *	5	$42,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *	10	$3,500	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	$79,600	2041	* *	5	$23,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	35%	Now	$502,400	LIFE	* *	5	$10,500	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : At Ramp And Throughout								
Gypsum Board	40%	Now	$67,000	LIFE	* *	5	$95,800	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Cast Iron Rail	20%	Now	$1,800	2046	* *	5	$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Exterior Stair On South Site								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Exterior Stair On South Site								
Chain Link	80%			2046	* *			
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$94,300	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : South Side								
Pavers/Stone	10%	Now	$41,800	2039	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	20%			2036	$21,700	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4,000 Ampere Main Disconnect Switches								
Air Circuit Breaker	60%			2036	$65,000	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 3,000 Ampere Main Service Switches Serving T5 Building And Arts And Science Building								
Fused Disc Sw	20%			2036	$5,100	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch Serving Mac Building								
Transformers								
Dry Type	100%			2034	$26,700	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 750 Kilovolt-amperes And Various Others Throughout The Building								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$108,400	5	$500	
Raceway								
Conduit	100%			2036	$97,600	1		
Panelboards								
Fused Disc Sw	10%			2035	$7,000	5	$300	
Molded Case Bkrs	90%			2035	$62,900	5	$2,900	
Wiring								
Thermoplastic	100%			2036	$97,200	1		
Motor Controllers								
Locally Mounted	20%			2034	$62,100	5	$200	
Motor Control Center	80%			2034	$174,700	5	$2,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room L137								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$10,900	1	$37,700	
Generators								
Diesel	100%			2032	$80,600	1	$47,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Generator Rated At 285 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	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		
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	$12,800	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 25 Gallon Capacity								
Underground Storage	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : 600 Gallons								
Lighting								
Interior Lighting								
Fluorescent	3%			2031	$41,600	10	$3,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
Fluorescent	97%			2031	$1,345,300	10	$110,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2031	$38,300	1		
Exit, Service	50%			2031	$21,000	1		
Exterior Lighting								
HID	25%			2031	$142,700	10	$100	
No Component	75%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	$1,400	
Alarm								
Security System								
Generic	100%			2031	$229,700	1	$45,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$315,600	1-3	$77,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors								

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

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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		
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%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Hot Water Provided From Building P								
Terminal Devices								
Convector/Radiator	20%			2034	$203,200	1	$8,000	
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%			2029	$3,514,300			
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Chilled Water Provided From Building P								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$10,000	2036	$200,900	4	$6,100	
Broken, Extent : Severe, Area Affected : 30%								
Location : 1 Of 3 Pumps								
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Chilled Water Piping In 4th Floor Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Mechanical Room								
Explanation : Heating And Cooling								
Terminal Devices								
Air Handler/Dir Expansion	5%			2036	$119,100	1		
Air Handler/Cool/Ht	95%	0-2	$458,000	2031	$2,289,900	1	$65,700	
Corroded, Extent : Moderate, Area Affected : 70%								
Location : 4th Floor Mechanical Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 4th Floor Mechanical Room								
Heat Rejection								
Dry Cooler	5%			2036	$28,500	2	$4,300	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$109,700	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	95%			2031	$523,400	2	$3,600	
Roof	5%			2031	$12,100	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$1,595,400	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room L137								
Explanation : Location Noted								
HW Heat Exchanger								
HTHW/HW	100%			2036	$348,200			
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	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 8th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2036	$572,000	1-5	$65,000	
Sprinkler								
No Component	85%							
Generic	15%			2036	$257,700	1-2	$5,200	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **18,942**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **08-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3852579**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$51,400
Interior Architecture		$78,300
Electrical		$211,500
Mechanical		$787,300
Total		**$1,128,500**
Importance Code A		$51,400
Importance Code B		$1,077,100
Total		**$1,128,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,200		$700	
Interior Architecture	$180,900		$700	$11,700
Electrical	$1,800	$1,800	$2,400	$1,800
Mechanical	$9,300	$2,400	$4,600	$2,000
Site Pavements	$71,800			
Total	**$295,000**	**$4,200**	**$8,400**	**$15,400**
Importance Code A	$32,200	$900	$1,600	$900
Importance Code B	$180,300	$3,200	$6,800	$14,500
Importance Code C	$82,600			
Total	**$295,000**	**$4,200**	**$8,400**	**$15,400**

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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		
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	$29,800	2046	* *	5	$42,200	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : South Side Base								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	95%			2044	* *	5	$900	
Metal Louvers	5%			2039	* *	10	$300	
Roof								
Single Ply Membrane	95%			2044	* *	10	$51,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Skylight, Plastic	5%			2041	* *	1		
Soffits								
Metal Panel	100%	Now	$1,400	2046	* *	5	$4,900	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : South Awning								
Interior								
Floors								
Carpet	80%	Now	$160,500	2032	$401,100	3	$34,000	
Loose Units, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	$6,200	
Ceramic Tile	5%			2039	* *	5	$1,400	
Vinyl Tile	10%			2036	$78,300	3	$1,400	
Interior Walls								
Gypsum Board	80%	Now	$5,400	LIFE	* *	5	$11,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Impact At Corners								
Gypsum Board	20%			LIFE	* *	5-10	$8,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Wall Paper In Office Space								
Explanation : Location Noted								
Ceilings								
AcousTileSusp.Lay-In	90%			2041	* *	5	$25,500	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Corridors, And Throughout								
Gypsum Board	10%			LIFE	* *	5-10	$9,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Site Pavements								

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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		
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	50%	Now	$27,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Southern Site								
Cast in Place Concrete	50%	Now	$21,400	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Southern Site								
Parking/Driveway								
Asphalt	100%	Now	$23,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : South Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$3,800	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room T120								
Explanation : Two Main Switches, Fused At 400 Amperes								
Raceway								
Conduit	100%			2062	* *	1		
Panelboards								
Fused Disc Sw	20%			2044	* *	5	$100	
Molded Case Bkrs	80%			2044	* *	5	$400	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	10%			2041	* *	5		
Variable Frequency Drive	90%			2041	* *			
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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2036	$169,200	10	$13,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2036	$10,600	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	15%			2036	$31,700	10	$2,600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Lobby								
Egress Lighting								
Emergency, Battery	50%			2036	$15,900	10	$2,300	
Exit, Battery	50%			2036	$10,900	10	$600	
Exterior Lighting								
HID	15%			2031	$13,300	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Operated Via Timer								
No Component	85%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage Area And Hallways								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$11,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	* *	1	$9,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1 New Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2044	* *	4	$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
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Asset # : 2109

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Fan Coil Unit/Heat	50%			2041	* *	1	$3,100	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Various Locations In The Ceiling								
Explanation : Duct Reheat Coils								
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Room								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%			2031	$544,000			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2041	* *	2	$600	
Split Unit	5%			2041	* *			
No Component	45%							
Terminal Devices								
Air Handler/Dir Expansion	50%			2041	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room T122a								
Explanation : Hot Water Coil For Heating								
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2041	* *	2	$6,600	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$16,700	
Exhaust Fans								
Interior	100%			2041	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$243,300	1		
Water Heater With Tanks								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2056	* *	1-2	$5,300	

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Asset # : 2109

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **34,800**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **08-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3852580**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$59,200
Interior Architecture	$128,900	$1,295,000
Electrical		$624,800
Mechanical		$1,275,600
Site Pavements	$66,300	
Total	**$195,200**	**$3,254,600**
Importance Code A		$59,200
Importance Code B	$77,900	$3,195,500
Importance Code C	$117,200	
Total	**$195,200**	**$3,254,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$92,400		$3,400	
Interior Architecture	$53,100			$5,900
Electrical	$35,800	$3,300	$3,400	$4,300
Mechanical	$15,600	$1,600	$24,000	$1,200
Site Pavements	$5,300			
Total	**$202,200**	**$4,800**	**$30,900**	**$11,300**
Importance Code A	$93,100	$700	$4,100	$700
Importance Code B	$93,300	$4,100	$26,800	$10,600
Importance Code C	$15,900			
Total	**$202,200**	**$4,800**	**$30,900**	**$11,300**

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 TEMPORARY BLDG. T2
Asset # : 2110

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	98%	Now	$41,800	2046	* *	5	$59,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout								
Metal Coiling Doors	2%			2041	* *	5	$2,000	
Windows								
Aluminum	95%			2044	* *	5	$4,100	
Metal Louvers	5%			2039	* *	10	$1,300	
Roof								
Single Ply Membrane	100%	Now	$44,700	2044	* *			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 2%								
Location : Southwest Corner Of Building								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Soffits								
Metal Panel	100%	Now	$5,800	2046	* *	5	$8,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Entrances Throughout								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$11,400	
Quarry Tile	5%			2041	* *	5	$3,900	
Vinyl Tile	90%	Now	$25,900	2036	$1,295,000	3	$17,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridor								
Patching Evident, Extent : Light, Area Affected : 50%								
Location : Corridors Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : By Room T277 A								
Interior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	$15,700	
Gypsum Board	20%	Now	$2,800	LIFE	* *	5	$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corridors Throughout								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Corridors								
Explanation : Impact Damage								
Metal Panel	40%	Now	$50,900	LIFE	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Classrooms Throughout								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	$77,900	2041	* *	5	$23,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Classrooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Classrooms Throughout								
Exposed Struc: Steel	5%			LIFE	* *	10	$5,200	
Gypsum Board	5%			LIFE	* *	5-10	$9,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Site Pavements								
On-Site Walkways								
Asphalt	75%	Now	$4,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : North Site								
Cast in Place Concrete	25%	Now	$500	2041	* *			
Tripping Hazard, Extent : Severe, Area Affected : 1%								
Location : West Site								
Parking/Driveway								
Asphalt	100%	Now	$66,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East And West Lots								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$7,500	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$43,300	5	$200	
Raceway								
Conduit	90%			2036	$33,100	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$1,500	5		
Molded Case Bkrs	75%			2035	$22,500	5	$700	
Molded Case Bkrs	20%			2044	* *	5	$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 TEMPORARY BLDG. T2
Asset # : 2110

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	90%			2036	$30,000	1		
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	10%			2041	* *	5		
Locally Mounted	85%			2034	$81,200	5	$200	
Variable Frequency Drive	5%			2041	* *			
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2031	$388,500	10	$31,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2036	$29,200	10	$4,200	
Exit, Battery	50%			2036	$20,100	10	$1,200	
Exterior Lighting								
HID	10%			2031	$16,200	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$65,300	1	$13,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors And Outside								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$89,800	1-3	$22,100	
Other Observation, Extent : N/A, 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		
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%	Now	$100	2046	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Incoming Service								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	40%			2049	* *	1	$6,900	
Other Observation, Extent : N/A, Area Affected : 40%								
Location : New Section Mechanical Room								
Explanation : 1 Unit For New Section								
No Component	60%							
Distribution								
Hot Wtr Piping/Pump	40%			2052	* *	4	$1,000	
No Component	60%							
Controls								
Digital	80%			2031	$319,800			
Electrical	20%			2031	$15,500			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2041	* *	2	$900	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Outside Of The Building								
Explanation : 1 Unit For New Section. R-410 Refrigerant								
Split Unit	10%			2036	$82,600			
No Component	50%							
Terminal Devices								
Air Handler/Dir Expansion	100%			2036	$333,600	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ceiling								
Explanation : Gas Heat								
Heat Rejection								
Air Cooled Condenser Unit	60%			2031	$30,200	2	$14,500	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$18,400	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$12,300	
Exhaust Fans								
Interior	60%			2031	$92,600	2	$600	
Roof	40%			2041	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$446,900	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
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2029	$17,100	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : One 50 Gallon Unit							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2056	* *	1-2	$3,900	

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

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **08-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3852581**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$84,800	$165,300
Interior Architecture		$340,700
Electrical		$113,900
Mechanical		$172,100
Total	**$84,800**	**$792,000**
Importance Code A	$84,800	$165,300
Importance Code B		$626,700
Total	**$84,800**	**$792,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$82,200			
Interior Architecture	$95,800			$1,500
Electrical	$11,800	$600	$600	$900
Mechanical	$41,200	$100	$27,200	$100
Site Enclosure	$6,400			
Site Pavements	$36,900			
Total	**$274,300**	**$700**	**$27,800**	**$2,500**
Importance Code A	$82,300	$100	$100	$100
Importance Code B	$123,700	$600	$27,700	$2,400
Importance Code C	$68,300			
Total	**$274,300**	**$700**	**$27,800**	**$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
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	8%	Now	$8,600	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East Entrance								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : At East And West Entrances								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : At East And West Entrances								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : East Side Storage								
Metal Panel	90%	Now	$24,000	2046	* *	5	$33,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout At Base								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : At Corners And Throughout								
Metal Coiling Doors	2%			2041	* *	5	$1,300	
Windows								
Steel	100%	Now	$84,800	2058	* *	5	$11,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Roof								
Spray-on Foam	100%	Now	$49,600	2031	$165,300	5	$20,100	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Soffits								
Metal Panel	100%			2046	* *	5-10	$21,200	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$2,500	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Mechanical Room								
Mosaic Tile	5%	Now	$3,400	2041	* *	5	$900	
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : Toilets								
Vinyl Tile	85%	0-2	$34,100	2036	$340,700	3	$4,600	
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	25%	Now	$26,400	LIFE	* *	5	$2,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Storage Room East Side								
Gypsum Board	60%	Now	$3,800	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Explanation : Impact Damage								
Metal Panel	15%			LIFE	* *	10	$1,500	
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$24,100	2041	* *	5	$7,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Classrooms And Corridor Throughout								
Water Penetration, Extent : Light, Area Affected : 25%								
Location : Various Classrooms And Corridor Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$6,400	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : South Site								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : South Site								
Site Pavements								
On-Site Walkways								
Asphalt	75%	Now	$1,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	25%	Now	$300	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	Now	$28,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Side Lot								
Activity Yard								
Asphalt	100%	Now	$6,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Adjacent To Tennis Courts								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$3,800	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$43,300	5		
Raceway								
Conduit	100%			2036	$36,800	1		
Panelboards								
Fused Disc Sw	5%			2035	$1,000	5		
Molded Case Bkrs	95%			2035	$19,000	5	$300	
Wiring								
Thermoplastic	100%			2036	$33,300	1		
Motor Controllers								
Locally Mounted	100%			2034	$47,800	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main Room T300f								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	100%			2031	$113,900	10	$9,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2031	$8,600	10	$1,200	
Exit, Battery	50%			2031	$5,900	10	$300	
Exterior Lighting								
HID	10%			2031	$4,800	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$26,300	1-3	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells And Manual Pull Station								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	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. T3
Asset # : 2111

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	20%			2036	$6,300	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Mechanical Room Accessed From Rear Yard								
Explanation : Heating Only								
No Component	80%							
Controls								
Electrical	100%			2029	$11,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	35%			2029	$13,500	1		
No Component	65%							
Terminal Devices								
Air Handler/Dir Expansion	20%			2036	$13,700	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Gas Heat								
Air Handler/Dir Expansion	40%	2-4	$27,400	2046	* *	1		
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Gas Heating								
Air Handler/Dir Expansion	40%			2031	$27,400	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room Access From Rear Yard								
Explanation : Cooling Only								
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	$10,300	2046	* *	2	$5,700	
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Rear Yard								
Explanation : 1 Of 3 Units Out Of Service								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,000	
Exhaust Fans								
Roof	100%			2031	$19,800	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$131,000	1		

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,100	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room Rear Yard							
	Explanation : One 50 Gallon Unit							
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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **51,080**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **08-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3852582**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$277,300	$168,200
Interior Architecture	$370,700	$1,900,900
Electrical		$941,300
Mechanical	$541,400	$1,176,500
Total	**$1,189,400**	**$4,186,700**
Importance Code A	$277,300	$168,200
Importance Code B	$858,600	$4,018,600
Importance Code C	$53,500	
Total	**$1,189,400**	**$4,186,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,300			
Interior Architecture	$18,600			$8,600
Electrical	$60,500	$4,800	$4,900	$6,400
Mechanical	$46,500	$3,600	$27,400	$3,600
Site Enclosure	$12,100			
Site Pavements	$45,800			
Total	**$216,700**	**$8,300**	**$32,300**	**$18,500**
Importance Code A	$33,300			
Importance Code B	$115,300	$8,300	$32,300	$18,500
Importance Code C	$68,100			
Total	**$216,700**	**$8,300**	**$32,300**	**$18,500**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** 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		
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	20%	Now	$124,000	LIFE	* *	5	$7,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Panel	80%	Now	$153,300	2046	* *	5	$86,700	
Deformed/Dented, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$33,300	2044	* *	5	$3,500	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout								
Roof								
Single Ply Membrane	100%			2046	* *	10	$81,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$16,700	
Mosaic Tile	5%			2041	* *	5	$9,600	
Vinyl Tile	90%	Now	$190,100	2036	$1,900,900	3	$25,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$20,400	
Gypsum Board	75%	Now	$53,500	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%	Now	$127,100	2041	* *	5	$38,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
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
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$12,100	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : East Site								
Site Pavements								
On-Site Walkways								
Asphalt	30%	Now	$5,500	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	70%	Now	$40,300	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : East Site								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$15,100	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Ratings								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$43,300	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Switch Rated At 600 Amperes								
Raceway								
Conduit	100%			2036	$36,800	1		
Panelboards								
Fused Disc Sw	10%			2035	$4,000	5	$100	
Molded Case Bkrs	90%			2035	$35,900	5	$1,200	
Wiring								
Thermoplastic	100%			2036	$33,300	1		
Motor Controllers								
Locally Mounted	100%			2034	$143,300	5	$300	
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. T4
Asset # : 2112

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	98%			2031	$558,900	10	$45,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2031	$11,400	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways And Staircase								
Egress Lighting								
Emergency, Battery	50%			2031	$42,900	10	$6,200	
Exit, Battery	50%			2031	$29,500	10	$1,700	
Exterior Lighting								
HID	10%			2031	$23,800	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$95,900	1	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$131,800	1-3	$32,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Station And Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Controls								
Electrical	100%			2029	$284,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%	Now	$257,500	2046	* *	2	$800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Outside								
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : 1 Unit, Outside Of The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Gas Heat								
Window/Wall Unit	10%			2029	$19,400	1		
No Component	60%							
Terminal Devices								
Air Handler/Dir Expansion	100%			2031	$391,700	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ceiling								
Explanation : Gas Heat								
Heat Rejection								
Air Cooled Condenser Unit	50%	Now	$29,600	2046	* *	2	$14,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Outside								
Corroded, Extent : Severe, Area Affected : 100%								
Location : Adjacent To Building								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Adjacent To Building								
Explanation : Obsolete								
Air Cooled Condenser Unit	50%			2036	$29,600	2	$17,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,100	
Exhaust Fans								
Roof	100%			2031	$99,100	2	$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$656,000	1		
Water Heater With Tanks								
Not Accessible	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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **16,426**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **08-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3852583**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$356,100	$987,700
Interior Architecture	$122,600	$986,100
Electrical		$183,400
Mechanical	$91,300	$276,500
Total	**$570,000**	**$2,433,700**
Importance Code A	$356,100	$987,700
Importance Code B	$214,000	$1,446,000
Total	**$570,000**	**$2,433,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,700			
Interior Architecture	$58,500			$2,600
Electrical	$19,400	$1,500	$1,600	$2,100
Mechanical	$18,500		$11,500	
Site Pavements	$5,400			
Total	**$133,600**	**$1,500**	**$13,100**	**$4,700**
Importance Code A	$31,700			
Importance Code B	$77,900	$1,500	$13,100	$4,700
Importance Code C	$23,900			
Total	**$133,600**	**$1,500**	**$13,100**	**$4,700**

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. T5
Asset # : 2113

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%	Now	$31,700	LIFE	* *	5	$1,200	1
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Front And Rear Of Building								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%								
Location : Masonry Building At Front Of Building								
Metal Panel	90%	Now	$58,900	2046	* *	5	$33,300	1
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : At Ground Level								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Steel	100%	Now	$99,600	2061	* *	5	$13,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Single Ply Membrane	100%	Now	$197,500	2036	$987,700			
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Soffits								
Metal Panel	100%			2036		5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$10,800	
Mosaic Tile	5%	Now	$5,800	2041	* *	5	$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : North Entrance								
Vinyl Tile	85%	Now	$28,900	2036	$577,300	3	$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$6,200	
Gypsum Board	65%	Now	$14,000	LIFE	* *	5	$12,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	10%			LIFE	* *	10	$1,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** 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		
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	$122,600	2034	$408,800	5	$12,300	
Broken/Missing Elements, 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								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$5,400	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North Site								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : North Site								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$3,800	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,200 Amperes								
Transformers								
Liquid Filled	20%			2034	$5,300	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Rating Not Visible								
No Component	80%							
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$43,300	5	$100	
Raceway								
Conduit	100%			2036	$36,800	1		
Panelboards								
Molded Case Bkrs	100%			2035	$20,000	5	$400	
Wiring								
Thermoplastic	100%			2036	$33,300	1		
Motor Controllers								
Locally Mounted	100%			2034	$47,800	5	$100	
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2031	$183,400	10	$15,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2031	$13,800	10	$2,000	
Exit, Battery	50%			2031	$9,500	10	$600	
Exterior Lighting								
HID	10%			2031	$7,700	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$30,800	1	$6,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors And Outside								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$42,400	1-3	$10,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Explanation : Alarm Bells And Manual Pull Station								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Controls								
Electrical	100%			2029	$91,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	15%			2029	$9,300	1		
No Component	85%							
Terminal Devices								
Air Handler/Dir Expansion	35%			2031	$16,500	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ceiling								
Explanation : Gas Heat								
No Component	65%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	35%	Now	$4,000	2046	* *	2	$3,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Yard								
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$14,400	LIFE	* *	2-5	$9,200	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Ceiling								
Exhaust Fans								
Interior	90%			2031	$65,600	2	$500	
Roof	10%			2031	$3,200	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$211,000	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,100	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room - Service Room								
Explanation : One 75 Gallon Unit								
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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **08-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3852584**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$314,900	
Interior Architecture	$77,000	$417,600
Electrical		$134,800
Mechanical	$67,100	$340,100
Total	**$459,000**	**$892,500**
Importance Code A	$314,900	
Importance Code B	$144,100	$892,500
Total	**$459,000**	**$892,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,000			
Interior Architecture	$94,900			$1,900
Electrical	$14,500	$1,100	$1,200	$1,500
Mechanical	$4,000	$1,700	$1,000	$1,700
Site Pavements	$32,000			
Total	**$147,400**	**$2,800**	**$2,200**	**$5,100**
Importance Code A	$2,000			
Importance Code B	$39,300	$2,800	$2,200	$5,100
Importance Code C	$106,100			
Total	**$147,400**	**$2,800**	**$2,200**	**$5,100**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** 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		
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	$60,100	2046	* *	5	$34,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : At Base								
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Windows								
Steel	100%	Now	$84,400	2058	* *	5	$11,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Modified Bitumen	25%	Now	$89,500	2046	* *			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Spray-on Foam	75%	Now	$80,900	2044	* *	5	$16,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Soffits								
Metal, Corrugated	70%			2046	* *	1		
Plywood/Hardboard	30%	Now	$2,000	2036	$6,700	1		
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : East Entry								
Interior								
Floors								
Mosaic Tile	5%			2041	* *	5	$2,000	
Vinyl Tile	95%	Now	$20,900	2036	$417,600	3	$5,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridor And Classrooms Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridor And Classrooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Computer Classroom								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
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	15%	Now	$36,800	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Gypsum Board	65%	Now	$23,700	LIFE	* *	5	$10,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corridor Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Classrooms Throughout								
Metal Panel	20%	0-2	$13,500	LIFE	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$77,000	2041	* *	5	$7,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridor And Classrooms Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Corridor And Classrooms Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 10%								
Location : 1st Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Various Classrooms								
Site Pavements								
On-Site Walkways								
Asphalt	25%	Now	$5,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	75%	Now	$26,400	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : South And East Side								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$43,300	5	$100	
Raceway								
Conduit	100%			2036	$36,800	1		
Panelboards								
Fused Disc Sw	5%			2035	$1,000	5		
Molded Case Bkrs	95%			2035	$19,000	5	$300	
Wiring								
Thermoplastic	100%			2036	$33,300	1		
Motor Controllers								
Locally Mounted	100%			2034	$47,800	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 613								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	100%			2031	$134,800	10	$11,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2031	$10,100	10	$1,500	
Exit, Battery	50%			2031	$7,000	10	$400	
Exterior Lighting								
HID	10%			2031	$5,600	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$22,700	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$31,100	1-3	$7,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Station And Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	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. T6
Asset # : 2114

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								
Controls								
Electrical	100%			2029	$67,100			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2031	$36,600	1		
No Component	20%							
Terminal Devices								
Air Handler/Dir Expansion	100%			2031	$185,100	1		
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Ceiling								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ceiling								
Explanation : Gas Heat								
Heat Rejection								
Air Cooled Condenser Unit	80%			2036	$22,400	2	$6,700	
Dry Cooler	20%			2036	$8,900	2	$1,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$10,700	
Exhaust Fans								
Interior	80%			2031	$42,800	2	$300	
Roof	20%			2031	$4,700	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$155,000	1		
Water Heater With Tanks								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Above Bathroom Ceiling								
Explanation : Water Heater With Tank								
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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **24,360**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **08-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3852585**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$73,200	$396,700
Interior Architecture		$503,600
Electrical		$334,800
Mechanical		$446,200
Site Pavements	$426,400	
Total	**$499,600**	**$1,681,400**
Importance Code A	$73,200	$460,100
Importance Code B		$1,221,300
Importance Code C	$426,400	
Total	**$499,600**	**$1,681,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$97,600			
Interior Architecture	$190,100			$8,700
Electrical	$2,700	$2,300	$2,300	$3,100
Mechanical	$8,400	$200	$2,300	$200
Site Enclosure	$400			
Site Pavements	$56,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$363,300**	**$9,700**	**$11,800**	**$19,100**
Importance Code A	$97,600	$200		$200
Importance Code B	$193,800	$9,500	$11,800	$18,900
Importance Code C	$71,900			
Total	**$363,300**	**$9,700**	**$11,800**	**$19,100**

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$14,700	LIFE	* *	5	$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	90%	Now	$73,200	2046	* *	5	$41,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Steel	100%	Now	$43,200	2058	* *	5	$6,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Built-Up (BUR)	95%	Now	$39,700	2036	$396,700			
Ponding, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : At Multiple Drains								
Single Ply Membrane	5%			2036	$36,700	10	$1,800	
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Carpet	35%	Now	$67,700	2032	$225,700	3	$19,100	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Offices								
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : Offices								
Cast in Place Concrete	10%			LIFE	* *	5	$16,000	
Mosaic Tile	5%			2041	* *	5	$4,600	
Vinyl Tile	50%	Now	$25,200	2036	$503,600	3	$6,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$17,200	
Gypsum Board	50%	Now	$6,000	LIFE	* *	5	$12,900	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$36,400	2053	* *	5	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Concrete	80%			LIFE	* *	5-10	$36,500	
Gypsum Board	10%	Now	$6,400	LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$400	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Corrosion/Rusting, Extent : Light, Area Affected : 100%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Asphalt	50%	Now	$31,800	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : East Site								
Cast in Place Concrete	50%	Now	$25,100	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	Now	$426,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Parking Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
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%			2036	$7,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 600 Amperes								
Raceway								
Conduit	100%			2036	$36,800	1		
Panelboards								
Molded Case Bkrs	100%			2035	$29,900	5	$600	
Wiring								
Thermoplastic	100%			2036	$33,300	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2036	$217,600	10	$17,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2036	$54,400	10	$4,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Egress Lighting								
Emergency, Battery	50%			2036	$20,400	10	$2,900	
Exit, Battery	50%			2036	$14,100	10	$800	
Exterior Lighting								
HID	10%			2031	$11,400	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$45,700	1	$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$62,800	1-3	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells And Manual Pull Station								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2046	* *	1		
Natural Gas	90%			2046	* *	1		
Conversion Equipment								
Radiant Heater	10%			2036	$63,400	2	$1,100	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Various								
Explanation : 5 Electric Units								
No Component	90%							
Controls								
Digital	100%			2031	$70,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2041	* *	2	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Gas Heat								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$21,500	
Exhaust Fans								
Roof	100%			2041	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$312,900	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,100	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Room 7214								
Explanation : 65 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1 Unit Is Not Working								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **17,418**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **08-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3852586**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$375,900	$280,800
Interior Architecture		$432,100
Electrical		$194,500
Mechanical	$108,800	$516,300
Total	**$484,700**	**$1,423,800**
Importance Code A	$484,700	$280,800
Importance Code B		$1,142,900
Total	**$484,700**	**$1,423,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,300			
Interior Architecture	$168,100			$2,000
Electrical	$20,600	$1,600	$1,700	$2,200
Mechanical	$6,000		$41,000	
Site Pavements	$11,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$235,200**	**$8,800**	**$49,900**	**$11,300**
Importance Code A	$21,300		$600	
Importance Code B	$152,100	$8,800	$49,300	$11,300
Importance Code C	$61,800			
Total	**$235,200**	**$8,800**	**$49,900**	**$11,300**

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 TEMPORARY BLDG. T8
Asset # : 2095

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	93%	Now	$288,400	LIFE	* *	5	$11,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : North And South Facades								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : North And South Facades								
Pre-Cast Concrete	2%	Now	$1,400	LIFE	* *	5	$1,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Window Sills Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Window Sills Throughout								
Window Wall	5%	Now	$5,900	2046	* *	5	$1,800	
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Entrances And Corridors Throughout								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Entrances And Corridors Throughout								
Windows								
Steel	100%	Now	$87,500	2058	* *	5	$12,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Metal Rail	100%			2041	* *	5-10	$38,600	
Roof								
Modified Bitumen	95%	Now	$14,000	2036	$280,800			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Skylight, Metal/Glass	5%			2046	* *	10	$4,500	
Glazing Clouded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Soffits								
Cement - Fiber Panel	100%			2036		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
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	$11,100	LIFE	* *	5	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Connection To T6 And Mechanical Room								
Mosaic Tile	5%	Now	$12,200	2041	* *	5	$1,600	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Toilets Throughout								
Quarry Tile	25%	Now	$24,000	2041	* *	5	$4,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Corridors And Lobby								
Vinyl Tile	60%	Now	$43,200	2036	$432,100	3	$5,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Classrooms								
Interior Walls								
Concrete Masonry Unit	50%	Now	$40,400	LIFE	* *	5	$3,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Main Lobby And Entrance								
Gypsum Board	50%			LIFE	* *	5-10	$14,600	
Ceilings								
AcousTileSusp.Lay-In	15%	2-4	$6,300	2041	* *	5	$1,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Classrooms And Toilet Rooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Classrooms And Toilet Rooms Throughout								
Exposed Struc: Concrete	75%			LIFE	* *	5-10	$23,500	
Gypsum Board	10%	Now	$900	LIFE	* *	5	$3,100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Elevator Lobby								
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2041	* *	5-10		
Site Pavements								
On-Site Walkways								
Asphalt	25%	Now	$2,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And South Sites								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : South Site								
Cast in Place Concrete	75%	Now	$9,900	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And South Sites								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : South Site								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
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%			2036	$3,800	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$43,300	5	$100	
Raceway								
Conduit	100%			2036	$36,800	1		
Panelboards								
Molded Case Bkrs	100%			2035	$20,000	5	$500	
Wiring								
Thermoplastic	100%			2036	$33,300	1		
Motor Controllers								
Locally Mounted	100%			2034	$47,800	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2031	$190,600	10	$15,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Missing Lenses Throughout The Building								
Fluorescent	2%			2031	$3,900	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Egress Lighting								
Emergency, Battery	50%			2031	$14,600	10	$2,100	
Exit, Battery	50%			2031	$10,100	10	$600	
Exterior Lighting								
HID	10%			2031	$8,100	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$32,700	1	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$44,900	1-3	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Station And Alarm Bells								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	40%			2046	* *	1		
Natural Gas	60%			2046	* *	1		
Conversion Equipment								
Radiant Heater	40%	Now	$108,800	2046	* *	2	$2,600	
	Damaged, Extent : Severe, Area Affected : 100%							
	Location : Various Areas							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Various Areas							
	Explanation : 23 Units							
No Component	60%							
Controls								
Electrical	100%			2029	$38,700			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2031	$292,600	2	$1,100	
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : Gas Heat							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$15,400	
Exhaust Fans								
Roof	100%			2031	$33,800	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$223,700	1		
Water Heater With Tanks								
Electric	100%			2031	$47,300	4		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Closet T8102a							
	Explanation : 55 Gallons							
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 TEMPORARY BLDG. T8
Asset # : 2095

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st To 2nd Floor							
	Explanation : 1 Unit Broken							

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

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **29-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **8760** **Lot** : **250**	**BIN**	: **3349320**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		$163,900
Total		**$163,900**
Importance Code A		$105,800
Importance Code B		$58,100
Total		**$163,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,400			
Interior Architecture	$25,200			
Electrical	$700	$200	$200	$400
Mechanical	$6,600	$3,100	$26,300	$3,100
Site Pavements	$17,900			
Total	**$99,900**	**$3,300**	**$26,500**	**$3,400**
Importance Code A	$49,400	$400		$400
Importance Code B	$32,500	$2,900	$26,500	$3,000
Importance Code C	$17,900			
Total	**$99,900**	**$3,300**	**$26,500**	**$3,400**

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z
Asset # : 13607

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	80%	Now	$48,500	2046	* *	5	$13,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Southwest Corner Of Building								
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : At Corners And Throughout								
Insul Deter/Miss, Extent : Moderate, Area Affected : 1%								
Location : Southwest Corner Of Building								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : East Facade Door								
Metal Coiling Doors	20%			2041	* *	5	$5,700	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : East Facade								
Windows								
Aluminum w/ Guards	50%			2052	* *	5	$600	
Metal Louvers	50%	2-4	$700	2045	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Throughout								
Roof								
Metal Panel	95%			2041	* *	10	$10,800	
Skylight, Plastic	5%			2041	* *	1		
Interior								
Floors								
Cast in Place Concrete	100%	0-2	$10,200	LIFE	* *	5	$13,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
Exposed Struc: Steel	35%	2-4	$10,100	LIFE	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	65%			LIFE	* *	5	$9,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Site Pavements								
On-Site Walkways								
Asphalt	100%	Now	$1,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	Now	$16,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z
Asset # : 13607

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2034	$26,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 45 Kilovolt-ampere								
Raceway								
Conduit	100%			2036	$4,400	1		
Panelboards								
Fused Disc Sw	10%			2035	$1,000	5		
Molded Case Bkrs	90%			2035	$9,000	5	$100	
Wiring								
Thermoplastic	100%			2036	$9,000	1		
Motor Controllers								
Locally Mounted	100%			2034	$11,500	5		
Lighting								
Interior Lighting								
Fluorescent	10%			2031	$2,900	10	$400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Cafeteria Room								
LED	90%			2036	$23,400			
Egress Lighting								
Emergency, Service	50%			2036	$1,300	1		
Exit, Service	50%			2036	$700	1		
Exterior Lighting								
HID	10%			2031	$1,900	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$10,500	1-3	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Open Space								
Explanation : Bells, Manual Pull Station								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Radiant Heater	100%			2036	$105,800	2	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : 6 Gas Fired Units								
Controls								
Electrical	100%			2031	$22,600			

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 VEHICLE STORAGE - Z
Asset # : 13607

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Wall Unit	100%			2031	$1,800	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$23,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 10 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2036	$1,800	1	$300	
Fire Suppression								
Sprinkler								
Generic	100%			2046	* *	1-2	$1,100	
Chemical System								
Generic	100%			2031	$58,100	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Fueling Station								
Explanation : 16 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **32,857**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **05-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,3,Ph**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3347724**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,205,600	$576,400
Interior Architecture		$633,800
Electrical		$964,400
Mechanical	$943,700	$1,658,300
Total	**$2,149,200**	**$3,832,900**
Importance Code A	$1,205,600	$576,400
Importance Code B	$943,700	$3,256,500
Total	**$2,149,200**	**$3,832,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,700		$600	
Interior Architecture	$225,700		$8,300	$8,300
Electrical	$41,200	$3,100	$3,600	$4,100
Mechanical	$19,500	$2,800	$5,400	$3,400
Site Pavements	$4,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$316,200**	**$13,100**	**$25,100**	**$23,000**
Importance Code A	$17,700		$600	
Importance Code B	$246,200	$13,100	$24,500	$23,000
Importance Code C	$52,300			
Total	**$316,200**	**$13,100**	**$25,100**	**$23,000**

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.
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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		
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	$649,200	LIFE	* *	5	$39,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : North Facade								
Metal Panel	5%			2046	* *	5-10	$16,900	
Window Wall	15%	Now	$89,800	2046	* *	5	$13,900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	95%	Now	$17,700	2044	* *	5	$900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Metal Louvers	5%			2039	* *	10	$600	
Parapets								
Masonry: Brick	85%	Now	$85,400	LIFE	* *	5	$3,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Panel	5%			2046	* *	5	$800	
Metal Rail	10%			2041	* *	5-10	$7,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Modified Bitumen	10%			2044	* *	10	$3,300	
Single Ply Membrane	85%	Now	$288,200	2036	$576,400			
Adhesion Failure, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Drains Inad/Misposn, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Skylight, Metal/Glass	5%	Now	$93,000	2046	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Above Lobby, Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Lobby, Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Carpet	25%	Now	$87,000	2032	$217,400	3	$18,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	20%			LIFE	* *	5	$43,000	
Ceramic Tile	5%	Now	$6,900	2039	* *	5	$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Panel/Paver: Cer/Brk	15%			2044	* *	5	$16,600	
Vinyl Tile	35%	Now	$23,800	2036	$475,500	3	$6,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$5,900	
Ceramic Tile	5%	0-2	$2,600	2039	* *	5	$1,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Men's Room								
Concrete Masonry Unit	20%	Now	$17,700	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	60%	Now	$19,800	LIFE	* *	5	$17,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *	10	$1,400	
Ceilings								
AcousTileConcealSpLn	20%	Now	$7,900	2034	$158,300	5	$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	35%	Now	$14,300	2041	* *	5	$8,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	25%			LIFE	* *	5-10	$15,400	
Gypsum Board	20%	Now	$3,400	LIFE	* *	5	$12,300	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Lobby Throughout								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								

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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		
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	20%			2039	* *			
Cast in Place Concrete	80%	Now	$4,900	2041	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2034	$26,700	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 75 Kilovolt-ampere And Various Other Sizes								
Raceway								
Conduit	100%			2036	$61,200	1		
Panelboards								
Fused Disc Sw	10%			2035	$10,000	5	$100	
Molded Case Bkrs	90%			2035	$89,800	5	$800	
Wiring								
Thermoplastic	100%			2036	$77,200	1		
Motor Controllers								
Motor Control Center	100%			2034	$54,600	5	$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2031	$480,000	10	$29,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2036	$18,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Location Noted								
Egress Lighting								
Emergency, Battery	50%			2031	$27,600	10	$4,000	
Emergency, Battery	50%			2031	$27,600	10	$4,000	
Exterior Lighting								
HID	10%			2031	$15,300	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$61,700	1	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Camera System								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2031	$84,800	1-3	$20,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways And Mechanical Room							
	Explanation : Smoke Detectors, Horns, Alarm Bells, Strobe Lights And Manual Pull Stations							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse Mechanical Room							
	Explanation : Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room.							
Terminal Devices								
Convector/Radiator	10%			2034	$26,900	1	$1,100	
No Component	90%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Reported Under Air Conditioning							
Controls								
Digital	100%			2029	$943,700			
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse Mechanical Room							
	Explanation : Chilled Water Provided From Building P							
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$5,300	2036	$53,100	4	$1,600	
	Broken, Extent : Moderate, Area Affected : 10%							
	Location : One Of 2 Pumps In Penthouse							
	Corroded, Extent : Moderate, Area Affected : 25%							
	Location : Pumps In Penthouse Mechanical Room							
	Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
	Location : Penthouse Mechanical Room							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse							
	Explanation : Heating And Cooling							

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	80%			2031	$510,000	1	$16,300	
Fan Coil - 2 Pipe	20%			2031	$200,500	1	$2,100	
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Classrooms							
	Leak Evident, Extent : Moderate, Area Affected : 20%							
	Location : Classrooms							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Classrooms							
	Explanation : On Extended Life							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$29,000	
Exhaust Fans								
Interior	95%			2031	$138,400	2	$1,000	
Roof	5%			2031	$3,200	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$422,000	1		
HW Heat Exchanger								
HTHW/HW	100%			2036	$92,100			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse Mechanical Room							
	Explanation : Unit Shared With Building F							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st To 3rd Floor, Penthouse							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2036	$151,300	1-5	$17,200	
Sprinkler								
No Component	80%							
Generic	20%			2036	$90,900	1-2	$1,800	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **32,857**	**Project Type**	: **CITY UNIVERSITY OF NEW YORK**
Date of Survey	: **05-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,3,Ph**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3347724**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$622,700	$576,400
Interior Architecture		$837,600
Electrical		$1,054,100
Mechanical	$943,700	$1,694,800
Total	**$1,566,300**	**$4,162,800**
Importance Code A	$622,700	$576,400
Importance Code B	$943,700	$3,586,400
Total	**$1,566,300**	**$4,162,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$60,400		$600	
Interior Architecture	$163,500		$10,700	$8,000
Electrical	$40,400	$4,100	$4,600	$5,100
Mechanical	$19,400	$2,700	$5,300	$3,300
Site Pavements	$5,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$296,200**	**$14,000**	**$28,400**	**$23,600**
Importance Code A	$60,400		$600	
Importance Code B	$185,700	$14,000	$26,600	$23,600
Importance Code C	$50,100		$1,200	
Total	**$296,200**	**$14,000**	**$28,400**	**$23,600**

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

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	80%	Now	$324,600	LIFE	* *	5	$39,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Panel	5%			2046	* *	5-10	$16,900	
Window Wall	15%	Now	$89,800	2046	* *	5	$13,900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : North Facade								
Windows								
Aluminum	95%	Now	$17,700	2044	* *	5	$900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Metal Louvers	5%			2039	* *	10	$600	
Parapets								
Masonry: Brick	85%	Now	$42,700	LIFE	* *	5	$3,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Panel	5%			2046	* *	5	$800	
Metal Rail	10%			2041	* *	5-10	$7,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Modified Bitumen	10%			2044	* *	10	$3,300	
Single Ply Membrane	85%	Now	$115,300	2036	$576,400			
Adhesion Failure, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Third Floor								
Skylight, Metal/Glass	5%	Now	$93,000	2046	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%								
Location : Over Lobby								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Main Lobby								
Soffits								
Stucco Cement	100%			2041	* *	5		
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 WEST ACADEMIC CENTER - WING D
Asset # : 2123

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	Now	$69,600	2032	$174,000	3	$14,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	10%			LIFE	* *	5	$21,500	
Ceramic Tile	5%			2039	* *	5	$2,500	
Panel/Paver: Cer/Brk	15%			2044	* *	5	$16,600	
Vinyl Tile	50%	Now	$13,600	2036	$679,300	3	$9,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Room D112								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$5,900	
Ceramic Tile	5%			2039	* *	5	$2,400	
Concrete Masonry Unit	20%	Now	$17,700	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	60%	Now	$19,800	LIFE	* *	5	$17,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *	10	$1,400	
Ceilings								
AcousTileConcealSpLn	20%	Now	$7,900	2034	$158,300	5	$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	35%			2041	* *	5	$17,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	25%			LIFE	* *	5-10	$15,400	
Gypsum Board	20%	Now	$3,400	LIFE	* *	5	$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Asphalt	20%			2039	* *			
Cast in Place Concrete	80%	Now	$5,200	2041	* *			
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Court Between Building C And D								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 WEST ACADEMIC CENTER - WING D
Asset # : 2123

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$22,600	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room L143								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes								
Transformers								
Dry Type	100%			2034	$26,700	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 112.5 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$130,000	5	$100	
Raceway								
Conduit	100%			2036	$61,200	1		
Panelboards								
Fused Disc Sw	5%			2035	$5,000	5		
Molded Case Bkrs	95%			2035	$94,800	5	$800	
Wiring								
Thermoplastic	100%			2036	$77,200	1		
Motor Controllers								
Motor Control Center	100%			2034	$54,600	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room D101a								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$26,800	1	$10,100	
Lighting								
Interior Lighting								
Fluorescent	3%			2031	$14,700	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Hallways								
Fluorescent	97%			2031	$475,100	10	$29,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2031	$27,600	10	$4,000	
Exit, Battery	50%			2031	$23,300	10	$1,100	
Exterior Lighting								
HID	10%			2031	$15,300	10		
No Component	90%							
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 WEST ACADEMIC CENTER - WING D
Asset # : 2123

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2031	$61,700	1	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Camera System								
Fire/Smoke Detection								
Generic, Digital	100%			2031	$84,800	1-3	$20,900	
Other Observation, Extent : N/A, 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		
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%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : Hot Water Provided From Building P. Building D And E Share The Same Mechanical Room.								
Terminal Devices								
Convector/Radiator	10%			2034	$26,900	1	$1,100	
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%			2029	$943,700			
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room In Penthouse								
Explanation : Chilled Water Provided From Building P								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$5,300	2036	$53,100	4	$1,600	
Corroded, Extent : Light, Area Affected : 20%								
Location : Pumps In Penthouse Mechanical Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Penthouse Mechanical Room								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	70%			2031	$446,300	1	$14,200	
Fan Coil - 2 Pipe	30%			2031	$300,700	1	$3,200	
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Penthouse							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse							
	Explanation : On Extended Life							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$29,000	
Exhaust Fans								
Interior	95%			2031	$138,400	2	$1,000	
Roof	5%			2031	$3,200	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$422,000	1		
HW Heat Exchanger								
HTHW/HW	100%			2036	$92,100			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse Mechanical Room							
	Explanation : Unit Shared With Building E							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st To 3rd Floor, Penthouse							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2036	$151,300	1-5	$17,200	
Sprinkler								
No Component	80%							
Generic	20%			2036	$90,900	1-2	$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.*

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: 32,857	**Project Type**	: CITY UNIVERSITY OF NEW YORK
Date of Survey	: 05-May-2025	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1,3,Ph		
Block	: 8760 **Lot** : 60	**BIN**	: 3347724

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$823,300	$674,300
Interior Architecture		$679,300
Electrical		$750,200
Mechanical	$943,700	$1,610,000
Total	**$1,767,000**	**$3,713,700**
Importance Code A	$823,300	$674,300
Importance Code B	$943,700	$3,039,400
Total	**$1,767,000**	**$3,713,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,900		$600	
Interior Architecture	$257,500		$9,500	$9,200
Electrical	$37,400	$3,100	$3,100	$4,100
Mechanical	$14,100	$3,500	$5,300	$3,300
Site Pavements	$6,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$351,600**	**$13,800**	**$25,700**	**$23,800**
Importance Code A	$28,900		$600	
Importance Code B	$237,200	$13,800	$23,900	$23,800
Importance Code C	$85,500		$1,200	
Total	**$351,600**	**$13,800**	**$25,700**	**$23,800**

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		
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	$324,600	LIFE	* *	5	$39,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Southwest Corner								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Panel	5%			2046	* *	5-10	$16,900	
Window Wall	15%	Now	$89,800	2046	* *	5	$13,900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : South Facade								
Windows								
Aluminum	95%	Now	$17,700	2044	* *	5	$900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Metal Louvers	5%			2039	* *	10	$600	
Parapets								
Masonry: Brick	85%	Now	$85,400	LIFE	* *	5	$3,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade And South Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : East Facade And South Facade								
Metal Panel	5%			2046	* *	5	$800	
Metal Rail	10%	Now	$1,300	2041	* *	5	$2,800	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Missing Railing At South Facade Of Roof								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	10%	Now	$9,800	2031	$97,900			
Paver Block Ballast, Extent : Moderate, Area Affected : 100% *Location : Lower Terrace* *Water Penetration, Extent : Moderate, Area Affected : 20%* *Location : Offices*								
Single Ply Membrane	85%	Now	$230,600	2036	$576,400			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% *Location : Over Third Floor, Throughout* *Water Penetration, Extent : Moderate, Area Affected : 20%* *Location : Throughout*								
Skylight, Metal/Glass	5%	Now	$93,000	2046	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30% *Location : Over Main Lobby* *Water Penetration, Extent : Light, Area Affected : 20%* *Location : Main Lounge, Throughout*								
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Carpet	25%	Now	$87,000	2032	$217,400	3	$18,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% *Location : Throughout* *Staining/Discoloring, Extent : Moderate, Area Affected : 100%* *Location : Throughout*								
Cast in Place Concrete	5%			LIFE	* *	5	$10,800	
Ceramic Tile	5%	Now	$6,900	2039	* *	5	$1,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20% *Location : Throughout*								
Panel/Paver: Cer/Brk	15%			2044	* *	5	$16,600	
Vinyl Tile	50%	Now	$34,000	2036	$679,300	3	$9,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2% *Location : South Entry* *Cracking/Crumbling, Extent : Light, Area Affected : 10%* *Location : Throughout*								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$5,900	
Ceramic Tile	5%			2039	* *	5	$2,400	
Concrete Masonry Unit	20%	Now	$44,300	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	20%	Now	$6,600	LIFE	* *	5	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Below Skylight At Corner Of Main Lounge								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Below Skylight At Corner Of Main Lounge								
Gypsum Board	40%			LIFE	* *	5-10	$32,100	
Masonry: Brick	10%			LIFE	* *	10	$1,400	
Ceilings								
AcousTileSusp.Lay-In	45%	Now	$18,400	2041	* *	5	$11,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	30%			LIFE	* *	5-10	$18,400	
Gypsum Board	25%	Now	$10,800	LIFE	* *	5	$15,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
On-Site Walkways								
Asphalt	60%	Now	$6,500	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	40%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2036	$61,200	1		
Panelboards								
Fused Disc Sw	50%			2035	$49,900	5	$400	
Molded Case Bkrs	50%			2035	$49,900	5	$400	
Wiring								
Thermoplastic	100%			2036	$77,200	1		
Lighting								

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 E
Asset # : 2124

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2031	$465,300	10	$28,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2036	$45,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Location Noted								
Egress Lighting								
Emergency, Battery	50%			2031	$27,600	10	$4,000	
Exit, Battery	50%			2031	$23,300	10	$1,100	
Exterior Lighting								
HID	10%			2031	$15,300	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$61,700	1	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Surveillance Camera System								
Fire/Smoke Detection								
Generic, Digital	100%			2031	$84,800	1-3	$20,900	
Other Observation, Extent : N/A, 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		
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%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location :								
Explanation : Hot Water Provided From Building P. Building D And E Share The Same Mechanical Room.								
Terminal Devices								
Convector/Radiator	10%			2034	$26,900	1	$1,100	
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%			2029	$943,700			
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 WEST ACADEMIC CENTER - WING E
Asset # : 2124

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : Chilled Water Provided From Building P								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	$53,100	4	$2,400	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Penthouse								
Explanation : Pumps Reported Under Wing D								
Terminal Devices								
Air Handler/Cool/Ht	70%			2031	$446,300	1	$14,200	
Fan Coil - 2 Pipe	30%			2031	$300,700	1	$3,200	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Classrooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : On Extended Life								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$29,000	
Exhaust Fans								
Interior	100%			2031	$145,700	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$422,000	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor, Penthouse								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2036	$151,300	1-5	$17,200	
Sprinkler								
No Component	80%							
Generic	20%			2036	$90,900	1-2	$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
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **05-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,3,Ph**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3347724**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$823,300	$674,300
Interior Architecture		$798,000
Electrical		$826,900
Mechanical	$951,500	$1,439,700
Total	**$1,774,800**	**$3,738,800**
Importance Code A	$823,300	$674,300
Importance Code B	$951,500	$3,064,600
Total	**$1,774,800**	**$3,738,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,300		$600	
Interior Architecture	$249,800		$9,500	$9,200
Electrical	$37,700	$3,100	$3,200	$4,100
Mechanical	$34,100	$3,600	$5,300	$3,400
Site Pavements	$1,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$367,800**	**$13,900**	**$25,800**	**$24,000**
Importance Code A	$37,300		$600	
Importance Code B	$237,600	$13,900	$24,000	$24,000
Importance Code C	$92,800		$1,200	
Total	**$367,800**	**$13,900**	**$25,800**	**$24,000**

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
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

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	80%	Now	$324,600	LIFE	* *	5	$39,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Panel	5%			2046	* *	5-10	$16,900	
Window Wall	15%	Now	$89,800	2046	* *	5	$13,900	
Air Infiltration, Extent : Severe, Area Affected : 2%								
Location : Room F123								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Room F123 And South Facade								
Windows								
Aluminum	95%	Now	$17,700	2044	* *	5	$900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Metal Louvers	5%			2039	* *	10	$600	
Parapets								
Masonry: Brick	85%	Now	$85,400	LIFE	* *	5	$3,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Panel	5%			2046	* *	5	$800	
Metal Rail	10%			2041	* *	5-10	$7,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	10%	Now	$19,600	2036	$97,900			
Paver Block Ballast, Extent : Moderate, Area Affected : 30% *Location : Lower Deck* *Water Penetration, Extent : Moderate, Area Affected : 30%* *Location : Offices*								
Single Ply Membrane	85%	Now	$230,600	2036	$576,400			
Adhesion Failure, Extent : Moderate, Area Affected : 30% *Location : Throughout* *Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%* *Location : Upper Roof*								
Skylight, Metal/Glass	5%	Now	$93,000	2046	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% *Location : Over Lobby* *Water Penetration, Extent : Moderate, Area Affected : 30%* *Location : Over Lobby*								
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Carpet	25%	Now	$87,000	2032	$217,400	3	$18,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% *Location : Throughout* *Staining/Discoloring, Extent : Moderate, Area Affected : 100%* *Location : Throughout*								
Cast in Place Concrete	5%			LIFE	* *	5	$10,800	
Ceramic Tile	5%	Now	$6,900	2039	* *	5	$1,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Throughout*								
Panel/Paver: Cer/Brk	15%			2044	* *	5	$16,600	
Vinyl Tile	50%	0-2	$13,600	2036	$679,300	3	$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : Throughout*								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$5,900	
Ceramic Tile	5%			2039	* *	5	$2,400	
Concrete Masonry Unit	20%	Now	$44,300	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : Throughout*								
Gypsum Board	60%	Now	$39,600	LIFE	* *	5	$17,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : Throughout* *Water Penetration, Extent : Moderate, Area Affected : 20%* *Location : Throughout*								
Masonry: Brick	10%			LIFE	* *	10	$1,400	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	$11,900	2034	$118,700	5	$4,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	35%	Now	$14,300	2041	* *	5	$8,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	30%			LIFE	* *	5-10	$18,400	
Gypsum Board	20%	Now	$3,400	LIFE	* *	5	$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Lobby								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
On-Site Walkways								
Asphalt	60%			2039	* *			
Cast in Place Concrete	40%	Now	$1,700	2041	* *			
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Court Between Buildings C And D								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2041	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 112.5 Kilovolt-ampere								
Raceway								
Conduit	100%			2036	$61,200	1		
Panelboards								
Fused Disc Sw	50%			2035	$49,900	5	$400	
Molded Case Bkrs	50%			2035	$49,900	5	$400	
Wiring								
Thermoplastic	100%			2036	$77,200	1		
Motor Controllers								
Locally Mounted	100%			2034	$71,700	5	$200	
Lighting								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2031	$469,200	10	$28,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2036	$45,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Location Noted								
Egress Lighting								
Emergency, Battery	50%			2031	$27,800	10	$4,000	
Exit, Battery	50%			2031	$23,500	10	$1,100	
Exterior Lighting								
LED	10%			2036	$17,800			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$62,200	1	$12,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior								
Explanation : Surveillance Camera System								
Fire/Smoke Detection								
Generic, Digital	100%			2031	$85,500	1-3	$21,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells, Smoke Detectors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room.								
Terminal Devices								
Convector/Radiator	10%			2034	$27,100	1	$1,100	
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%			2029	$951,500			
Air Conditioning								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : Chilled Water Provided From Building P								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	$53,600	4	$2,400	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Penthouse								
Explanation : Penthouse Shared With Wing C, For Shared Pumps See Wing C								
Terminal Devices								
Air Handler/Cool/Ht	80%			2031	$514,300	1	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Penthouse Shared With Wing C								
Fan Coil - 2 Pipe	20%	Now	$20,200	2031	$202,100	1	$1,900	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Classrooms								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$29,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$425,500	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit Not Working								
Fire Suppression								
Standpipe								
Generic	100%			2036	$152,500	1-5	$17,300	
Sprinkler								
No Component	80%							
Generic	20%			2036	$91,600	1-2	$1,900	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **23-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,3,4,7,9,Ph**		
Block	: **273** **Lot** : **1**	**BIN**	: **4003516**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,983,100	$1,897,000
Interior Architecture	$3,820,900	$1,680,600
Electrical		$274,800
Mechanical	$10,429,000	$51,689,800
Total	**$16,233,000**	**$55,542,100**
Importance Code A	$1,983,100	$1,897,000
Importance Code B	$12,644,800	$53,106,200
Importance Code C	$1,605,100	$538,900
Total	**$16,233,000**	**$55,542,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$101,400	$55,600	$30,000	
Interior Architecture	$5,700		$53,400	$122,200
Electrical	$132,700	$95,300	$106,700	$95,300
Mechanical	$431,400	$200,300	$348,000	$223,600
Elevators/Escalators	$109,200	$109,200	$109,200	$109,200
Total	**$780,400**	**$460,400**	**$647,300**	**$550,300**
Importance Code A	$181,200	$134,200	$109,400	$78,600
Importance Code B	$593,500	$326,200	$537,900	$436,200
Importance Code C	$5,700			$35,500
Total	**$780,400**	**$460,400**	**$647,300**	**$550,300**

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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		
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	3%			LIFE	* *	5	$17,900	
Glazed Ceramic Panel	75%			LIFE	* *	5	$3,361,500	
Metal Sect. OHD	2%			2053	* *	5	$29,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : All Sides							
	Explanation : All Facades Are Covered With Sidewalk Sheds. Construction Appears To Be Complete.							
Marble Panels	10%			LIFE	* *	5	$71,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Base Of Building							
	Explanation : All Facades Are Covered With Sidewalk Sheds. Construction Appears To Be Complete.							
Stucco Cement	5%			2053	* *	5	$59,800	
Window Wall	5%			2062	* *	5	$89,600	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
	Location : Skillman Avenue, Thomson Avenue And 29th Street							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : All Facades Are Covered With Sidewalk Sheds. Construction Appears To Be Complete.							
Windows								
Aluminum	95%			2058	* *	5	$21,500	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
Metal Louvers	5%			2049	* *	10	$7,100	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : All							
Parapets								
Glazed Ceramic Panel	40%			2062	* *	5-10	$62,500	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
Masonry: Brick	5%			LIFE	* *	5-10	$5,100	
Metal Panel	10%			2056	* *	5	$5,700	
Metal Rail	10%			2049	* *	5-10	$26,700	
Stucco Cement	35%			2049	* *	5	$13,300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Interior Parapet							
	Explanation : Waterproof Cement Fiber Panel							

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	5%			2053	* *	10	$22,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Modified Bitumen	67%			2041	* *	10	$161,200	
Modified Bitumen	23%	Now	$302,400	2041	* *			
Blisters, Extent : Severe, Area Affected : 10%								
Location : Between Rear Water Tower And Penthouse								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Between Rear Water Tower And Penthouse								
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Near Rear Water Tower								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Between Rear Water Tower And Penthouse								
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Near Rear Water Tower								
Explanation : Patching Is In Progress								
Skylight, Metal/Glass	5%			2062	* *	10	$40,100	
Soffits								
Exposed Struc: Steel	80%			LIFE	* *	5		
Gypsum Board: Exterior Grade	20%			LIFE	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Front Entry Soffit								
Interior								

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2035	$1,180,800	3	$100,100	
Cast in Place Concrete	10%			LIFE	* *	5	$584,200	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Basement And Sub-basement, Central Corridors Throughout								
Cast in Place Concrete	2%			LIFE	* *	5	$116,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Veterinary Laboratory								
Explanation : Epoxy Coated Floor								
Ceramic Tile	8%			2045	* *	5	$106,800	
Quarry Tile	2%			2049	* *	5	$40,100	
Terrazzo	8%			LIFE	* *	5	$166,900	
Vinyl Tile	52%	Now	$383,600	2041	* *	3	$260,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 4%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Under Construction	13%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Partially 4th Floor, Entire 5th And 6th Are Under Construction								
Interior Walls								
Cast in Place Concrete	12%	Now	$258,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Foundation Wall North East Corner								
Ceramic Tile	5%			2045	* *	5	$70,900	
Concrete Masonry Unit	20%			LIFE	* *	5	$226,900	
Glass Block	1%			LIFE	* *	10	$5,700	
Glass: Special Gauge	1%	Now	$182,700	LIFE	* *	1		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Rear Stairs								
Glass: Special Gauge	1%			LIFE	* *	1		
Gypsum Board	50%			LIFE	* *	5-10	$1,205,500	
Masonry: Brick	5%	Now	$270,100	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Service Area								
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Partially On 4th Floor, All Of 5th And 6th Floors								
Explanation : Partially 4th Floor, Entire 5th And 6th Are Under Construction								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	73%	Now	$324,100	2049	* *	5	$487,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	15%	Now	$600,200	LIFE	* *	5	$31,300	
Paint Peeling, Extent : Moderate, Area Affected : 75%								
Location : Throughout, Bulkhead								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 9th Floor, Bulkhead								
Exposed Struc: Steel	2%	Now	$128,400	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Service Area								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Service Area								
Gypsum Board	10%			LIFE	* *	5-10	$459,000	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2062	* *			
Retaining Walls								
Cast in Place Concrete	100%			2086	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2053	* *			
On-Site Walkways								
Asphalt	70%			2049	* *			
Cast in Place Concrete	10%			2053	* *			
Pavers/Stone	20%			2049	* *			
Parking/Driveway								
Asphalt	100%			2049	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING
Asset # : 4434

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	15%			2062	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : One Main Service Disconnect Rated At 3,000 Amperes								
Fused Disc Sw	35%			2036		5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two 4,000 Ampere Main Service Disconnect Switches								
Fused Disc Sw	50%			2036		5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Four 3,000 Ampere Main Service Disconnect Switches								
Transformers								
Dry Type	60%			2034	$16,000	5	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two 600 Kilovolt Amperes, 480 Volts Primary 277/208 Volts Secondary								
Dry Type	25%			2049	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : 500 Kilovolt Amperes, 480 Volts Primary 277/208 Volts Secondary								
Dry Type	15%			2049	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Elevator Machine Room								
Explanation : Various Capacities								
Switchgear / Switchboard								
Fused Disc Sw	85%			2036		5	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1 And 2								
Explanation : 6 Sections								
Fused Disc Sw	15%			2062	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : 2 Sections								
Raceway								
Conduit	85%			2046	* *	1		
Conduit	10%			2056	* *	1		
Under Construction	5%							
Panelboards								
Fused Disc Sw	15%			2044	* *	5	$3,100	
Molded Case Bkrs	40%			2044	* *	5	$9,400	
Molded Case Bkrs	40%			2052	* *	5	$9,400	
Under Construction	5%							

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	85%			2046	* *	1		
Thermoplastic	10%			2056	* *	1		
Under Construction	5%							
Motor Controllers								
Locally Mounted	35%			2034		5	$2,100	
Locally Mounted	25%			2041	* *	5	$1,500	
Motor Control Center	10%			2034		5	$2,400	
Motor Control Center	10%			2049	* *	5	$2,400	
Variable Frequency Drive	20%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$26,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Subcellar							
	Explanation : Location Noted							
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$274,500	
Generators								
Diesel	100%			2039	* *	1	$345,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : Emergency Generator Rated At 600 Kilowatts							
Batteries								
Lead/Acid	100%			2027	$2,500	5	$33,000	
Fuel Storage								
Day Tank	5%			2044	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : 100 Gallon Nameplate Rating Capacity							
Main Tank	95%			2039	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Sub-cellar							
	Explanation : 2,000 Gallons Rated Capacity							
Lighting								
Interior Lighting								
LED	15%			2046	* *			
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
Under Construction	85%							
Egress Lighting								
Emergency, Service	50%			2036	$274,800	1		
Exit, Service	50%			2041	* *	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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$333,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	1%			2056	* *	1		
Natural Gas	99%			2056	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2045	* *			
Radiant Heater	1%			2041	* *	2	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Pump Room								
Explanation : Electric Unit Heaters								
Steam Boiler	89%			2049	* *	1	$786,300	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	45%			2052	* *	4	$29,700	
Hot Wtr Piping/Pump	50%			2035	$975,400	4	$33,000	
Steam Piping/Pump	5%			2056	* *			

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	35%			2049	* *	1	$100,800	
Convector/Radiator	10%			2034	$729,500	1	$28,800	
Unit Heater - Hot Water	5%			2041	* *			
Unit Heater - Hot Water	1%			2031	$52,900			
	Abandoned in Place, Extent : Light, Area Affected : 100%							
	Location : 9th Floor							
No Component	49%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Reported Under Air Conditioning							
Controls								
Digital	100%			2034	$25,621,600			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2030	$1,453,500	2	$5,500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : 7th Floor Mechanical Room							
Reciprocating Compr/Chiller	10%			2041	* *	1	$41,400	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : 4th Floor Mechanical Room							
Reciprocating Compr/Chiller	10%			2041	* *	1	$41,400	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Basement Chiller Room							
Ext Pkg Unit - Heating/Cooling	10%			2036	$1,498,800	2	$5,500	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
Split Unit	5%			2041	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Archives							
Water Cooled interior Pkg Unit	55%			2030	$8,810,300	2		
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Mechanical Rooms							
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2046	* *	4	$33,000	
No Component	25%							

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%			2041	* *	1	$110,300	
Air Handler/Cool/Ht	1%			2031	$173,100	1	$5,500	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : 9th Floor								
No Component	79%							
Heat Rejection								
Water Cooling Tower	65%			2037	* *	2	$583,600	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$393,800	
No Component	50%							
Exhaust Fans								
Interior	70%			2031	$2,769,600	2	$19,100	
Interior	10%			2041	* *	2	$2,700	
Roof	20%			2036	$346,200	2	$5,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	10%	0-2	$22,800	2034	$1,138,900	1		
Corroded, Extent : Light, Area Affected : 5%								
Location : Basement								
Galvanized Steel	10%			2034	$1,138,900	1		
Water Heater With Tanks								
Electric	20%			2029	$18,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Kitchen								
Explanation : One Unit, 9kwt 80 Gallons In 3rd Floor Kitchen. The Basement Unit Is Starbucks Property								
Gas Fired	80%	Now	$10,900	2029	$54,700	2		
Broken, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Size Unavailable. Estimated 500 Mbh, 125 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$27,500	4	$28,300	
Backflow Preventer								
Generic	100%			2036	$398,400	1	$54,600	
Fixtures								
Generic	100%							

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 500 Gallons								
Booster Pump w/Tank								
Generic	100%			2031	$36,200	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8 Units Basement To 9th Floor, 3 Units 1st To 9th Floor								
Explanation : 11 Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 9th Floor To Roof								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2036	$4,107,700	1-5	$466,500	
Sprinkler								
Generic	100%			2036	$12,336,800	1-2	$249,900	
Fire Pump								
Generic	100%			2039	* *	1	$166,600	
Chemical System								
Generic	100%			2031	$58,100	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Kitchen								
Explanation : One 30 Square Foot Hood								

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **23-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4,5,Ph**		
Block	: **279** **Lot** : **1**	**BIN**	: **4003535**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,948,900	$132,200
Interior Architecture	$1,607,400	$2,015,000
Electrical		$5,348,400
Mechanical	$8,129,200	$12,326,100
Site Pavements	$114,500	
Total	**$11,800,000**	**$19,821,600**
Importance Code A	$2,011,600	$132,200
Importance Code B	$8,648,000	$19,417,500
Importance Code C	$1,140,500	$271,900
Total	**$11,800,000**	**$19,821,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$78,000		$12,900	
Interior Architecture	$115,900	$24,200	$30,200	$48,400
Electrical	$79,800	$59,800	$66,900	$66,600
Mechanical	$1,630,500	$134,100	$212,000	$124,500
Site Enclosure	$2,600			
Elevators/Escalators	$37,200	$37,200	$37,200	$37,200
Total	**$1,944,000**	**$255,300**	**$359,200**	**$276,700**
Importance Code A	$78,400	$36,000	$48,800	$36,000
Importance Code B	$1,798,100	$219,300	$310,300	$240,700
Importance Code C	$67,600			
Total	**$1,944,000**	**$255,300**	**$359,200**	**$276,700**

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

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								
Cement - Fiber Panel	61%	Now	$304,300	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Penthouse, Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Penthouse, Stairs, Throughout								
Glass Block	10%	Now	$55,800	LIFE	* *	5	$17,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Library And Thomson Avenue								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Library								
Masonry: Brick	15%	0-2	$67,800	LIFE	* *	5	$41,100	
Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Horizontal Cracks, Extent : Light, Area Affected : 2%								
Location : Rear Of Building								
Metal Coiling Doors	3%			2049	* *	5	$25,700	
Pre-Cast Concrete	3%	Now	$29,800	LIFE	* *	5	$26,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 8%								
Location : At Expansion Joint At Rear, Sills And Corners Throughout								
Expansion Joint Failure, Extent : Moderate, Area Affected : 100%								
Location : Between Building E And M								
Stucco Cement	5%	0-2	$15,500	2049	* *	5	$17,100	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Window Wall	3%			2056	* *	5	$30,900	
Windows								
Aluminum	95%	Now	$943,800	2044	* *	5	$19,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Louvers	5%	Now	$2,300	2045	* *			
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Of Building And Penthouse								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Metal Panel	48%			2056	* *	5	$38,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior Parapets								
Explanation : This Material Is Actually Cement Fiber Panel								
Metal Panel	4%			2056	* *	5	$3,200	
Stucco Cement	48%	Now	$30,400	2053	* *	5	$12,700	
Loose/Delam Surface, Extent : Moderate, Area Affected : 12%								
Location : Interior Parapet Face								
Miss/Damaged Copings, Extent : Moderate, Area Affected : 3%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Parapet Face								
Explanation : Single Ply Membrane Applied To Interior Face Of Parapet, Wrinkle Surfaces								
Roof								
Fiberglass Panel	5%			2045	* *	1		
IRMA/Protected Membrane	30%	Now	$577,300	2046	* *			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%								
Location : Over Cooling Tower Area								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Near Mer No. 6								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Corridor, Near 5th Floor Elevator, Links Between Building M And E								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Modified Bitumen	65%			2044	* *	10	$132,200	
Soffits								
Cement - Fiber Panel	100%			2041	* *	10		
Interior								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2037	* *	3	$72,500	
Cast in Place Concrete	15%	Now	$123,400	LIFE	* *	5	$158,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 12%								
Location : Filter Room, 1st Floor Chiller Room								
Ceramic Tile	5%			2045	* *	5	$24,200	
Mosaic Tile	5%			2049	* *	5	$60,500	
Poured Epoxy/Resin	5%			2034	$1,354,600			
Vinyl Tile	60%	Now	$160,300	2041	* *	3	$108,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$108,900	
Ceramic Tile	5%	Now	$48,000	2045	* *	5	$21,800	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Bathrooms								
Loose Units, Extent : Light, Area Affected : 1%								
Location : Bathrooms								
Concrete Masonry Unit	13%	Now	$213,000	LIFE	* *	5	$45,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement, Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement, Bulkhead								
Glass: Single Pane	3%			LIFE	* *	5	$39,200	
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	8%	Now	$97,600	LIFE	* *	5	$41,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Laboratory								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Laboratory								
Gypsum Board	44%			LIFE	* *	5-10	$651,900	
Metal Panel	5%	Now	$112,700	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Plaster	15%			LIFE	* *	5-10	$111,100	

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%	0-2	$112,600	2041	* *	5	$169,300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout, Third Floor, Laboratory								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Corridor, By 5th Floor Elevator, Pool								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$90,700	
Exposed Struc: Steel	5%			LIFE	* *	10	$48,400	
Gypsum Board	10%			LIFE	* *	5-10	$166,200	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$2,600	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 1%								
Location : Near Bus Stop, Near Van Dam Street And 47th Avenue								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : Near Van Dam Street And 47th Avenue								
Explanation : There Is Visible Displacement Of Sidewalk Pavement Around A Tree Pit. Traffic Cones And Caution Tape Have Been Placed Around The Hazardous Area								
On-Site Walkways								
Cast in Place Concrete	50%			2049	* *			
Pavers/Stone	50%			2045	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$114,500	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Overhead Coiling Door Apron								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room E109								
Explanation : Four 2500, Four 2000, And One 1600 Ampere Main Disconnect Switch								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	98%			2041	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room E109								
Explanation : Four 750 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Secondary								
Dry Type	2%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse, Chiller Room								
Explanation : 15 Kva And 45 Kva Rated Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Nine Vertical Sections								
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	15%			2044	* *	5	$1,300	
Molded Case Bkrs	84%			2044	* *	5	$8,100	
Molded Case Bkrs	1%	4+	$3,200	2044	* *	5		
Enclosure Corroded, Extent : Moderate, Area Affected : 25%								
Location : Mechanical Room Pool Area								
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2041	* *	5	$2,000	
Motor Control Center	10%			2041	* *	5	$1,000	
Variable Frequency Drive	10%			2053	* *			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$112,900	
Generators								
Diesel	100%			2039	* *	1	$142,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room E110								
Explanation : Emergency Generator Rated At 450 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$13,600	

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	2%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room E110								
Explanation : 10 Gallons Rated Capacity								
Main Tank	98%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room E110								
Explanation : 500 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	55%			2036	$3,009,000	10	$185,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2036	$273,500	10	$16,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	40%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2036	$113,000	1		
Exit, Service	40%	Now	$3,200	2036	$63,300	1		
Not Functioning, Extent : Light, Area Affected : 5%								
Location : Pool, Corridor Near Room 311								
Exit, Battery	10%			2036	$52,000	10	$2,500	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$688,900	1	$137,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$946,700	1-3	$233,000	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Oil Tank Vault								
Explanation : Two 20,000 Gallon Tanks								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	2%			2039	* *	1	$3,600	
Steam Boiler	98%	Now	$62,700	2041	* *	1	$320,600	
Cracked, Extent : Light, Area Affected : 5%								
Location : Boiler Room. Refractory								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Boiler Room								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	30%	Now	$4,800	2035	$240,800	4	$5,400	
Broken, Extent : Light, Area Affected : 5%								
Location : Boiler Room. Two Pumps								
Steam Piping/Pump	70%			2036	$2,057,200			
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Boiler Room, Mechanical Rooms								
Terminal Devices								
Air Handler	5%			2031	$345,300	1	$11,400	
Convector/Radiator	30%			2041	* *	1	$35,600	
Unit Heater - Steam	5%			2031	$104,300	4	$2,500	
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Rooms								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%	Now	$1,418,600	2030	$7,092,900			
Broken, Extent : Moderate, Area Affected : 30%								
Location : Mechanical Rooms And Other Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	80%	2-4	$119,700	2039	* *	1	$286,000	
Corroded, Extent : Light, Area Affected : 5%								
Location : Chiller Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chiller Room								
Explanation : Two Units. R-123 Refrigerant								
Heat Pump Water Sourced	5%	Now	$64,000	2030	$319,900			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Pool Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Pool Roof								
Exterior Pkg Unit - Cooling	2%	Now	$8,000	2031	$80,500	2	$400	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Laboratory Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roofs								
Ext Pkg Unit - Heating/Cooling	3%			2041	* *	2	$700	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lobby, Library, Connection Corridor Between Buildings And Other Locations								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	2-4	$11,900	2036	$593,400	4	$18,100	
Corroded, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms								
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	$7,121,100	1	$227,000	
Heat Rejection								
Air Cooled Condenser Unit	10%			2041	* *	2	$25,600	
Water Cooling Tower	80%	Now	$29,700	2037	* *	2	$236,400	
Corroded, Extent : Light, Area Affected : 5%								
Location : Lower Roof								
No Component	10%							
Ventilation								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	13%	Now	$104,800	LIFE	* *	2-5	$26,600	
Corroded, Extent : Light, Area Affected : 5%								
Location : Roofs								
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms, Pool Roof								
Ductwork/Diffusers	87%			LIFE	* *	2-5	$281,900	
Exhaust Fans								
Interior	70%	Now	$57,000	2036	$1,139,400	2	$6,300	
Broken, Extent : Severe, Area Affected : 5%								
Location : Penthouse Mechanical Rooms								
Roof	30%			2036	$213,600	2	$3,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	70%			2036	$51,400	4	$8,100	
Submersible	30%			2027	$3,400	4	$3,500	
Pool Filter/Treatment								
Sand	100%	Now	$228,400	2056	* *	4	$800	
Corroded, Extent : Severe, Area Affected : 100%								
Location : 1st Floor Pump Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool								
Explanation : 3,375 Square Foot Pool. 25 Yards By 6 Lanes								
Sewage Ejector(s)								
Electric	100%			2031	$192,200	4	$21,900	
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$1,300	2029	$64,800	2	$2,100	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units Serve Building, One Unit Serves Pool								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$13,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units, 750 Gallons Each								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	40%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : Two Units								
Hydraulic	60%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From 1st To 3rd Floor, 2 Units From 1st To 2nd Floor								
Explanation : Three Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$185,000	
Sprinkler								
Generic	100%			2046	* *	1-2	$102,800	
Fire Pump								
Generic	100%			2039	* *	1	$68,500	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **23-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4,Ph**		
Block	: **278** **Lot** : **1**	**BIN**	: **4003534**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,075,200	$4,847,200
Interior Architecture	$1,253,600	$7,796,400
Electrical		$5,713,400
Mechanical	$5,209,200	$18,018,900
Total	**$9,538,000**	**$36,375,900**
Importance Code A	$3,075,200	$4,950,000
Importance Code B	$5,951,000	$31,276,400
Importance Code C	$511,700	$149,500
Total	**$9,538,000**	**$36,375,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,500		$2,500	
Interior Architecture	$144,300		$9,600	$76,000
Electrical	$54,100	$42,500	$52,900	$46,200
Mechanical	$554,900	$86,300	$142,600	$87,800
Site Enclosure	$5,300			
Site Pavements	$39,600			
Elevators/Escalators	$36,000	$36,000	$36,000	$36,000
Total	**$858,600**	**$164,800**	**$243,700**	**$245,900**
Importance Code A	$47,900	$22,900	$25,900	$22,900
Importance Code B	$710,500	$141,900	$217,700	$198,000
Importance Code C	$100,300			$24,900
Total	**$858,600**	**$164,800**	**$243,700**	**$245,900**

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	94%	Now	$1,237,800	LIFE	* *	5	$150,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Penthouse								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Penthouse								
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Metal Coiling Doors	1%			2049	* *	5	$5,000	
Window Wall	5%			2056	* *	5	$30,000	
Windows								
Aluminum	87%	Now	$707,800	2061	* *	5	$7,400	1
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Louvers	6%	Now	$5,700	2045	* *			
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Steel	7%	Now	$1,800	2044	* *	5	$7,500	
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Basement								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%								
Location : Basement								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	85%	Now	$101,300	LIFE	* *	5	$8,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2056	* *	5	$1,800	
Metal Rail	5%			2041	* *	5-10	$8,500	
Pre-Cast Concrete	5%	0-2	$800	LIFE	* *	5	$3,000	
Miss/Damaged Copings, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Roof								
IRMA/Protected Membrane	15%			2036	$1,071,500	10	$45,300	
Modified Bitumen	15%	Now	$9,900	2044	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Play Surface	5%			2041	* *	10	$15,100	
Single Ply Membrane	50%	Now	$927,900	2036	$3,092,900			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Over 4th Floor								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : 4th Floor								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Corridors Along Hall Of Flags								
Sloped Glazing	10%	Now	$100,500	LIFE	* *	5	$402,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Over Study Lounges								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Near Little Theater, Study Lounges, Corridors								
Traffic Topping	5%	Now	$2,600	2036	$130,000			
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : Stairs Of Roof Courtyard By Theater								
Soffits								
Cast in Place Concrete	50%	Now	$3,700	LIFE	* *	5	$15,700	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cement - Fiber Panel	50%			2041	* *	10	$9,800	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	3%			2032	$204,500	3	$23,100	
Cast in Place Concrete	9%			LIFE	* *	5	$151,700	
Ceramic Tile	7%			2045	* *	5	$27,000	
Poured Epoxy/Resin	2%			2034	$431,700			
Quarry Tile	1%			2041	* *	5	$5,800	
Terrazzo	5%			LIFE	* *	5	$30,100	
Traffic Topping	4%			2044	* *	5	$19,300	
Vinyl Tile	66%	Now	$140,500	2036	$7,025,600	3	$95,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors Throughout, Loading Dock								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors Throughout, Loading Dock								
Wood	3%	Now	$13,800	2064	* *	5	$10,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Basement Offices								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$62,300	
Ceramic Tile	10%			2045	* *	5	$49,800	
Concrete Masonry Unit	5%	0-2	$46,900	LIFE	* *	5	$10,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Gypsum Board	50%	Now	$69,700	LIFE	* *	5	$149,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Hall Of Flags And Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Hall Of Flags And Classrooms								
Masonry: Brick	20%	Now	$379,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Mechanical Room								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Basement Mechanical Room								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Mechanical Room								
Plaster	10%	Now	$24,300	LIFE	* *	5	$15,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stairwells								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	11%			2041	* *	5	$53,000	
AcousTileSusp.Lay-In	59%	Now	$378,000	2049	* *	5	$113,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout, Basement Corridor								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout, Daycare, Mechanical Room								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout, Basement Corridor								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$72,200	
Exposed Struc: Steel	5%			LIFE	* *	10	$38,500	
Gypsum Board	10%			LIFE	* *	5-10	$132,500	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Study Lounges								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2056	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Area								
Explanation : Chain Link Surrounds Play Area								
Free Standing Walls								
Masonry: Brick	100%	Now	$5,300	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%	0-2	$11,600	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 1%								
Location : Back Of The Building, Near Bike Parking								
Pavers/Stone	15%			2045	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 1%								
Location : Front Of The Building At The Street Corner								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$23,900	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Loading Dock								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Tripping Hazard, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock								
Activity Yard								
Cast in Place Concrete	25%			2049	* *			
Pavers/Stone	75%	Now	$4,100	2045	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Building Walls In Courtyard								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$102,800	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Two 4,000 Amperes, Main Service Disconnect Switches								
Transformers								
Dry Type	100%			2049	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Chiller Area								
Explanation : 300 Kilovolt Amperes, 208 Volts Primary 480/277 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$650,200	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 8 Sections								
Raceway								
Busway	1%			2053	* *	1		
Conduit	79%			2036	$532,700	1		
Conduit	20%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$63,900	5	$600	
Fused Disc Sw	5%			2052	* *	5	$300	
Molded Case Bkrs	50%			2035	$319,300	5	$3,400	
Molded Case Bkrs	35%			2044	* *	5	$2,400	

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Busway	1%			2053	* *	1		
Thermoplastic	79%			2036	$709,800	1		
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	40%			2034	$145,200	5	$700	
Locally Mounted	10%			2041	* *	5	$200	
Motor Control Center	20%			2034	$290,800	5	$1,400	
Motor Control Center	10%			2049	* *	5	$700	
Variable Frequency Drive	20%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$7,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$26,800	1	$80,300	
Generators								
Diesel	100%			2032	$138,700	1	$101,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : Emergency Generator Rated At 75 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$9,700	
Fuel Storage								
Day Tank	1%			2035	$300	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : 5 Gallon Rated Capacity								
Main Tank	99%			2039	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : 550 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	60%			2036	$2,302,600	10	$141,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	40%			2044	* *			

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	45%			2036	$71,400	1		
Emergency, Battery	5%			2036	$21,600	10	$3,100	
Exit, Service	30%			2041	* *	1		
Exit, Service	20%	Now	$1,100	2036	$22,200	1		
Not Functioning, Extent : Light, Area Affected : 10%								
Location : Gymnasium, Corridor Near Gymnasium And Room M168, Staircase A/4								
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chimney Stacks Only								
Explanation : Lightning Rods								
Alarm								
Security System								
Generic	100%			2041	* *	1	$97,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	33%			2031	$222,300	1-3	$54,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Mechanical Spaces								
Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors								
Generic, Digital	33%			2041	* *	1-3	$53,100	
Generic, Digital	34%			2044	* *	1-3	$54,700	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2056	* *	1		
Natural Gas	98%			2056	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	8%			2045	* *			
Radiant Heater	2%			2041	* *	2	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Lobby								
Explanation : Electric Unit Heaters								
Steam Boiler	90%			2049	* *	1	$229,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	70%			2044	* *	4	$13,300	
Steam Piping/Pump	30%			2036	$618,500			
Terminal Devices								
Convector/Radiator	30%			2034	$631,600	1	$24,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Hot Water	3%			2041	* *			
Unit Heater - Hot Water	2%			2031	$30,500			
No Component	65%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Rooms								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	65%			2031	$4,874,300			
Pneumatic	35%	Now	$353,200	2030	$1,766,200			
Broken, Extent : Severe, Area Affected : 20%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2039	* *	1	$111,400	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chiller Room								
Centrifugal, Elec Chiller	40%	Now	$2,099,600	2051	* *	1	$100,300	
Damaged, Extent : Severe, Area Affected : 100%								
Location : Chiller Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chiller Room								
Exterior Pkg Unit - Cooling	12%	Now	$67,700	2031	$338,700	2	$1,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Gymnasium Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roofs								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Offices, Daycare Center And Other Locations								
Water Cooled interior Pkg Unit	3%			2037	* *	2		
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$12,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	$4,995,300	1	$159,200	
Heat Rejection								
Air Cooled Condenser Unit	5%			2041	* *	2	$9,000	
Dry Cooler	3%			2041	* *	2	$5,400	
Water Cooling Tower	80%	Now	$104,000	2030	$1,040,300	2	$165,800	
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Lower Roof								
No Component	12%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$113,100	LIFE	* *	2-5	$14,400	
Broken, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Gymnasium Roof								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$204,600	
Exhaust Fans								
Interior	80%			2036	$913,400	2	$6,300	
Roof	20%			2031	$99,900	2	$1,600	

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$2,645,200	1		
Galvanized Steel	20%			2034	$657,300	1		
Sanitary Piping								
Cast Iron	100%	Now	$64,900	LIFE	* *	1		
Cracked, Extent : Light, Area Affected : 5%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$5,500	
Sewage Ejector(s)								
Electric	100%			2036	$136,700	4	$15,600	
Fixtures								
Generic	100%							
Instantaneous Hot Water								
Natural Gas	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Room								
Explanation : Two Units, 1350mbh 26 Gallons Per Minute Each								
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 3 Units								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 1st Floor, One Unit From Basement To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2036	$1,185,400	1-5	$134,600	
Sprinkler								
No Component	80%							
Generic	20%			2036	$712,000	1-2	$14,400	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Water Meter Area								
Chemical System								
Generic	50%			2031	$58,100	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 80 Square Foot Hood								
Generic	50%			2031	$58,100	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Culinary Classroom								
Explanation : One 20 Square Foot Hood, One 60 Square Foot Hood								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: 09-Apr-2025	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1,2,3,5,Ph		
Block	: 7490 **Lot** : 2	**BIN**	: 4862628

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$234,400	$393,400
Interior Architecture	$127,200	$1,397,500
Electrical		$879,400
Mechanical	$1,553,300	$2,958,700
Total	**$1,915,000**	**$5,629,000**
Importance Code A	$234,400	$575,300
Importance Code B	$1,553,300	$4,984,300
Importance Code C	$127,200	$69,400
Total	**$1,915,000**	**$5,629,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$130,600		$27,700	$100
Interior Architecture	$188,800	$2,500	$23,200	$9,500
Electrical	$14,900	$11,800	$14,800	$13,600
Mechanical	$115,700	$9,300	$40,100	$9,700
Site Enclosure	$5,500			
Site Pavements	$6,200			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$476,600**	**$38,500**	**$120,600**	**$47,700**
Importance Code A	$148,900	$3,600	$31,200	$3,600
Importance Code B	$244,700	$34,900	$89,400	$42,700
Importance Code C	$83,000			$1,400
Total	**$476,600**	**$38,500**	**$120,600**	**$47,700**

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$18,400	
Masonry: Brick Cavity	70%	0-2	$112,000	LIFE	* *	5	$64,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 1%								
Location : Bulkheads								
Metal Panel	10%			2056	* *	5-10	$63,100	
Metal Panel	3%			2062	* *	5-10	$18,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Holocaust Wing								
Explanation : Holocaust Wing								
Stucco Cement	5%			2049	* *	5	$11,500	
Window Wall	5%			2062	* *	5	$17,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Holocaust Wing								
Explanation : Holocaust Wing								
Window Wall	5%			2056	* *	5	$17,200	
Windows								
Aluminum	18%	Now	$122,400	2044	* *	5	$2,100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Aluminum	77%			2044	* *	5	$18,300	
Metal Louvers	5%			2045	* *	10	$7,400	
Parapets								
Masonry: Brick	20%	Now	$29,400	LIFE	* *	5	$2,300	
Miss/Damaged Copings, Extent : Moderate, Area Affected : 20%								
Location : Deteriorated Joints In Coping Stones								
Masonry: Brick	55%			LIFE	* *	5-10	$43,700	
Metal Rail	10%			2049	* *	5-10	$21,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$7,300	
No Component	10%							
Roof								
Modified Bitumen	65%	2-4	$32,900	2036	$329,100			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Paver: Asphalt	30%	2-4	$3,900	2045	* *			
Vegetation Growth, Extent : Light, Area Affected : 1%								
Location : Holocaust Wing								
Single Ply Membrane	5%			2041	* *	10	$2,300	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Holocaust Wing Roof To Corridors/Exhibition Areas Below								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Fiberglass Panel	5%			2045	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry Canopy								
Explanation : Lay In Fiberglass Panels								
Metal Panel	65%	4+	$200	2056	* *	5	$700	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Various								
Stucco Cement	30%	0-2	$200	2049	* *	5	$200	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : East Wall								
Interior								
Floors								
Carpet	30%			2035	$579,700	3	$49,200	
Cast in Place Concrete	10%			LIFE	* *	5	$47,800	
Cast in Place Concrete	5%	Now	$27,900	LIFE	* *	5	$12,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Holocaust Wing Exhibition Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Holocaust Wing								
Explanation : Polished Concrete								
Mosaic Tile	5%			2049	* *	5	$13,700	
Raised Access Floor	1%			2045	* *	5	$4,100	
Other Observation, Extent : N/A, Area Affected : 1%								
Location : Telecom Room - 303								
Explanation : Location Noted								
Slate	5%			LIFE	* *	5	$11,600	
Vinyl Tile	44%	Now	$26,600	2036	$1,328,100	3	$18,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Corridors								
Interior Walls								
Ceramic Tile	1%			2045	* *	5	$2,900	
Concrete Masonry Unit	9%			LIFE	* *	5	$20,800	
Glass: Single Pane	5%			LIFE	* *	5	$21,700	
Gypsum Board	40%			LIFE	* *	5-10	$196,700	
Masonry: Brick	25%			LIFE	* *	10	$21,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Holocaust Wing								
Metal Panel	14%			LIFE	* *	10	$18,200	
Mosaic Tile	5%			LIFE	* *	10	$9,000	
Marble Panels	1%			LIFE	* *	10	$1,200	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Holocaust Wing								
Explanation : Holocaust Wing Gallery								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

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	45%	Now	$14,200	2049	* *	5	$27,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 1%								
Location : Toilet Rooms								
AcousTileSusp.Lay-In	5%			2041	* *	5	$4,900	
AcousTileSusp.Lay-In	5%			2053	* *	5	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Holocaust Wing								
Explanation : Lay In Panels Intentionally Missing, Only Ceiling Grid Installed								
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$6,100	
Gypsum Board	40%	Now	$13,700	LIFE	* *	5	$49,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 12%								
Location : Holocaust Stairs, Storage Inside Room 303, Holocaust Wing Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Holocaust Stair								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$5,500	2056	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Door								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Side Of Holocaust Wing								
Explanation : Surround Mechanical Equipment								
Free Standing Walls								
Cast in Place Concrete	50%			2056	* *			
Masonry: Brick	50%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	40%			2049	* *			
Pavers/Stone	60%	Now	$6,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Holocaust Stairs								
Parking/Driveway								
Asphalt	100%			2045	* *			
Activity Yard								
Pavers/Stone	100%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Holocaust Museum Addition - Terrace Activity Area								
Explanation : Location Noted								

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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2053	* *	3	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, Southwest Of The Building								
Explanation : 1,000 Kilovolt Amperes, 4160 Volts Primary, 208/120 Volts Secondary								
Feeders								
Cable	100%			2058	* *	1		
Raceway								
Conduit	100%			2062	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2062	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 100c								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2062	* *	5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 100c								
Explanation : Two Vertical Sections								
Raceway								
Conduit	90%			2036	$120,600	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$16,000	5	$200	
Molded Case Bkrs	30%			2044	* *	5	$600	
Molded Case Bkrs	50%			2035	$79,800	5	$900	
Molded Case Bkrs	10%			2058	* *	5	$200	
Wiring								
Braided Cloth	40%			2035	$71,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2062	* *	1		
Thermoplastic	30%			2036	$53,400	1		
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	75%			2034	$35,100	5	$400	
Locally Mounted	20%			2041	* *	5	$100	
Variable Frequency Drive	5%			2053	* *			
Ground								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$22,200	
Generators								
Diesel	100%			2045	* *	1	$27,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : Emergency Generator Rated At 100 Kilowatts, Undersized Based On Building Load								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,700	
Fuel Storage								
Day Tank	9%			2058	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : 30 Gallons Rated Capacity								
Main Tank	91%			2071	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : 330 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	30%			2036	$368,700	10	$19,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	40%			2041	* *			
LED	30%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	15%			2044	* *			
No Component	85%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$26,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Some Classrooms, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	2-4	$3,700	2036	$185,800	1-3	$40,400	
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Main Lobby								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%	Now	$161,300	2066	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Building Exterior								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium. Underground Piping Deteriorated. Temporary Above Ground Piping Installed								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	Now	$18,200	2032	$181,900	1	$32,000	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room 105								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$3,200	2035	$157,500	4	$3,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Room 105								
Terminal Devices								
Convector/Radiator	30%			2034	$176,700	1	$7,000	
Unit Heater - Hot Water	5%			2031	$21,400			
No Component	65%							
Controls								
Pneumatic	100%	Now	$27,800	2030	$1,392,000			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms								
Air Conditioning								
Energy Source								
District Chilled Water	55%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Chilled Water From Medical Arts Building								
Electricity	45%			2044	* *	1		

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	25%			2031	$197,400	2	$1,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Split Unit	15%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Data Center And Other Locations								
Split Unit	5%			2031	$85,500			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Data Center								
No Component	55%							
Distribution								
CW & CHW Wtr Pipe/Pump	55%			2036	$28,800	4	$2,900	
No Component	45%							
Terminal Devices								
Air Handler/Cool/Ht	55%			2031	$345,900	1	$24,500	
No Component	45%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2041	* *	2	$7,500	
Air Cooled Condenser Unit	5%			2031	$4,700	2	$2,500	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%	Now	$31,600	LIFE	* *	2-5	$2,000	
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$60,400	
Exhaust Fans								
Interior	80%			2031	$255,600	2	$1,800	
Roof	20%			2031	$28,000	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$925,100	1		
Water Heater With Tanks								
Electric	100%			2029	$23,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 105								
Explanation : One Unit, 12kwt 119kwt								
HW Heat Exchanger								
HTHW/HW	100%	Now	$4,000	2036	$201,900			
Controller Not Working, Extent : Light, Area Affected : 5%								
Location : Mechanical Room 105								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2036	$331,600	1-5	$37,700	
Sprinkler								
No Component	90%							
Generic	10%			2036	$99,600	1-2	$2,000	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Mechanical Room 105								

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: 09-Apr-2025	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1,2		
Block	: 7490 **Lot** : 2	**BIN**	: 4439439

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$81,300
Interior Architecture		$803,400
Electrical		$501,100
Mechanical	$597,500	$973,000
Total	**$597,500**	**$2,358,700**
Importance Code A		$174,200
Importance Code B	$597,500	$2,184,500
Total	**$597,500**	**$2,358,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$101,200		$20,000	
Interior Architecture	$67,700			$3,600
Electrical	$13,600	$2,700	$2,900	$3,300
Mechanical	$30,000	$1,000	$5,400	$1,000
Site Pavements	$1,500			
Total	**$213,900**	**$3,800**	**$28,300**	**$8,000**
Importance Code A	$102,600	$900	$21,100	$900
Importance Code B	$80,300	$2,800	$7,200	$7,000
Importance Code C	$31,000			
Total	**$213,900**	**$3,800**	**$28,300**	**$8,000**

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING
Asset # : 2087

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$17,500	
Concrete Masonry Unit	27%	2-4	$10,100	LIFE	* *	5	$5,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : East Wall Above Window								
Stucco Cement	65%	Now	$25,800	2049	* *	5	$28,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Adjacent To Entrance								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Window Wall	3%			2056	* *	5	$3,900	
Windows								
Aluminum	90%	4+	$6,300	2052	* *	5	$3,300	
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Window Sills								
Metal Louvers	10%			2045	* *	10	$4,600	
Parapets								
Metal Panel	5%			2056	* *	5	$1,000	
Metal Rail	25%			2049	* *	5-10	$22,800	
Metal: Cage/Fence	10%			2049	* *	5-10	$3,900	
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sloped Roof								
Explanation : Sloped Roof, No Parapet								
Roof								
Asphalt Shingle	65%	2-4	$1,500	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Adjacent To Flat Roof								
Modified Bitumen	35%	2-4	$48,800	2036	$81,300			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%								
Location : Intersection Of Sloped And Flat Roof								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Flat Roof								
Soffits								
Metal Panel	5%	Now	$100	2056	* *	5	$300	
Seams Open/Split, Extent : Moderate, Area Affected : 1%								
Location : Entrance								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Entrance								
Stucco Cement	95%			2049	* *	5	$7,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$14,100	
Vinyl Tile	90%	Now	$16,100	2036	$803,400	3	$10,900	
Patching Evident, Extent : Moderate, Area Affected : 2%								
Location : Throughout								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING
Asset # : 2087

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$7,300	
Concrete Masonry Unit	95%			LIFE	* *	5	$44,500	
Ceilings								
AcousTileSusp.Lay-In	11%	4+	$11,800	2041	* *	5	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : First Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : First Floor								
AcousTileSusp.Lay-In	79%			2041	* *	5	$25,500	
Embossed Metal	5%			LIFE	* *	5	$1,500	
Exposed Struc: Wood	5%			LIFE	* *	10	$2,400	
Site Pavements								
On-Site Walkways								
Asphalt	20%			2045	* *			
Cast in Place Concrete	80%			2049	* *			
Parking/Driveway								
Cast in Place Concrete	100%	4+	$1,500	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2053	* *	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, Southwest Of The Building								
Explanation : Estimated Capacity 1,000 Kva, 4160v Primary, 208/120v Secondary								
Feeders								
Cable	100%			2058	* *	1		
Raceway								
Conduit	100%			2062	* *	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2062	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING
Asset # : 2087

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2062	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Section								
Raceway								
Conduit	80%			2036	$49,000	1		
Conduit	15%			2046	* *	1		
Conduit	5%			2062	* *	1		
Panelboards								
Fused Disc Sw	40%			2044	* *	5	$200	
Molded Case Bkrs	60%			2035	$59,900	5	$300	
Wiring								
Thermoplastic	15%			2046	* *	1		
Thermoplastic	80%			2036	$61,800	1		
Thermoplastic	5%			2062	* *	1		
Motor Controllers								
Locally Mounted	50%			2034	$35,800	5	$100	
Locally Mounted	50%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 109								
Explanation : Location Noted								
Stand-by Power								
Generators								
Diesel	100%			2039	* *	1	$8,100	
Abandoned In Place, Extent : Light, Area Affected : 100%								
Location : Outside, Southwest Of The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, Southwest Of The Building								
Explanation : 100 Kw, 100kva Rated Capacity								
Fuel Storage								
Main Tank	100%	Now	$7,700	2051	* *	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Outside, Southwest Of The Building								
Explanation : Leaking Fuel. No Rated Capacity Available								
Lighting								
Interior Lighting								
Fluorescent	95%			2036	$294,600	10	$18,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$17,500	10	$2,500	
Exit, Service	50%			2036	$4,500	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING
Asset # : 2087

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit And Entrance Doors								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	50%			2031	$26,800	1-3	$6,600	
Generic, Digital	50%	Now	$2,700	2041	* *	1-3	$5,800	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Strobes Throughout The Building								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2046	* *	1		
Natural Gas	90%			2046	* *	1		
Conversion Equipment								
Furnace	30%			2031	$19,400	1	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Two Units								
Furnace	29%			2031	$18,800	1	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 109								
Explanation : One Unit								
Furnace	1%			2031	$600	1	$100	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Building Exterior. 2 Units								
Furnace	30%			2041	* *	1	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 209								
Explanation : One Unit								
Radiant Heater	10%			2031	$54,100	2	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobbies, Stairs, Classrooms, Offices								
Explanation : Electric Unit Heaters And Baseboard Heaters								
Controls								
Digital	100%			2029	$597,500			
Air Conditioning								

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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 C BUILDING
Asset # : 2087

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	100%			2031	$494,000			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms 109, 209, Dark Room								
Heat Rejection								
Air Cooled Condenser Unit	90%			2031	$54,200	2	$13,000	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$18,400	
Exhaust Fans								
Interior	70%			2036	$64,600	2	$400	
Roof	25%			2031	$10,100	2	$200	
Wall Unit	5%			2031	$400	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$267,200	1		
Water Heater With Tanks								
Electric	30%	Now	$14,200	2036	$14,200	4		
Broken, Extent : Severe, Area Affected : 100%								
Location : 1st Floor Behind Dark Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Behind Dark Room								
Explanation : One Unit, 4.5kwt 30 Gallons								
Gas Fired	70%			2035	$23,900	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Men's Toilet Room - Closet								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Men's Toilet Room - Closet								
Explanation : One Unit, 38mbh 50 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$5,200	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : 1st Floor Behind Dark Room								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: 02-Apr-2025	**Landmark Status**	: NONE
Areas Surveyed	: Basement, Sub Basement, Roof, Floors 1,Mez		
Block	: 7490 **Lot** : 2	**BIN**	: 4862627

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$58,700
Interior Architecture		$618,000
Electrical		$214,100
Mechanical	$822,600	$3,043,800
Total	**$822,600**	**$3,934,500**
Importance Code A		$58,700
Importance Code B	$822,600	$3,875,800
Total	**$822,600**	**$3,934,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$104,700		$9,600	
Interior Architecture	$237,400		$2,300	$4,500
Electrical	$10,300	$5,500	$9,000	$5,900
Mechanical	$79,000	$15,900	$57,700	$15,300
Site Enclosure	$16,600			
Site Pavements	$1,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$457,100**	**$28,600**	**$85,800**	**$32,900**
Importance Code A	$105,000		$10,000	
Importance Code B	$247,000	$28,600	$75,700	$32,900
Importance Code C	$105,200			
Total	**$457,100**	**$28,600**	**$85,800**	**$32,900**

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$35,600	
Masonry: Brick	75%			LIFE	* *	5	$53,500	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : North Elevation								
Metal Panel	10%	Now	$11,800	2046	* *	5	$6,700	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Underside Of Connecting Bridge To Oakland Building								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade, West Facade								
Window Wall	5%			2046	* *	5	$6,700	
Windows								
Aluminum	100%			2044	* *	5	$3,100	
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5-10	$8,600	
Masonry: Brick	30%			LIFE	* *	5-10	$10,700	
Metal Rail	30%			2041	* *	5-10	$28,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$6,600	
Roof								
Built-Up (BUR)	5%	Now	$15,700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Over Connecting Bridge								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Over Connecting Bridge								
Metal Panel	55%	Now	$4,300	2041	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Snow Guards Damaged								
Modified Bitumen	20%			2031	$58,700	10	$5,400	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 2nd Floor West Offices								
Paver: Asphalt	20%			2039	* *	10	$8,100	
Soffits								
Cast in Place Concrete	20%	Now	$3,800	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Underside Northeast Stair And Bridge To Oakland Building								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Northeast Stairs								
Metal Panel	80%			2046	* *	5-10	$8,700	
Interior								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	$80,000	2038	* *	3	$6,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Mezzanine								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Mezzanine								
Wrinkling, Extent : Moderate, Area Affected : 50%								
Location : Mezzanine								
Cast in Place Concrete	5%	Now	$3,800	LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Northeast Stairs And Bridge To Oakland Building								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Northeast Stairs								
Ceramic Tile	10%			2039	* *	5	$4,500	
Quarry Tile	25%			2041	* *	5	$17,000	
Vinyl Tile	35%			2036	$437,200	3	$7,900	
Vinyl Tile 9" X 9"	5%			2031	$180,800	3	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Room Adjacent To Bridge								
Explanation : Deteriorating Tiles								
Wood	10%			2071	* *	5	$8,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Student Area								
Explanation : Material Is Actually Engineered Wood Planks								
Interior Walls								
Cast in Place Concrete	15%	Now	$44,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Northeast Stairs								
Concrete Masonry Unit	15%			LIFE	* *	5	$9,300	
Gypsum Board	50%			LIFE	* *	5-10	$65,900	
Masonry: Brick	10%			LIFE	* *	10	$2,300	
Plaster	10%	Now	$9,400	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Northeast Stairs								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Northeast Stairs								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

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	5%			2041	* *	5	$2,800	
AcousTileSusp.Lay-In	55%			2041	* *	5	$24,900	
Exposed Struc: Concrete	5%	Now	$16,900	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Northeast Stairs								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Northeast Stairs								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Northeast Stairs								
Gypsum Board	10%			LIFE	* *	5-10	$15,500	
Metal Panel	5%	4+	$7,500	LIFE	* *	5	$2,800	
Bent/Warped Elements, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Plaster	20%	Now	$13,800	LIFE	* *	5	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Over Mezzanine, Stairs And Kitchen Storage								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Over Mezzanine And Kitchen Storage								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Over Mezzanine								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$16,600	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Retaining Wall Adjacent To Main Entrance								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Retaining Wall Adjacent To Main Entrance								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Retaining Wall Adjacent To Main Entrance								
Explanation : Deteriorated Expansion Joints								
Site Pavements								
On-Site Walkways								
Asphalt	20%	0-2	$700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lower Level Adjacent To Exterior Stairs								
Cast in Place Concrete	40%	Now	$1,100	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairs At Front And Rear, Area Adjacent To Main Entrance								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Rear Stairs								
Explanation : Eroded Substrate								
Panel/Paver: Concrete	40%			2046	* *			

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2053	* *	3	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, Northwest Of The Building								
Explanation : 1,000 Kva, 4160v Primary, 208/120v Secondary								
Feeders								
Cable	100%			2058	* *	1		
Raceway								
Conduit	100%			2062	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2062	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Main Service Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2062	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Three Vertical Sections								
Raceway								
Conduit	98%			2036	$36,100	1		
Conduit	2%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$3,000	5	$100	
Molded Case Bkrs	80%			2035	$24,000	5	$700	
Molded Case Bkrs	10%			2052	* *	5	$100	
Wiring								
Braided Cloth	20%			2035	$6,700	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2036	$20,000	1		
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	30%			2034	$28,700	5	$100	
Motor Control Center	70%			2034	$38,200	5	$600	
Ground								
Grounding Devices								
Generic	100%	Now	$200	LIFE	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Near Boiler Room								
Explanation : Location Noted, One Small Wire Broken								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$10,400	

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%	Now	$1,600	2045	* *	1	$11,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, Northwest Of The Building								
Explanation : Emergency Generator Rated At 150 Kilowatts. Shared With The Oakland Building. Engine Not Turning Off Automatically								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$7,500	
Fuel Storage								
Main Tank	100%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside The Building								
Explanation : 288 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	35%			2036	$131,900	10	$10,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2036	$18,800	10	$1,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
LED	30%			2044	* *			
LED	30%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	10%			2036	$1,100	1		
Exit, Service	40%			2041	* *	1		
Exterior Lighting								
HID	13%			2036	$20,500	10		
LED	12%			2044	* *			
No Component	75%							
Alarm								
Security System								
Generic	100%			2036	$63,300	1	$12,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$20,800	

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

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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		
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%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium								
Conversion Equipment								
HTHW/HW Exchanger	100%	0-2	$200	2032	$8,900	2	$1,700	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Sub-basement Mechanical Room								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$1,500	2035	$73,800	4	$1,700	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Sub-basement Mechanical Room								
Terminal Devices								
Air Handler	20%			2031	$127,000	1	$4,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Convector/Radiator	20%			2041	* *	1	$2,200	
Unit Heater - Hot Water	5%			2031	$10,000			
No Component	55%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sub-basement Mechanical Room								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%	Now	$13,000	2030	$652,200			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Sub-basement Mechanical Room								
Air Conditioning								
Energy Source								
Steam/HW System	100%			2046	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2032	$1,095,000	1	$36,500	
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$2,700	2036	$54,600	4	$1,700	
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Sub-basement Mechanical Room, Roof								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	$654,800	1	$20,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Heat Rejection								
Water Cooling Tower	100%	0-2	$3,400	2030	$170,500	2	$27,200	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Ventilation								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$29,600	LIFE	* *	2-5	$18,800	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Corridor Behind Kitchen								
Exhaust Fans								
Interior	100%			2031	$149,700	2	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$433,400	1		
HW Heat Exchanger								
HTHW/HW	100%			2036	$94,600			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$6,800	4	$1,100	
Sewage Ejector(s)								
Electric	100%			2031	$17,700	4	$2,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$32,400	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,400	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Explanation : One Unit - 80 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$17,000	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Sub-basement Mechanical Room								
Sprinkler								
No Component	60%							
Generic	40%			2036	$186,700	1-2	$3,800	

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Chemical System								
Generic	100%			2031	$174,400	1-10	$87,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : One 240 Square Foot Hood							

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: 09-Apr-2025	**Landmark Status**	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,4,Ph		
Block	: 7490 **Lot** : 2	**BIN**	: 4439431

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,718,000	$1,203,800
Interior Architecture	$767,300	$159,100
Electrical		$1,734,600
Mechanical	$3,066,500	$6,692,700
Total	**$5,551,700**	**$9,790,200**
Importance Code A	$1,718,000	$1,577,800
Importance Code B	$3,618,600	$8,212,400
Importance Code C	$215,100	
Total	**$5,551,700**	**$9,790,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$82,300			
Interior Architecture	$494,600	$2,400	$15,400	$17,800
Electrical	$31,400	$24,700	$29,000	$25,400
Mechanical	$206,600	$22,600	$42,200	$25,300
Site Enclosure	$6,700			
Site Pavements	$27,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$856,000**	**$56,800**	**$93,800**	**$75,700**
Importance Code A	$90,200	$7,300	$7,300	$7,300
Importance Code B	$721,900	$49,500	$86,500	$68,400
Importance Code C	$43,900			
Total	**$856,000**	**$56,800**	**$93,800**	**$75,700**

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		
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	$124,400	LIFE	* *	5	$52,000	
Exposed Reinforcement, Extent : Moderate, Area Affected : 30%								
Location : Roof - Exposed Concrete Beams And Columns Near Penthouse								
Concrete Masonry Unit	5%			LIFE	* *	5	$13,000	
Masonry: Brick	30%	Now	$256,800	LIFE	* *	5	$62,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Penthouse								
Pre-Cast Concrete	14%	Now	$211,100	LIFE	* *	5	$94,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 206, 208, 209								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 208								
Pre-Cast Concrete	41%			LIFE	* *	5	$554,100	
Window Wall	5%			2056	* *	5	$39,000	
Windows								
Aluminum	95%	Now	$509,800	2044	* *	5	$17,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Metal Louvers	5%			2045	* *	10	$11,700	
Parapets								
Cast in Place Concrete	5%	Now	$8,500	LIFE	* *	5	$9,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cooling Tower Area								
Masonry: Brick	25%			LIFE	* *	5-10	$32,200	
Metal Panel	10%			2056	* *	5	$7,300	
Metal Rail	30%			2049	* *	5-10	$102,200	
Pre-Cast Concrete	30%			LIFE	* *	5	$71,100	
Roof								
Cast in Place Concrete	20%	Now	$3,900	LIFE	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Roof Plaza								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Roof Plaza								
Modified Bitumen	75%	Now	$215,300	2036	$717,800			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Southeast Corner								
Ponding, Extent : Moderate, Area Affected : 25%								
Location : Main Roof And Cooling Tower								
Skylight, Metal/Glass	5%	Now	$61,500	2046	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Skylight								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Stucco Cement	100%	Now	$400	2049	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Roof Plaza								
Interior								
Floors								
Carpet	10%	Now	$418,700	2038	* *	3	$35,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Classrooms								
Wrinkling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Classrooms								
Carpet	2%			2037	* *	3	$7,100	
Recent Replace Evident, Extent : N/A, Area Affected : 2%								
Location : Auditorium								
Cast in Place Concrete	17%			LIFE	* *	5	$176,100	
Ceramic Tile	5%			2045	* *	5	$11,800	
Terrazzo	14%			LIFE	* *	5	$51,800	
Vinyl Tile	52%			2041	* *	3	$46,200	
Interior Walls								
Concrete Masonry Unit	33%	Now	$143,800	LIFE	* *	5	$30,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Bulkhead Near Door								
Masonry: Brick	9%			LIFE	* *	10	$6,300	
Metal Panel	1%			LIFE	* *	10	$1,000	
Recent Replace Evident, Extent : N/A, Area Affected : 1%								
Location : Auditorium								
Plaster	53%			LIFE	* *	5-10	$104,400	
Plaster	3%			LIFE	* *	5-10	$5,900	
Recent Replace Evident, Extent : N/A, Area Affected : 3%								
Location : Auditorium								
Wood	1%			LIFE	* *	5	$18,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Auditorium								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

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	48%	Now	$365,700	2053	* *	5	$71,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Exposed Struc: Concrete	38%			LIFE	* *	5-10	$112,400	
Gypsum Board	9%	Now	$18,600	LIFE	* *	5	$26,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair No.2								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair No.2								
Metal Panel	5%			LIFE	* *	5	$29,600	
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Auditorium								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$6,700	2071	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Back Of The Building								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	10%	Now	$2,100	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Back Of The Building								
Pavers/Stone	90%			2045	* *			
Parking/Driveway								
Asphalt	100%	Now	$25,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Back Of The Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2062	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2034	$26,700	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150 Kilovolt Amperes, 480 Volts Primary 208/120 Volts Secondary								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2062	* *	5	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Vertical Sections								
Raceway								
Conduit	90%			2036	$259,900	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	15%			2035	$44,900	5	$500	
Molded Case Bkrs	20%			2044	* *	5	$800	
Molded Case Bkrs	55%			2035	$164,700	5	$2,100	
Molded Case Bkrs	10%			2058	* *	5	$400	
Wiring								
Thermoplastic	90%			2036	$359,600	1		
Thermoplastic	10%			2062	* *	1		
Motor Controllers								
Locally Mounted	10%			2034	$18,100	5	$100	
Motor Control Center	70%			2034	$508,900	5	$2,800	
Motor Control Center	20%			2053	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B4								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$45,600	
Generators								
Diesel	100%			2045	* *	1	$57,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room B18								
Explanation : Emergency Generator Rated At 200 Kilowatts								
Batteries								
Lead/Acid	100%			2031	$2,500	5	$5,500	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	10%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons Rated Capacity								
Underground Storage	90%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, South Of The Building								
Explanation : No Available Nameplate Rating Capacity								
Lighting								
Interior Lighting								
Fluorescent	20%			2036	$441,400	10	$27,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	80%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2036	$45,600	1		
Exit, Service	50%			2036	$31,900	1		
Exterior Lighting								
Fluorescent	5%			2036	$29,500	10	$700	
LED	5%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$55,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$91,200	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	0-2	$7,500	2032	$373,900	1	$65,900	
Corroded, Extent : Light, Area Affected : 5%								
Location : Mechanical Room B04								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	25%	Now	$1,600	2035	$80,900	4	$1,800	
Insul. Deteriorating, Extent : Light, Area Affected : 50%								
Location : Mechanical Rooms								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms								
No Component	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Reported Under Air Conditioning As Dual Temperature System								
Terminal Devices								
Air Handler	5%			2041	* *	1	$4,600	
Air Handler	10%			2031	$278,600	1	$9,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms B04, B19								
Convector/Radiator	10%			2034	$121,100	1	$4,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Corridors, Stairs								
Unit Heater - Hot Water	5%			2031	$43,900			
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%	Now	$143,100	2030	$2,861,600			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms								
Air Conditioning								
Energy Source								
District Chilled Water	60%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Chiller Water From Medical Arts Building								
Electricity	40%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2031	$655,300	1	$20,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room B04								
Split Unit	5%			2041	* *			
Window/Wall Unit	5%			2031	$28,000	1		
No Component	60%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$4,800	2036	$95,800	4	$7,300	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms								
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms, Room Behind Stage								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Dual Temperature System								
Terminal Devices								
Air Handler/Cool/Ht	80%			2031	$919,400	1	$73,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Fan Coil - 2 Pipe	20%	Now	$7,200	2031	$361,400	1	$8,600	
Broken, Extent : Light, Area Affected : 5%								
Location : Rooms 206, 208, 209 And Other Locations								
Heat Rejection								
Water Cooling Tower	25%			2030	$74,800	2	$37,300	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$130,100	LIFE	* *	2-5	$82,600	
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms								
Exhaust Fans								
Interior	85%	Now	$11,200	2031	$558,200	2	$3,100	
Broken, Extent : Light, Area Affected : 5%								
Location : Penthouse 1								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	15%			2031	$43,100	2	$700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2036	$1,711,500	1		
Galvanized Steel	10%	0-2	$3,800	2034	$189,000	1		
Corroded, Extent : Light, Area Affected : 15%								
Location : Mechanical Room B4								
Water Heater With Tanks								
Electric	100%			2031	$70,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room B04								
Explanation : One Unit, 54kwt 120 Gallons								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger								
HTHW/HW	100%			2036	$415,000			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2031	$77,500	4	$8,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2036	$681,800	1-5	$77,400	
Sprinkler								
No Component	95%							
Generic	5%			2036	$102,400	1-2	$2,100	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Mechanical Room B04								

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **02-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **7490** **Lot** : **2**	**BIN**	: **4439435**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$988,000	$1,205,400
Interior Architecture	$285,800	$633,600
Electrical		$881,200
Mechanical	$721,600	$4,006,700
Site Enclosure		$132,000
Site Pavements	$98,200	
Total	**$2,093,500**	**$6,858,900**
Importance Code A	$1,048,700	$1,813,200
Importance Code B	$946,600	$4,913,800
Importance Code C	$98,200	$132,000
Total	**$2,093,500**	**$6,858,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$78,800		$2,200	
Interior Architecture	$214,500		$3,100	$2,900
Electrical	$16,200	$7,200	$9,100	$7,700
Mechanical	$162,300	$10,200	$16,800	$11,900
Site Enclosure	$41,800			
Site Pavements	$5,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$526,500**	**$24,600**	**$38,400**	**$29,700**
Importance Code A	$81,000	$2,800	$5,000	$2,800
Importance Code B	$336,800	$21,700	$30,900	$26,800
Importance Code C	$108,700		$2,600	
Total	**$526,500**	**$24,600**	**$38,400**	**$29,700**

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

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	40%	Now	$190,400	LIFE	* *	5	$23,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Base Of Building And Relieving Angles								
Metal Coiling Doors	2%	Now	$12,300	2041	* *	5	$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Overhead Coiling Door								
Pre-Cast Concrete	50%	Now	$419,400	LIFE	* *	5	$93,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Northwest Corner								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various								
Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Various								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Various Elevations								
Window Wall	8%			2046	* *	5	$17,300	
Windows								
Aluminum	95%	4+	$95,000	2044	* *	5	$3,300	
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Metal Louvers	5%			2039	* *	10	$2,200	
Parapets								
Masonry: Brick	10%	4+	$4,300	LIFE	* *	5	$700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Parapet Over Boiler Room								
Metal Rail	80%			2041	* *	5-10	$98,900	
Pre-Cast Concrete	10%	2-4	$2,800	LIFE	* *	5	$4,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Upper And Lower Roofs								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	20%	Now	$178,100	2046	* *			
Blisters, Extent : Light, Area Affected : 15%								
Location : Boiler Room Roof								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Boiler Room Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room Roof								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room Roof								
Panel/Paver: Cer/Brk	10%	Now	$43,900	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Terrace Over Mechanical Room								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Terrace								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Terrace Over Mechanical Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room Below Terrace								
Single Ply Membrane	63%	Now	$105,100	2036	$1,051,400			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%								
Location : Over Lobby								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Over Lobby								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Over Lobby								
Skylight, Plastic	7%			2041	* *	1		
Soffits								
Cast in Place Concrete	60%			LIFE	* *	5	$16,700	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Front Of Building								
Metal, Corrugated	40%	Now	$7,200	2056	* *	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Underside Of Bridge								
Interior								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$33,400	
Mosaic Tile	14%	0-2	$50,200	2041	* *	5	$13,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Showers								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lockers, Showers, And Bathrooms								
Sheet Vinyl/Rubber	1%			2044	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Room								
Explanation : Location Noted								
Terrazzo	10%	4+	$14,300	LIFE	* *	5	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairs And Landings								
Vinyl Tile	30%			2036	$633,600	3	$11,500	
Wood	35%	4+	$159,600	2064	* *	5	$25,100	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	Now	$38,800	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Pool Wall And Stairs								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Pool Wall								
Ceramic Tile	13%	Now	$14,600	2039	* *	5	$6,600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Locker Room								
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Locker And Bathroom								
Concrete Masonry Unit	30%			LIFE	* *	5	$24,500	
Folding Partition	2%			2044	* *	5	$5,100	
Masonry: Brick	10%			LIFE	* *	10	$3,100	
Plaster	15%			LIFE	* *	5-10	$13,000	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$12,700	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	2%	Now	$2,500	2041	* *	5	$800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
AcousTileSusp.Lay-In	53%	4+	$13,500	2041	* *	5	$20,300	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Lobby								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Lobby								
Exposed Struc: Concrete	5%	Now	$28,600	LIFE	* *	5	$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Pool Perimeter								
Exposed Struc: Steel	15%			LIFE	* *	10	$22,900	
Metal Panel	5%	Now	$76,000	LIFE	* *	5	$4,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Plaster	20%	Now	$23,300	LIFE	* *	5	$9,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Basement								
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%	Now	$13,200	2034	$132,000	5	$5,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : North Elevation								
Retaining Walls								
Cast in Place Concrete	100%	Now	$28,600	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : North Elevation, Ramp And Adjacent To Bridge								
Site Pavements								
On-Site Walkways								
Asphalt	80%	4+	$4,800	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Of Building								
Cast in Place Concrete	20%	Now	$900	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And West Elevation, And East Stairs								
Parking/Driveway								
Asphalt	100%	Now	$98,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking And Driving Lanes								
Activity Yard								
Asphalt	100%			2039	* *			

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2053	* *	3	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Transformer Room								
Explanation : 1,000 Kilovolt Amperes, 4,160 Volts Primary, 208/120 Volts Secondary								
Feeders								
Cable	100%			2058	* *	1		
Raceway								
Conduit	100%			2062	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2062	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2062	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	85%			2036	$122,900	1		
Conduit	10%			2046	* *	1		
Conduit	5%	Now	$7,200	2066	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement Pool Structure Area								
Panelboards								
Fused Disc Sw	10%			2035	$14,000	5	$100	
Molded Case Bkrs	55%			2035	$76,800	5	$800	
Molded Case Bkrs	35%			2044	* *	5	$500	
Wiring								
Braided Cloth	50%			2035	$99,800	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2036	$59,900	1		
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	10%			2034	$7,200	5		
Locally Mounted	30%			2041	* *	5	$100	
Motor Control Center	60%			2034	$177,200	5	$900	
Ground								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Location Noted							
Stand-by Power								
Transfer Switches								
Automatic	100%			2053	* *	1	$17,800	
Lighting								
Interior Lighting								
Fluorescent	40%			2036	$344,500	10	$21,200	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
LED	30%			2041	* *			
LED	30%			2044	* *			
Egress Lighting								
Emergency, Service	49%			2036	$17,400	1		
Exit/Emergency Light Combo	1%			2044	* *			
Exit, Battery	50%			2044	* *	10	$2,000	
Exterior Lighting								
HID	5%			2036	$13,500	10		
LED	5%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$21,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Public Areas And Classrooms							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$35,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Building Exterior - Vault							
	Explanation : Two Tanks, 30,000 Gallons Each							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	99%	Now	$60,800	2034	$607,800	1	$25,500	
Controller Not Working, Extent : Severe, Area Affected : 33%								
Location : Boiler Room								
Damaged, Extent : Severe, Area Affected : 2%								
Location : Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three Units								
HTHW/HW Exchanger	1%	Now	$2,000	2032	$2,000	2		
Corroded, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Distribution								
Hot Wtr Piping/Pump	10%	Now	$3,800	2035	$12,600	4	$300	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Campus								
Explanation : Campus High Temperature Water								
Hot Wtr Piping/Pump	90%	Now	$5,700	2035	$113,700	4	$2,600	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Terminal Devices								
Air Handler	60%			2031	$652,400	1	$21,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	15%			2034	$70,900	1	$2,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Unit Heater - Hot Water	5%			2031	$17,100			
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Exterior								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	50%	Now	$55,800	2030	$558,300			
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Under Construction	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%	Now	$34,100	2031	$170,500	1	$4,800	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Building Exterior								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Exterior Pkg Unit - Cooling	1%			2031	$6,300	2		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Transfer Switch Room, Electrical Room, Boiler Room, Dance Studio								
No Component	69%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2046	* *	4	$600	
No Component	79%							
Under Construction	1%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Campus								
Explanation : To Connect To Campus Chilled Water System								
Terminal Devices								
Fan Coil - 2 Pipe	20%			2031	$109,300	1	$3,700	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2031	$10,400	2	$8,100	
Air Cooled Condenser Unit	10%			2041	* *	2	$4,000	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$12,700	LIFE	* *	2-5	$3,200	
Damaged, Extent : Light, Area Affected : 5%								
Location : Gymnasium 304								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$45,900	
Exhaust Fans								
Interior	100%			2031	$256,200	2	$1,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$593,600	1		
Galvanized Steel	20%			2034	$147,500	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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	Now	$102,500	2036	$102,500	2		
Broken, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Size Unavailable. Estimated 2,000 Mbh, 400 Gallons								
HW Heat Exchanger								
HTHW/HW	100%			2036	$161,900			
Sanitary Piping								
Cast Iron	100%	Now	$14,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Around Swimming Pool								
Storm Drain Piping								
Cast Iron	100%	Now	$4,100	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Sump Pump(s)								
Non-Submersible	50%			2031	$5,800	4	$900	
Submersible	50%			2027	$900	4	$900	
Pool Filter/Treatment								
Diatomaceous Earth	100%			2034	$262,400	4	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool								
Explanation : 3,150 Square Foot Pool								
Sewage Ejector(s)								
Electric	100%			2031	$30,300	4	$3,500	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2031	$36,200	1	$16,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2036	$266,000	1-5	$30,200	
Sprinkler								
No Component	40%							
Generic	60%			2036	$479,400	1-2	$9,700	

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **09-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **7490** **Lot** : **2**	**BIN**	: **4444187**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$288,100	$1,077,500
Interior Architecture	$345,000	$1,862,900
Electrical		$1,023,400
Mechanical	$2,581,400	$8,962,300
Site Enclosure	$234,900	
Total	**$3,449,300**	**$12,926,200**
Importance Code A	$288,100	$1,350,000
Importance Code B	$3,161,300	$11,576,200
Total	**$3,449,300**	**$12,926,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$125,300		$9,100	
Interior Architecture	$331,800			$44,700
Electrical	$32,900	$18,000	$23,200	$18,800
Mechanical	$264,100	$23,700	$52,700	$25,800
Site Enclosure	$13,800			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$782,800**	**$56,600**	**$99,900**	**$104,200**
Importance Code A	$152,800	$5,300	$14,400	$5,300
Importance Code B	$464,000	$51,300	$85,500	$98,900
Importance Code C	$166,000			
Total	**$782,800**	**$56,600**	**$99,900**	**$104,200**

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	4%	Now	$39,300	LIFE	* *	5	$2,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Cooling Tower Area								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Cooling Tower Area								
Masonry: Brick	25%			LIFE	* *	5	$45,800	
Pre-Cast Concrete	71%	0-2	$94,300	LIFE	* *	5	$211,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	15%	4+	$13,100	2052	* *	5	$1,400	
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Throughout								
Aluminum	80%			2052	* *	5	$14,700	
Metal Louvers	5%			2045	* *	10	$5,700	
Parapets								
Concrete Masonry Unit	5%	Now	$4,300	LIFE	* *	5	$800	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Cooling Tower Area								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Cooling Tower Area								
Metal Panel	5%			2056	* *	5	$2,700	
Metal Rail	70%			2049	* *	5-10	$176,700	
Pre-Cast Concrete	20%	Now	$22,700	LIFE	* *	5	$17,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Coping Over Cooling Tower Wall								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Coping Over Cooling Tower Wall								
Roof								
Modified Bitumen	85%			2036	$730,100	10	$66,800	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Main Roof								
Paver: Asphalt	10%	Now	$5,500	2045	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Room B-24								
Skylight, Plastic	5%	Now	$86,500	2041	* *	1		
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Skylights								
Soffits								
Pre-Cast Concrete	30%			LIFE	* *	5	$20,300	
Stucco Cement	70%			2049	* *	5	$18,200	
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 KURT SCHMELLER LIBRARY
Asset # : 2100

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	45%			2032	$1,254,200	3	$141,800	
Cast in Place Concrete	10%	4+	$26,800	LIFE	* *	5	$34,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Mechanical Room								
Ceramic Tile	3%			2045	* *	5	$4,700	
Terrazzo	5%			LIFE	* *	5	$12,300	
Vinyl Tile	25%	Now	$21,800	2041	* *	3	$14,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%			2031	$1,260,300	3	$7,900	
Under Construction	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Bathrooms								
Explanation : Under Construction								
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	30%			LIFE	* *	5-10	$72,900	
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Bathrooms								
Explanation : Under Construction								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

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	25%	Now	$120,500	2034	$602,600	5	$23,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
AcousTileSusp.Lay-In	20%	Now	$49,800	2049	* *	5	$15,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Corridors And Classrooms								
Exposed Struc: Concrete	40%	Now	$224,500	LIFE	* *	5	$9,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Mechanical Room								
Gypsum Board	10%			LIFE	* *	5-10	$51,500	
Plaster	3%			LIFE	* *	5-10	$7,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Corridor Near Room 35								
Under Construction	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Bathrooms								
Explanation : Under Construction								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	4+	$13,800	2046	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Stairs								
Retaining Walls								
Cast in Place Concrete	100%	Now	$234,900	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Near Parking Area								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	60%			2049	* *			
Pavers/Stone	40%			2045	* *			
Parking/Driveway								
Asphalt	100%			2045	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2053	* *	3	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, North Of The Building								
Explanation : 1,000 Kilovolt Amperes, 4,160 Volts Primary, 208/120 Volts Secondary								
Feeders								
Cable	100%			2058	* *	1		
Raceway								
Conduit	100%			2062	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2062	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2062	* *	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	90%			2036	$87,800	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	8%			2035	$5,600	5	$200	
Molded Case Bkrs	82%			2035	$57,300	5	$2,300	
Molded Case Bkrs	10%			2058	* *	5	$300	
Wiring								
Braided Cloth	40%			2035	$38,900	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2036	$48,600	1		
Thermoplastic	10%			2062	* *	1		
Motor Controllers								
Locally Mounted	10%			2034	$31,100	5	$100	
Locally Mounted	10%			2049	* *	5	$100	
Motor Control Center	60%			2034	$131,000	5	$1,800	
Motor Control Center	20%			2053	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B9								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$33,200	

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QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2045	* *	1	$41,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Emergency Generator Rated At 150 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$24,000	
Fuel Storage								
Day Tank	10%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 60 Gallons Rated Capacity								
Underground Storage	90%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, Northwest Of The Building								
Explanation : No Available Nameplate Rating Capacity								
Lighting								
Interior Lighting								
Fluorescent	50%			2036	$602,300	10	$49,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2044	* *			
LED	30%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2036	$33,200	1		
Exit/Emergency Light Combo	1%			2044	* *			
Exit, Service	49%			2036	$17,900	1		
Exterior Lighting								
HID	13%			2036	$65,400	10		
LED	12%			2044	* *			
No Component	75%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$40,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$66,500	

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%	0-2	$4,800	2046	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room B11								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	Now	$27,200	2032	$272,500	1	$48,000	
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Mechanical Room B11								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room B11								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$11,800	2035	$235,900	4	$5,300	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms								
Terminal Devices								
Convector/Radiator	40%			2034	$352,900	1	$13,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Hot Water	5%			2031	$32,000			
No Component	55%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%	Now	$104,300	2030	$2,085,000			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms								
Air Conditioning								
Energy Source								
Electricity	20%			2052	* *	1		
Steam/HW System	80%			2046	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	80%			2032	$2,800,400	1	$93,400	
Split Unit	15%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Various Offices								
Split Unit	5%			2031	$128,100			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room B01c								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	80%	0-2	$7,000	2036	$139,600	4	$4,300	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	65%			2031	$1,360,700	1	$43,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Fan Coil - 4 Pipe	15%			2031	$615,500	1	$5,200	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2031	$15,600	2	$3,800	
Air Cooled Condenser Unit	15%			2041	* *	2	$11,300	
Water Cooling Tower	80%	Now	$43,600	2030	$435,900	2	$69,500	
Damaged, Extent : Moderate, Area Affected : 15%								
Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$95,300	
Exhaust Fans								
Interior	90%			2031	$430,600	2	$3,000	
Roof	5%			2031	$10,500	2	$200	
Wall Unit	5%			2031	$2,300	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$1,385,600	1		
Water Heater With Tanks								
Electric	100%			2034	$70,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room B11								
Explanation : One Unit, 9kwt 119 Gallons								
HW Heat Exchanger								
HTHW/HW	100%	Now	$60,500	2036	$302,400			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Mechanical Room B11								
Explanation : Broken								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$3,300	4	$3,400	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s)								
Electric	100%			2031	$56,500	4	$6,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2036	$496,800	1-5	$56,400	
Sprinkler								
No Component	80%							
Generic	20%			2036	$298,400	1-2	$6,000	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Room B34a								

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: 02-Apr-2025	**Landmark Status**	: NONE
Areas Surveyed	: Basement, Sub Basement, Roof, Floors 1,3,4,5,7,Ph		
Block	: 7490 **Lot** : 2	**BIN**	: 4439438

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$208,500	$227,100
Interior Architecture	$913,600	$3,360,500
Electrical		$1,877,900
Mechanical	$2,372,900	$8,054,000
Total	**$3,494,900**	**$13,519,500**
Importance Code A	$208,500	$227,100
Importance Code B	$3,286,500	$13,292,400
Total	**$3,494,900**	**$13,519,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$65,000		$13,000	
Interior Architecture	$144,800		$29,300	$25,300
Electrical	$33,700	$15,400	$19,100	$16,700
Mechanical	$558,500	$36,900	$76,100	$36,700
Site Pavements	$49,700			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$866,600**	**$67,100**	**$152,300**	**$93,600**
Importance Code A	$66,900		$14,700	
Importance Code B	$615,800	$67,100	$137,600	$93,600
Importance Code C	$183,900			
Total	**$866,600**	**$67,100**	**$152,300**	**$93,600**

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

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	93%	Now	$153,200	LIFE	* *	5	$93,000	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout								
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Penthouse								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : North Elevation								
Pre-Cast Concrete	2%			LIFE	* *	5	$13,000	
Window Wall	5%			2046	* *	5	$18,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Greenhouse								
Explanation : Glass Enclosure Greenhouse								
Windows								
Aluminum	95%			2044	* *	5	$26,000	
Metal Louvers	5%			2045	* *	10	$8,600	
Parapets								
Concrete Masonry Unit	15%			LIFE	* *	5-10	$13,100	
Masonry: Brick	75%	4+	$30,200	LIFE	* *	5	$11,900	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Parapet Wall								
Metal Rail	5%			2041	* *	5-10	$14,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$10,000	
Roof								
Modified Bitumen	95%			2041	* *	10	$78,800	
Sloped Glazing	5%			LIFE	* *	5	$110,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Greenhouse								
Explanation : Glass Roof								
Soffits								
Stucco Cement	100%	2-4	$12,900	2041	* *	5	$18,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Underpass								
Interior								
Floors								
Carpet	10%			2032	$376,800	3	$42,600	
Cast in Place Concrete	15%			LIFE	* *	5	$139,800	
Ceramic Tile	5%			2039	* *	5	$10,700	
Mosaic Tile	5%			2041	* *	5	$26,600	
Panel/Paver: Cer/Brk	10%			2044	* *	5	$47,900	
Vinyl Tile	55%	Now	$64,700	2036	$3,237,300	3	$43,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement Storage								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$19,200	
Concrete Masonry Unit	50%			LIFE	* *	5	$61,500	
Gypsum Board	25%			LIFE	* *	5-10	$65,300	
Masonry: Brick	5%	Now	$29,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby Area								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Lobby Area								
Explanation : Expansion Joint Failure								
Plaster	15%			LIFE	* *	5-10	$19,600	
Ceilings								
AcousTileConcealSpLn	40%	Now	$685,700	2041	* *	5	$53,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Corridors, Penthouse And Offices								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors And 4th Floor								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Corridors								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : 1st And 3rd Floor Corridors								
AcousTileSusp.Lay-In	20%			2041	* *	5	$42,600	
Exposed Struc: Concrete	40%			LIFE	* *	5-10	$106,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2071	* *			
Retaining Walls								
Masonry: Brick	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$16,300	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Underpass								
Parking/Driveway								
Asphalt	100%	0-2	$33,400	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Underpass								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	70%			2053	* *	3	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : 2,000 Kilovolt Amperes, 4160 Volts Primary, 480/277 Volts Secondary								
Dry Type	30%			2041	* *	3	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : 1,000 Kilovolt Amperes, 4160 Volts Primary, 480/277 Volts Secondary								
Feeders								
Cable	70%			2058	* *	1		
Cable	30%			2044	* *	1		
Raceway								
Conduit	70%			2062	* *	1		
Conduit	30%			2046	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2062	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Fused Disc Sw	50%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Two Main Disconnect Switches Rated At 2,000 Amperes Each.								
Transformers								
Dry Type	75%			2041	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : 750 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary								
Dry Type	25%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 112.5 Kilovolt Amperes, 75 Kilovolt Amperes And 45 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	70%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Five Vertical Sections								
Molded Case Bkrs	30%			2062	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : 2 Sections								
Raceway								
Conduit	15%			2062	* *	1		
Conduit	85%			2036	$245,500	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2035	$29,900	5	$300	
Fused Disc Sw	5%			2044	* *	5	$200	
Molded Case Bkrs	75%			2035	$224,500	5	$2,800	
Molded Case Bkrs	10%			2058	* *	5	$400	
Wiring								
Thermoplastic	85%			2036	$339,600	1		
Thermoplastic	15%			2062	* *	1		
Motor Controllers								
Locally Mounted	5%			2034	$9,100	5		
Locally Mounted	5%			2053	* *	5		
Motor Control Center	60%			2034	$436,200	5	$2,300	
Motor Control Center	20%			2041	* *	5	$800	
Variable Frequency Drive	10%			2053	* *			
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$2,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Chiller Room							
	Explanation : Location Noted							
Generic	50%			LIFE	* *	5	$2,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Chiller Room							
	Explanation : Location Noted							
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$43,500	
Generators								
Diesel	100%			2045	* *	1	$54,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse							
	Explanation : Emergency Generator Rated At 300 Kilowatts							
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$31,500	
Fuel Storage								
Day Tank	10%			2052	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 60 Gallons Rated Capacity							
Underground Storage	90%			LIFE	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Outside, North Of The Building							
	Explanation : No Available Nameplate Rating Capacity							
Lighting								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2036	$632,000	10	$38,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	60%			2041	* *			
LED	10%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	5%			2036	$33,000	10		
LED	5%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$52,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium								
Conversion Equipment								
HTHW/HW Exchanger	100%			2032	$37,200	2	$8,700	
Distribution								
Hot Wtr Piping/Pump	100%	Now	$15,500	2035	$309,000	4	$7,000	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement Mechanical Room								
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms								

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QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	5%			2041	* *	1	$4,400	
Convector/Radiator	45%			2041	* *	1	$20,500	
Unit Heater - Hot Water	5%			2031	$41,900			
No Component	45%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Mechanical Rooms							
	Explanation : Reported Under Air Conditioning							
Controls								
Digital	20%			2034	$811,800			
Pneumatic	80%	Now	$437,000	2030	$2,185,000			
	Broken, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations							
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Centrifugal,Compressor Turbine	95%			2045	* *	1	$145,300	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Sub-basement Mechanical Room							
Interior Pkg Unit - Cooling	1%			2037	* *	2	$100	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Main Electrical Room							
Split Unit	1%			2031	$33,600			
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Mechanical Room 467							
Split Unit	3%			2041	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : 1st Floor Offices							
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2036	$205,700	4	$9,400	
	Insul. Deteriorating, Extent : Light, Area Affected : 5%							
	Location : Mechanical Rooms							
	Malfunctioning, Extent : Light, Area Affected : 5%							
	Location : Sub-basement Mechanical Room							
CW & CHW Wtr Pipe/Pump	10%			2046	* *	4	$700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Campus							
	Explanation : Campus Chilled Water							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$54,800	2031	$2,742,200	1	$78,700	
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Mechanical Room 467								
Heat Rejection								
Air Cooled Condenser Unit	1%	0-2	$800	2031	$4,100	2	$800	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Lower Roof								
Air Cooled Condenser Unit	3%			2041	* *	2	$3,000	
Water Cooling Tower	95%	Now	$13,600	2037	* *	2	$108,100	
Controller Not Working, Extent : Light, Area Affected : 5%								
Location : Sub-basement Mechanical Room								
No Component	1%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$62,100	LIFE	* *	2-5	$7,900	
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Mechanical Room 467								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$112,300	
Exhaust Fans								
Interior	90%			2031	$564,100	2	$3,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Roof	10%	Now	$1,400	2031	$27,400	2	$300	
Broken, Extent : Light, Area Affected : 10%								
Location : Roofs								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Plumbing								
H/C Water Piping								
Brass/Copper	94%			2036	$1,706,200	1		
Brass/Copper	6%	Now	$10,900	2036	$108,900	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Sub-basement Mechanical Room								
Water Heater With Tanks								
Electric	100%			2029	$70,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Explanation : One Unit, 12kwt 120 Gallons								
HW Heat Exchanger								
HTHW/HW	100%			2036	$396,100			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$3,000	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2041	* *	1	$16,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : One Unit From Sub-basement To 4th Floor, One Unit From Basement To Penthouse							
	Explanation : Two Units							
Fire Suppression								
Standpipe								
Generic	100%	Now	$13,000	2036	$650,700	1-5	$50,100	
	Leak Evident, Extent : Light, Area Affected : 5%							
	Location : Sub-basement Mechanical Room							
	No Backflow Preventer, Extent : Light, Area Affected : 100%							
	Location : Sub-basement Mechanical Room							
Sprinkler								
No Component	80%							
Generic	20%			2036	$390,900	1-2	$7,900	
Fire Pump								
Generic	100%	Now	$2,700	2032	$134,900	1	$23,800	
	Leak Evident, Extent : Light, Area Affected : 100%							
	Location : Sub-basement Mechanical Room							

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **02-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **7490** **Lot** : **2**	**BIN**	: **4439433**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$59,800	$109,300
Interior Architecture	$119,900	$97,300
Electrical		$203,500
Mechanical	$61,500	$1,160,200
Total	**$241,300**	**$1,570,200**
Importance Code A	$121,300	$109,300
Importance Code B	$64,300	$1,460,900
Importance Code C	$55,600	
Total	**$241,300**	**$1,570,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,600		$6,100	
Interior Architecture	$40,100		$6,000	$2,200
Electrical	$5,100	$2,900	$3,000	$3,400
Mechanical	$23,500	$11,300	$49,300	$10,700
Site Enclosure	$2,000			
Site Pavements	$21,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$123,800**	**$21,500**	**$71,600**	**$23,400**
Importance Code A	$24,900	$2,300	$8,400	$2,300
Importance Code B	$63,000	$19,100	$61,600	$21,100
Importance Code C	$35,900		$1,600	
Total	**$123,800**	**$21,500**	**$71,600**	**$23,400**

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

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: Fieldstone	60%			LIFE	* *	5	$49,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Adjacent To Rear Doors								
Wood	40%			2041	* *	5	$109,300	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout Dormers On Roof								
Windows								
Aluminum	80%			2044	* *	5	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : These Windows Are Aluminum Clad Wood Units								
Wood	20%			2044	* *	5	$8,700	
Roof								
Slate	100%	Now	$59,800	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : North And South Sides								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Small Leaks Throughout								
Interior								
Floors								
Carpet	10%			2032	$62,300	3	$7,000	
Cast in Place Concrete	10%			LIFE	* *	5	$15,400	
Ceramic Tile	5%			2039	* *	5	$1,800	
Ceramic Tile	20%			2039	* *	5	$7,000	
Quarry Tile	10%			2041	* *	5	$5,300	
Slate	5%			LIFE	* *	5	$3,700	
Vinyl Tile	10%			2036	$97,300	3	$1,800	
Wood	30%			2051	* *	5	$19,800	
Interior Walls								
Ceramic Tile	5%			2039	* *	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%			2041	* *	5	$1,800	
Exposed Struc: Concrete	10%	Now	$11,000	LIFE	* *	5	$600	
Exposed Reinforcement, Extent : Light, Area Affected : 5%								
Location : Basement								
Exposed Struc: Wood	5%			LIFE	* *	10	$2,800	
Gypsum Board	80%			LIFE	* *	5-10	$101,000	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2046	* *			

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%	Now	$2,000	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Rear Stairs								
Masonry: Fieldstone	50%			2046	* *			
Site Pavements								
On-Site Walkways								
Asphalt	65%	4+	$8,700	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rear Walkway								
Cast in Place Concrete	5%			2041	* *			
Pavers/Stone	30%	Now	$12,700	2039	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Front Patio								
Loose Units, Extent : Light, Area Affected : 10%								
Location : Front Patio								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2062	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2062	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 1 Section								
Raceway								
Conduit	80%			2056	* *	1		
Conduit	20%			2036	$12,200	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$100	
Molded Case Bkrs	80%			2052	* *	5	$500	
Molded Case Bkrs	10%			2035	$10,000	5	$100	
Wiring								
Thermoplastic	80%			2056	* *	1		
Thermoplastic	20%			2036	$15,400	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$200	
Ground								

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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 OAKLAND BLDG
Asset # : 2099

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Pump Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$7,200	
Lighting								
Interior Lighting								
Fluorescent	30%			2036	$105,200	10	$6,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices								
LED	70%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%	Now	$500	2041	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 10%								
Location : Throughout The Building								
Exterior Lighting								
HID	5%			2036	$5,500	10		
LED	5%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$8,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gallery And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$60,700	1-3	$14,900	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior - Vault								
Explanation : One 2,000 Gallon Tank								

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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$61,500	2041	* *	1	$21,000	
Broken, Extent : Severe, Area Affected : 50%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2056	* *			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement Chiller Room								
Terminal Devices								
Convector/Radiator	30%			2041	* *	1	$2,300	
Unit Heater - Steam	10%			2036	$13,400	4	$300	
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Reported Under Air Conditioning								
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2031	$347,000	1	$10,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Chiller Room								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	$1,700	
Terminal Devices								
Air Handler/Cool/Ht	70%			2036	$319,500	1	$10,200	
Fan Coil - 4 Pipe	30%			2036	$268,400	1	$2,300	
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	$3,400	2031	$68,100	2	$13,100	
Broken, Extent : Light, Area Affected : 10%								
Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$20,800	
Exhaust Fans								
Interior	95%			2036	$99,100	2	$700	
Roof	5%			2036	$2,300	2		
Plumbing								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Electric	50%			2034	$47,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit, 9kwt 120 Gallons								
Gas Fired	50%			2029	$34,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit, 40mbh 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$700	4	$700	
Backflow Preventer								
Generic	100%			2041	* *	1	$1,400	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%	0-2	$700	2031	$36,200	1	$14,900	
Corroded, Extent : Light, Area Affected : 5%								
Location : Water Meter Room								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2046	* *	1-2	$6,600	
Fire Pump								
Generic	100%	Now	$1,100	2032	$22,500	1	$4,000	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Water Meter Room								
Chemical System								
Generic	100%			2031	$58,100	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Serving Area								
Explanation : One 10 Square Foot Hood								

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **02-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**		
Block	: **7490** **Lot** : **2**	**BIN**	: **4439434**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$647,100	$231,500
Interior Architecture	$539,800	$4,919,500
Electrical		$3,121,400
Mechanical	$3,400,900	$10,607,900
Site Pavements	$52,300	
Total	**$4,640,100**	**$18,880,300**
Importance Code A	$647,100	$231,500
Importance Code B	$3,940,700	$18,648,800
Importance Code C	$52,300	
Total	**$4,640,100**	**$18,880,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$66,600		$23,600	
Interior Architecture	$102,100		$12,500	$27,200
Electrical	$51,900	$28,200	$35,100	$30,000
Mechanical	$751,100	$23,000	$41,800	$23,000
Site Enclosure	$12,800			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$992,000**	**$58,600**	**$120,500**	**$87,600**
Importance Code A	$67,900		$25,700	
Importance Code B	$830,000	$58,600	$89,500	$87,600
Importance Code C	$94,100		$5,300	
Total	**$992,000**	**$58,600**	**$120,500**	**$87,600**

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

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	50%	2-4	$70,300	LIFE	* *	5	$42,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Penthouse								
Pre-Cast Concrete	50%	4+	$61,900	LIFE	* *	5	$138,800	
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Exterior Various Areas								
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Throughout								
Windows								
Aluminum	95%	Now	$342,700	2044	* *	5	$35,900	
Hardware Missing, Extent : Light, Area Affected : 5%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Louvers	5%			2039	* *	10	$23,600	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5-10	$39,500	
Masonry: Brick Cavity	70%			LIFE	* *	5-10	$44,400	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Metal Panel	15%			2046	* *	5	$5,400	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Roof								
Modified Bitumen	80%			2041	* *	10	$92,700	
Skylight, Plastic	20%	Now	$172,200	2049	* *	1		
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Atrium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Atrium Roof								
Explanation : Inflated Roof System								
Soffits								
Metal Panel	100%			2056	* *	5-10	$36,800	
Interior								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2032	$256,800	3	$29,000	
Cast in Place Concrete	10%			LIFE	* *	5	$127,100	
Cast in Place Concrete	10%			LIFE	* *	5	$127,100	
Ceramic Tile	5%			2039	* *	5	$14,500	
Sheet Vinyl/Rubber	2%			2036	$380,000	5	$8,700	
Terrazzo	13%	Now	$70,600	LIFE	* *	5	$29,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Entrances								
Vinyl Tile	53%	Now	$85,000	2036	$4,252,000	3	$57,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Vinyl Tile	2%			2036	$160,500	3	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : Material Actually Vinyl Plank								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$10,500	
Concrete Masonry Unit	15%			LIFE	* *	5	$25,200	
Masonry: Brick	10%			LIFE	* *	10	$6,300	
Metal Panel	15%			LIFE	* *	10	$14,200	
Plaster	30%			LIFE	* *	5-10	$53,600	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$26,300	
Ceilings								
AcousTileConcealSpLn	12%	Now	$56,100	2041	* *	5	$21,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor And Basement								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Corridors								
AcousTileSusp.Lay-In	23%			2041	* *	5	$66,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Basement								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 4th Floor And Baasement Corridor								
Exposed Struc: Concrete	45%			LIFE	* *	5-10	$163,400	
Exposed Struc: Steel	10%			LIFE	* *	10	$58,100	
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Atrium								
Explanation : Inflated Plastic Roof								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Picket	90%			2046	* *			
Aluminum Rail	10%			2041	* *	5-10	$5,600	
Retaining Walls								
Cast in Place Concrete	100%	0-2	$12,800	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Loading Dock								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	10%			2049	* *			
Pavers/Stone	90%			2039	* *			
Parking/Driveway								
Asphalt	100%	2-4	$52,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Parking Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	75%			2062	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes								
Fused Disc Sw	25%			2062	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Fire Pump Main Disconnect Rated At 1,200 Amperes								
Transformers								
Dry Type	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room, Penthouse								
Explanation : Two Units Rated At 300 Kva								
Switchgear / Switchboard								
Fused Disc Sw	10%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One Section								
Molded Case Bkrs	90%			2062	* *	5	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Vertical Sections								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	85%			2036	$286,600	1		
Conduit	10%			2062	* *	1		
Under Construction	5%							
Panelboards								
Fused Disc Sw	15%			2035	$50,900	5	$600	
Molded Case Bkrs	80%			2035	$271,400	5	$3,600	
Under Construction	5%							
Wiring								
Braided Cloth	45%			2035	$202,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement, Upper Floors								
Thermoplastic	40%			2036	$179,700	1		
Thermoplastic	10%			2062	* *	1		
Under Construction	5%							
Motor Controllers								
Locally Mounted	38%			2034	$68,900	5	$400	
Motor Control Center	60%			2034	$436,200	5	$2,800	
Variable Frequency Drive	2%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Water Main								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$52,700	
Generators								
Diesel	100%			2045	* *	1	$66,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Emergency Generator Rated At 350 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$38,200	
Fuel Storage								
Day Tank	5%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 60 Gallons Rated Capacity								
Underground Storage	95%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, North East Of The Building								
Explanation : 1516 Gallon Rated Capacity								
Lighting								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	60%			2036	$1,531,300	10	$94,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2041	* *			
LED	15%			2044	* *			
Under Construction	5%							
Egress Lighting								
Emergency, Service	38%			2036	$40,100	1		
Emergency, Battery	10%			2044	* *	10	$4,100	
Exit, Service	47%			2036	$34,700	1		
Under Construction	5%							
Exterior Lighting								
HID	5%			2036	$39,900	10		
LED	5%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$63,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$105,500	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2036	$383,500	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium								
Conversion Equipment								
HTHW/HW Exchanger	100%	Now	$900	2032	$45,100	2	$8,400	
Corroded, Extent : Light, Area Affected : 10%								
Location : Basement Mechanical Room								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$37,400	2035	$374,400	4	$8,400	
Corroded, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Room								
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Room								
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Various Locations								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%			2031	$322,200	1	$10,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Convector/Radiator	30%			2034	$420,000	1	$16,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Hot Water	5%			2031	$50,800			
No Component	55%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%	Now	$661,800	2030	$3,308,800			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Chilled Water From Medical Arts Building								
Conversion Equipment								
Campus Chilled Water	99%			2032	$1,876,700			
Split Unit	1%	Now	$8,100	2036	$40,700			
Broken, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$5,500	2036	$276,800	4	$8,400	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms								
Terminal Devices								
Air Handler/Cool/Ht	80%			2031	$2,657,600	1	$84,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Fan Coil - 4 Pipe	20%			2031	$1,302,400	1	$11,100	
Ventilation								
Distribution								
Ductwork/Diffusers	7%	Now	$52,600	LIFE	* *	2-5	$6,700	
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Penthouse Mechanical Rooms, Roof								
Ductwork/Diffusers	93%			LIFE	* *	2-5	$140,600	

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 SCIENCE BLDG
Asset # : 2101

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	80%			2031	$607,400	2	$4,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	20%			2031	$66,400	2	$1,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$2,198,800	1		
Water Heater With Tanks								
Electric	100%			2034	$70,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One Unit, 12.3kwt 119 Gallons								
HW Heat Exchanger								
HTHW/HW	100%			2046	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$34,300	4	$5,400	
Backflow Preventer								
Generic	100%			2041	* *	1	$10,500	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2041	* *	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From Basement To Penthouse								
Explanation : One Unit								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$86,300	
Sprinkler								
No Component	75%							
Generic	25%			2046	* *	1-2	$12,000	

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
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Fire Pump								
Generic	100%			2045	* *	1	$32,000	
Chemical System								
Not Accessible	100%							

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

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **02-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **7490** **Lot** : **2**	**BIN**	: **4845889**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$551,400	$655,100
Interior Architecture	$109,500	$574,100
Electrical		$287,400
Mechanical	$533,800	$1,287,800
Site Pavements	$188,700	$1,004,000
Total	**$1,383,400**	**$3,808,400**
Importance Code A	$551,400	$724,800
Importance Code B	$643,400	$2,079,600
Importance Code C	$188,700	$1,004,000
Total	**$1,383,400**	**$3,808,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,100		$9,900	
Interior Architecture	$116,200		$32,200	$3,500
Electrical	$10,600	$4,500	$7,300	$5,000
Mechanical	$175,600	$7,700	$10,800	$7,700
Site Enclosure	$22,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$381,100**	**$19,400**	**$67,500**	**$23,400**
Importance Code A	$50,900	$1,400	$11,200	$1,400
Importance Code B	$269,400	$18,000	$56,200	$22,100
Importance Code C	$60,800			
Total	**$381,100**	**$19,400**	**$67,500**	**$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
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

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 Cavity	75%	Now	$160,300	LIFE	* *	5	$18,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Corners								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Along Loading Dock								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Above Rear Overhead Doors								
Metal Coiling Doors	25%			2034	$655,100	5	$19,200	
Bent/Warped Elements, Extent : Light, Area Affected : 10%								
Location : Garage Doors								
Windows								
Aluminum	95%	Now	$43,400	2061	* *	5	$500	
Hardware Missing, Extent : Light, Area Affected : 10%								
Location : Corridors								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	5%			2039	* *	10	$300	
Parapets								
Concrete Masonry Unit	25%	2-4	$800	LIFE	* *	5	$300	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Interior Face Of Parapet Over Second Floor								
Masonry: Brick	70%	2-4	$4,700	LIFE	* *	5	$700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Interior Side Of Upper And Lower Parapet								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Outside Face Of Parapet								
Pre-Cast Concrete	5%	Now	$200	LIFE	* *	5	$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Coping								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	$391,100	2046	* *			
Alligatoring, Extent : Moderate, Area Affected : 25%								
Location : Upper And Lower Roof								
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Upper And Lower Roof								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout Offices								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Carpet	5%			2029	$32,200	3	$3,600	
Cast in Place Concrete	35%			LIFE	* *	5	$55,800	
Mosaic Tile	3%			2041	* *	5	$2,700	
Vinyl Tile	57%	Now	$28,700	2036	$574,100	3	$7,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement And 2nd Floor Mechanical Room								
Interior Walls								
Cast in Place Concrete	13%	Now	$8,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairway And Basement Mechanical Room								
Concrete Masonry Unit	45%			LIFE	* *	5	$15,400	
Gypsum Board	40%			LIFE	* *	5-10	$29,200	
Wood	2%			LIFE	* *	5	$6,900	
Ceilings								
AcousTileConcealSpLn	10%			2041	* *	5	$4,600	
AcousTileSusp.Lay-In	30%	Now	$18,200	2041	* *	5	$5,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor								
AcousTileSusp.Lay-In	30%			2041	* *	5	$10,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Campus Facilities Office								
Exposed Struc: Steel	25%	Now	$109,500	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Stairs And Basement								
Explanation : Missing Fireproofing								
Plaster	5%			LIFE	* *	5-10	$3,100	
Site Enclosure								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$22,300	2066	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Rear Of Building								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$50,200	2034	$1,004,000			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Entry								
Parking/Driveway								
Asphalt	100%	Now	$138,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Lot And Loading Dock								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Curbs At Parking Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2053	* *	3	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, West Of The Building								
Explanation : 500 Kilovolt Amperes, 4160 Volts Primary, 208/120 Volts Secondary								
Feeders								
Cable	100%			2058	* *	1		
Raceway								
Conduit	100%			2062	* *	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2062	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2062	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 1 Section								
Molded Case Bkrs	50%			2062	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 1 Section								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	95%			2036	$58,200	1		
Conduit	5%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2058	* *	5	$100	
Molded Case Bkrs	80%			2035	$79,800	5	$600	
Molded Case Bkrs	10%			2052	* *	5	$100	
Wiring								
Thermoplastic	80%			2036	$61,800	1		
Thermoplastic	10%			2062	* *	1		
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	50%			2041	* *	5	$100	
Locally Mounted	50%			2034	$35,800	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room C7								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$8,500	
Generators								
Diesel	100%			2045	* *	1	$10,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, West Of The Building								
Explanation : Emergency Generator Rated At 625 Kva That Serves The Gymnasium Building And Service Building								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$6,200	
Fuel Storage								
Day Tank	3%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, West Of The Building								
Explanation : 225 Gallons Rated Capacity								
Underground Storage	97%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside, West Of The Building								
Explanation : 8,000 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	50%			2041	* *	10	$12,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2044	* *			

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2036	$8,500	1		
Exit, Service	50%	Now	$1,800	2041	* *	1		
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout Building								
Exterior Lighting								
HID	5%			2036	$6,400	10		
LED	10%			2044	* *			
No Component	85%							
Alarm								
Security System								
Generic	100%			2036	$51,900	1	$10,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	50%			2031	$35,600	1-3	$8,800	
Generic, Digital	50%			2044	* *	1-3	$8,500	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2032	$69,800	1	$13,700	
Distribution								
Hot Wtr Piping/Pump	100%	Now	$1,200	2035	$60,400	4	$1,400	
Not Insulated, Extent : Light, Area Affected : 20%								
Location : Basement, Garage, Mechanical Rooms								
Terminal Devices								
Air Handler	20%			2031	$104,000	1	$3,400	
Convector/Radiator	40%			2041	* *	1	$3,600	
Unit Heater - Hot Water	10%			2031	$16,400			
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Room 219								
Explanation : Reported Under 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
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

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								
Controls								
Pneumatic	100%	Now	$106,800	2030	$533,800			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	30%	Now	$39,400	2031	$196,800			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room 219								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 219								
Explanation : R-438a Refrigerant								
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%	0-2	$2,900	2036	$7,200	2	$4,600	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$24,400	
Exhaust Fans								
Interior	70%			2031	$85,800	2	$600	
Roof	30%			2031	$16,100	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$354,800	1		
Water Heater With Tanks								
Electric	100%			2035	$70,900	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Room C7								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room C7								
Explanation : One Unit, 18kwt 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$5,500	4	$900	
Sewage Ejector(s)								
Electric	100%			2031	$14,500	4	$1,700	

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	40%							
Generic	60%			2036	$229,200	1-2	$4,600	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Room C7								
Chemical System								
Dry	100%			2031	$116,200	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking Lot								
Explanation : Fueling Station - 140 Square Feet								

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

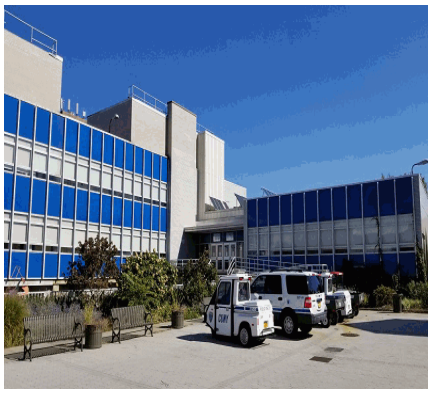
Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **02-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **7490** **Lot** : **2**	**BIN**	: **4439432**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$771,100	
Interior Architecture	$310,700	$778,600
Electrical		$493,900
Mechanical	$177,600	$2,408,900
Site Enclosure	$84,400	
Total	**$1,343,800**	**$3,681,400**
Importance Code A	$771,100	
Importance Code B	$339,000	$3,681,400
Importance Code C	$233,700	
Total	**$1,343,800**	**$3,681,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$100,800		$4,800	
Interior Architecture	$77,100		$1,800	$4,800
Electrical	$9,200	$5,000	$8,100	$5,400
Mechanical	$14,800	$2,800	$5,000	$2,100
Site Enclosure	$26,300			
Site Pavements	$24,800			
Total	**$252,900**	**$7,900**	**$19,700**	**$12,300**
Importance Code A	$103,600		$5,200	
Importance Code B	$110,200	$7,900	$13,100	$12,300
Importance Code C	$39,100		$1,500	
Total	**$252,900**	**$7,900**	**$19,700**	**$12,300**



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$24,100	
Masonry: Brick	20%	Now	$79,300	LIFE	* *	5	$9,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Corners, Bulkhead And Chimney								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Masonry: Fieldstone	15%			LIFE	* *	5	$10,800	
Metal/Glass Curt Wall	55%			LIFE	* *	5	$99,300	
Metal Panel	5%			2046	* *	5-10	$16,500	
Windows								
Aluminum	95%	Now	$691,800	2061	* *	5	$7,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Light, Area Affected : 25%								
Location : Throughout								
Metal Louvers	5%			2039	* *	10	$4,800	
Parapets								
Masonry: Brick	50%	Now	$30,400	LIFE	* *	5	$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Southeast Corner								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Southwest Corner								
Metal/Glass Curt Wall	35%			2046	* *	5	$6,500	
Metal Panel	10%	2-4	$2,000	2046	* *	5	$900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Roof And Penthouse								
Metal Rail	5%			2041	* *	5-10	$4,300	
Roof								
Modified Bitumen	100%			2044	* *	10	$29,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roofs								
Soffits								
Cast in Place Concrete	20%	Now	$1,100	LIFE	* *	5	$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Under Concrete Stair At Rear Of Building								
Exposed Reinforcement, Extent : Severe, Area Affected : 15%								
Location : Under Concrete Stair								
Stucco Cement	80%	0-2	$300	2041	* *	5	$400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Underside Of Building Adjacent To Parking Area								
Interior								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2032	$41,500	3	$4,700	
Cast in Place Concrete	20%			LIFE	* *	5	$41,100	
Mosaic Tile	3%			2041	* *	5	$3,500	
Slate	5%			LIFE	* *	5	$5,000	
Vinyl Tile	60%			2036	$778,600	3	$14,100	
Vinyl Tile	5%			2044	* *	3	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Explanation : Material Is Actually Vinyl Plank								
Vinyl Tile 9" X 9"	2%	2-4	$75,100	2046	* *	3	$400	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Stair Landings								
Interior Walls								
Ceramic Tile	3%			2039	* *	5	$3,000	
Concrete Masonry Unit	80%	Now	$149,300	LIFE	* *	5	$31,800	
Expansion Joint Failure, Extent : Light, Area Affected : 2%								
Location : Corridor								
Gypsum Board	10%			LIFE	* *	5-10	$16,900	
Metal Panel	2%			LIFE	* *	10	$900	
SGFT/Glazed Masonry	5%			LIFE	* *	10	$2,500	
Ceilings								
AcousTileConcealSpLn	10%	Now	$7,000	2041	* *	5	$2,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
AcousTileSusp.Lay-In	30%	4+	$4,300	2041	* *	5	$6,500	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
Exposed Struc: Concrete	50%			LIFE	* *	5-10	$27,100	
Metal Panel	10%	Now	$86,300	LIFE	* *	5	$5,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Basement Corridor								
Site Enclosure								
Fence/Gates								
Steel Pipe Rail	100%	Now	$84,400	2046	* *	5	$30,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance Stairs And Ramps								
Retaining Walls								
Cast in Place Concrete	100%	Now	$26,300	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Ramp And Adjacent To Parking Area								
Site Pavements								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	20%	0-2	$1,000	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rear Walkway								
Cast in Place Concrete	40%			2041	* *			
Pavers/Stone	40%			2039	* *			
Parking/Driveway								
Asphalt	100%	0-2	$23,800	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2062	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2062	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	90%			2036	$55,100	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$10,000	5	$100	
Molded Case Bkrs	85%			2035	$84,800	5	$700	
Molded Case Bkrs	5%			2058	* *	5		
Wiring								
Braided Cloth	70%			2035	$54,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$15,400	1		
Thermoplastic	10%			2062	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$71,700	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$9,400	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2045	* *	1	$11,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : Emergency Generator Rated At 125 Kw And 156 Kva								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$6,800	
Fuel Storage								
Main Tank	100%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside The Building Near Boiler Room								
Explanation : 480 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	50%			2036	$228,300	10	$14,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
LED	40%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$11,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$18,900	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
HTHW/HW Exchanger	100%	Now	$2,400	2045	* *	2	$1,500	
Corroded, Extent : Light, Area Affected : 30%								
Location : Basement Mechanical Room								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One Unit, High Temperature Hot Water To Steam								
Distribution								
Steam Piping/Pump	100%			2036	$245,300			
Terminal Devices								
Convector/Radiator	20%			2034	$50,100	1	$2,000	
Unit Heater - Steam	10%			2031	$17,400	4	$400	
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Rooms								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%	Now	$177,600	2034	$592,000			
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Chilled Water From Adjacent Medical Arts Building								
Conversion Equipment								
Campus Chilled Water	100%			2032	$339,200			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	$49,500	4	$2,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	$594,400	1	$18,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$27,000	
Exhaust Fans								
Interior	80%			2031	$108,700	2	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	20%			2031	$11,900	2	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$393,400	1		
HW Heat Exchanger								
HTHW/HW	100%			2036	$85,900			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: 02-Apr-2025	**Landmark Status**	: NONE
Areas Surveyed	: Floors 1		
Block	: 7490 **Lot** : 2	**BIN**	: 4458074

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$582,300
Electrical		$70,600
Mechanical	$58,600	$385,700
Site Pavements	$300,000	
Total	**$358,600**	**$1,038,600**
Importance Code A		$582,300
Importance Code B	$58,600	$456,300
Importance Code C	$300,000	
Total	**$358,600**	**$1,038,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$74,800		$1,400	
Interior Architecture	$19,700		$1,200	$6,200
Electrical	$2,500	$1,000	$1,000	$1,300
Mechanical	$41,700		$2,300	
Site Pavements	$17,700	$100	$32,500	$400
Total	**$156,300**	**$1,000**	**$38,400**	**$7,900**
Importance Code A	$74,800		$1,400	
Importance Code B	$49,300	$1,000	$4,600	$6,900
Importance Code C	$32,200	$100	$32,500	$1,000
Total	**$156,300**	**$1,000**	**$38,400**	**$7,900**

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$9,100	
Masonry: Brick	5%	2-4	$3,700	LIFE	* *	5	$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front And Rear Entry								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Throughout								
Metal Panel	85%	Now	$20,400	2056	* *	5	$28,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : East Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	5%			2049	* *	5	$2,800	
Windows								
Aluminum	100%	Now	$8,900	2044	* *	5	$900	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Asap Office								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Asap Office								
Roof								
Roll Roofing	100%			2032	$212,600	5	$54,600	
Soffits								
Aluminum Sunshades	100%			2032	$369,800	10	$9,900	
Interior								
Floors								
Carpet	65%			2032	$182,900	3	$20,700	
Ceramic Tile	5%			2045	* *	5	$800	
Vinyl Tile	25%			2041	* *	3	$1,500	
Wood	5%			2064	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lounge Area								
Explanation : Engineered Wood Floor								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$1,300	
Gypsum Board	20%			LIFE	* *	5-10	$8,900	
Metal Panel	75%			LIFE	* *	10	$8,800	
Ceilings								
AcousTileSusp.Lay-In	100%			2041	* *	5	$15,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	98%	2-4	$17,300	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walks, Loading Dock And Steps								
Wood	2%			2029	$32,400	1-3	$1,900	
Parking/Driveway								
Asphalt	100%	2-4	$300,000	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Lot								
Ponding, Extent : Light, Area Affected : 5%								
Location : Parking Lot								
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Parking Lot								
Activity Yard								
Rubber Matting	100%			2031				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of Building								
Explanation : Play Equipment Removed Are No Longer Used								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$3,800	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$43,300	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Section								
Raceway								
Conduit	100%			2036	$36,800	1		
Panelboards								
Molded Case Bkrs	100%			2035	$20,000	5	$300	
Wiring								
Thermoplastic	100%			2036	$33,300	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	60%			2036	$70,600	10	$5,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2041	* *			
LED	20%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$8,800	10	$1,300	
Exit, Service	25%			2031	$900	1		
Exit, Battery	25%			2041	* *	10	$200	
Exterior Lighting								
LED	10%			2044	* *			
LED	5%			2041	* *			
No Component	85%							
Alarm								
Security System								
Generic	50%			2036	$9,900	1	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Doors								
Explanation : Intrusion Alarm System								
Generic	50%			2041	* *	1	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$27,200	1-3	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2036	$2,800	1		
Conversion Equipment								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Above Ceiling								
Explanation : 2 Duct Mounted Furnaces								
Controls								
Electrical	100%	Now	$11,700	2029	$58,600			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
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
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	100%	Now	$25,000	2031	$250,300			
Broken, Extent : Severe, Area Affected : 50%								
Location : Above Ceiling								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Above Ceiling								
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	$30,500	2	$7,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,300	
Exhaust Fans								
Roof	100%			2031	$20,500	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$135,400	1		
Water Heater With Tanks								
Electric	100%			2035	$23,600	4		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Service Closet								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Service Closet								
Explanation : One Unit, 6kwt 30 Gallons								
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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **09-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**		
Block	: **7490** **Lot** : **2**	**BIN**	: **4439437**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$597,300	$212,600
Interior Architecture		$373,600
Electrical		$71,700
Mechanical	$71,400	$347,800
Total	**$668,700**	**$1,005,700**
Importance Code A	$597,300	$212,600
Importance Code B	$71,400	$793,100
Total	**$668,700**	**$1,005,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,600		$1,400	
Interior Architecture	$45,400			$1,700
Electrical	$1,400	$1,200	$1,200	$1,600
Mechanical	$1,800		$1,800	
Site Enclosure	$3,400			
Site Pavements	$7,100			
Total	**$69,700**	**$1,200**	**$4,500**	**$3,300**
Importance Code A	$10,600		$1,400	
Importance Code B	$28,700	$1,200	$3,000	$3,300
Importance Code C	$30,400			
Total	**$69,700**	**$1,200**	**$4,500**	**$3,300**

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 #Y2
Asset # : 2089

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	95%	Now	$456,700	2046	* *	5	$32,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Building Base								
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : East And South Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Coiling Doors	5%			2049	* *	5	$2,800	
Windows								
Steel	100%	Now	$140,600	2061	* *	5	$11,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Roof								
Roll Roofing	100%	Now	$10,600	2035	$212,600	5	$27,300	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Above Testing Area								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,500	
Mosaic Tile	5%			2041	* *	5	$2,000	
Vinyl Tile	85%	4+	$7,500	2036	$373,600	3	$5,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Corridor And Room Near Entrance								
Explanation : 9x9 Tiles Have Been Removed								
Interior Walls								
Concrete Masonry Unit	31%	Now	$15,200	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Room 5								
Metal Panel	69%			LIFE	* *	10	$8,100	

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	$12,800	2041	* *	5	$7,700	
Broken/Missing Elements, Extent : Light, Area Affected : 3%								
Location : Various								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout Classrooms And Testing								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%	2-4	$3,400	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Near Exit Gate								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$7,100	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkways								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$43,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 08b								
Explanation : 1 Section								
Raceway								
Conduit	100%			2036	$36,800	1		
Panelboards								
Fused Disc Sw	10%			2035	$2,000	5		
Molded Case Bkrs	70%			2035	$14,000	5	$200	
Molded Case Bkrs	20%			2044	* *	5	$100	
Wiring								
Thermoplastic	100%			2036	$33,300	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2036	$71,700	10	$5,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2044	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2036	$10,800	10	$1,600	
Exit, Service	25%			2031	$1,100	1		
Exit, Battery	25%			2044	* *	10	$200	
Exterior Lighting								
LED	15%			2041	* *			
No Component	85%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$33,100	1-3	$8,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells And Manual Pull Stations								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Above Ceiling								
Explanation : Duct Mounted Gas Fired Furnaces								
Controls								
Electrical	100%			2029	$71,400			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	60%			2031	$182,900			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Above Ceiling								
Split Unit	40%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Above 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
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	60%			2031	$22,300	2	$5,400	
Air Cooled Condenser Unit	39%			2041	* *	2	$3,500	
Air Cooled Condenser Unit	1%			2031	$400	2	$100	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Ventilation								
Exhaust Fans								
Interior	10%			2031	$5,700	2		
Roof	20%			2031	$5,000	2	$100	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$164,900	1		
Water Heater With Tanks								
Electric	100%			2034	$23,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitor Closet								
Explanation : One Unit, 4.5kwt 40 Gallons								
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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **09-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **7490** **Lot** : **2**	**BIN**	: **4834375**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$57,800	$164,000
Interior Architecture		$286,700
Electrical		$87,000
Mechanical		$376,500
Total	**$57,800**	**$914,100**
Importance Code A	$57,800	$164,000
Importance Code B		$750,200
Total	**$57,800**	**$914,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$70,200		$1,500	
Interior Architecture	$41,900		$800	$1,400
Electrical	$1,000	$800	$900	$1,000
Mechanical	$1,000	$300	$48,400	$300
Site Pavements	$6,100			
Total	**$120,200**	**$1,100**	**$51,600**	**$2,800**
Importance Code A	$70,200		$1,500	
Importance Code B	$28,800	$1,100	$50,000	$2,700
Importance Code C	$21,200			$100
Total	**$120,200**	**$1,100**	**$51,600**	**$2,800**

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 #Z
Asset # : 2104

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	4+	$2,900	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Base Of Building								
Metal Panel	90%	0-2	$57,800	2046	* *	5	$32,700	1
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Base Of Building								
Deformed/Dented, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Metal Coiling Doors	5%			2049	* *	5	$3,000	
Windows								
Steel	100%	Now	$45,400	2061	* *	5	$6,300	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Roll Roofing	100%			2032	$164,000	5	$42,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Condition Observed From Adjacent Building.								
Soffits								
Metal Panel	100%	Now	$900	2056	* *	5	$3,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Northeast Corner Of Building								
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Northeast Corner Of Building								
Interior								
Floors								
Mosaic Tile	5%			2049	* *	5	$1,500	
Vinyl Tile	85%	Now	$5,700	2036	$286,700	3	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Wood	10%			2051	* *	5	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Shadow Theatre								
Explanation : Plywood Sheathing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	1%			2045	* *	5	$200	
Concrete Masonry Unit	15%			LIFE	* *	5	$2,300	
Gypsum Board	49%			LIFE	* *	5-10	$16,100	
Metal Panel	10%			LIFE	* *	10	$900	
Plaster	25%			LIFE	* *	5-10	$4,100	
Ceilings								
AcousTileSusp.Lay-In	85%	4+	$17,300	2041	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
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	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 100%								
Location : Near Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Walkway Guard Rails								
Explanation : Pipe Rail								
Site Pavements								
On-Site Walkways								
Asphalt	55%	Now	$2,400	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 65%								
Location : Various Areas Around The Building								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Rear Area								
Cast in Place Concrete	45%			2049	* *			
Parking/Driveway								
Asphalt	100%	0-2	$3,800	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 65%								
Location : Rear Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$3,800	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes Estimated Due To Storage								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$43,300	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Section								
Raceway								
Conduit	100%			2036	$36,800	1		
Panelboards								
Molded Case Bkrs	40%			2044	* *	5	$100	
Molded Case Bkrs	60%			2035	$12,000	5	$100	
Wiring								
Thermoplastic	30%			2046	* *	1		
Thermoplastic	70%			2036	$23,300	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2036	$87,000	10	$7,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$7,300	10	$1,000	
Exit, Service	50%			2036	$1,500	1		
Exterior Lighting								
HID	25%			2036	$10,100	10		
No Component	75%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$22,300	1-3	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Stations, Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	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

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								
Controls								
Electrical	100%			2029	$48,100			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2031	$145,500	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Ventilation								
Exhaust Fans								
Interior	10%	Now	$800	2031	$3,800	2		
Broken, Extent : Light, Area Affected : 25%								
Location : Actor's Toilet Room Behind Theater								
Roof	10%			2031	$1,700	2		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$111,200	1		
Water Heater With Tanks								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Room Locked And Inaccessible								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2036	$119,800	1-2	$2,400	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Closet Behind Theater Dressing Storage 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.*

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **04-Dec-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **8760** **Lot** : **60**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$787,500	$4,500
Total	**$787,500**	**$4,500**
Importance Code B	$787,500	$4,500
Total	**$787,500**	**$4,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$13,100	$100		$1,200
Total	**$13,100**	**$100**		**$1,200**
Importance Code A		$100		
Importance Code B	$13,100			$1,200
Importance Code C				
Total	**$13,100**	**$100**		**$1,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	5%			LIFE	* *	5	$300	
No Component	95%							
Sheet Piles								
Steel	55%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 20%								
Location : Primarily At Outer Flanges And Knuckles Above Wale								
Not Accessible	45%							
Wales								
Steel	90%			LIFE	* *	5	$23,900	
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Entire Wale								
Not Accessible	10%							
Pile Caps								
Concrete	95%			LIFE	* *	5	$3,200	
Discolor & Bleeding, Extent : Light, Area Affected : 10%								
Location : Efflorescence And Moss Growth Along Offshore Face Of Pile Cap								
Steel	3%			2033	$31,500	5	$300	
No Component	2%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	48%			2041	* *	5	$6,200	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Along Walkway								
Concrete	2%	4+	$10,300	2047	* *	5	$100	
Settlement, Extent : Light, Area Affected : 50%								
Location : Access Path At Dock Entrance								
Topsoil	46%			2030	$52,100	5	$2,400	
Topsoil	4%	4+	$2,700	2032	$4,500	5	$100	
Settlement, Extent : Light, Area Affected : 20%								
Location : 270 To 310 Feet From West End And Isolated Locations								
Deck Elements								
Railing								
Steel	100%	2-4	$66,900	2030	$668,500			
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : Isolated Post Connections								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

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	: **04-Dec-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **8760** **Lot** : **60**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$463,700	$786,700
Total	**$463,700**	**$786,700**
Importance Code A	$312,700	
Importance Code B	$151,000	$786,700
Total	**$463,700**	**$786,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$80,600		$3,400	
Total	**$80,600**		**$3,400**	
Importance Code A	$14,500			
Importance Code B	$17,000		$3,400	
Importance Code C	$49,100			
Total	**$80,600**		**$3,400**	

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Asset # : 13550

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	75%			LIFE	* *	5	$5,700	
Concrete	10%	4+	$114,200	LIFE	* *	5	$800	
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Multiple Sections Along Offshore Edge, Cracking With Efflorescence And Delamination								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Multiple Sections Along Offshore Edge								
Explanation : Cracking With Efflorescence And Delamination								
No Component	15%							
Revetment								
Stone	80%			LIFE	* *	5	$9,100	
Stone	5%	4+	$49,100	LIFE	* *	5	$600	
Settlement, Extent : Light, Area Affected : 50%								
Location : 85 Foot Section, 106 Feet From South End Of Sheet Pile Bulkhead								
No Component	15%							
Sheet Piles								
Steel	15%	4+	$141,800	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Splash Zone								
Steel	2%	Now	$56,700	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 10%								
Location : Holes In Sheeting 830, 834, 1105, And 1115 Feet From North End								
No Component	83%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$900	
Cracking, Extent : Light, Area Affected : 5%								
Location : 785 To 1106 Feet From North End								
No Component	85%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	5%			2041	* *	5	$1,100	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : 25 To 765 Feet And 1131 To 1825 From North End								
Concrete	95%			2041	* *	5	$20,500	
Cracking, Extent : Light, Area Affected : 5%								
Location : Along Entire Length								
Fender								
Piles								
Timber	15%			2041	* *	4	$6,800	
Rotting/Splitting, Extent : Light, Area Affected : 20%								
Location : Top 1 Foot Of Fender Piles								
No Component	85%							

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Asset # : 13550

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	14%			2035	$342,400	4	$21,600	
Rotting/Splitting, Extent : Light, Area Affected : 30%								
Location : Along Fender Section								
Timber	1%	Now	$9,800	2047	* *	4	$1,000	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : 10 Foot Section Of Missing Wales And Chocks								
No Component	85%							
Deck Elements								
Railing								
Concrete	15%			2033	$66,600			
Concrete	85%	2-4	$151,000	2033	$377,600			
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Widespread At Concrete Posts								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Chains Between Posts								
Explanation : Corrosion								
Electrical								
Lighting Fixture								
Sodium	100%	4+	$1,300	2027	$13,200			
Other Observation, Extent : Light, Area Affected : 15%								
Location : 3 Of 4 Fixtures								
Explanation : Handhole Covers Missing								

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

Print Date : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

Asset Name	: **KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**		
Address	: **SOUTH SIDE (ALTLANTIC 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	: **04-Dec-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **8760** **Lot** : **60**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$315,900	$261,400
Total	**$315,900**	**$261,400**
Importance Code A	$120,200	
Importance Code B	$195,600	$261,400
Total	**$315,900**	**$261,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$20,500			$11,100
Total	**$20,500**			**$11,100**
Importance Code A	$13,500			
Importance Code B	$7,000			$11,100
Importance Code C				
Total	**$20,500**			**$11,100**

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 BULKHEAD
Asset # : 13551

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	65%	4+	$120,200	LIFE	* *	5	$4,000	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : At Top Offshore Edge								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : 250 Feet From East End								
Concrete	15%			LIFE	* *	5	$900	
No Component	20%							
Revetment								
Stone	75%			LIFE	* *	5	$6,900	
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West End								
Explanation : No Revetment At Beach								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	31%			2041	* *	5	$5,400	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Throughout Deck Surface								
Concrete	47%			2041	* *	5	$8,200	
Concrete	8%	4+	$7,000	2041	* *	5	$700	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : At Railings 500 To 570 Feet And 735 And 805 Feet From East End								
Topsoil	7%			2030	$10,800	5	$500	
No Component	7%							
Deck Elements								
Railing								
Concrete	60%	4+	$86,400	2033	$215,900			
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Widespread At Concrete Posts								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Chains Between Posts And One Isolated Disconnected Chain								
Explanation : Corrosion								
Steel	5%	4+	$18,200	2030	$45,500			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Bases Of Posts From 500 To 570 Feet From East End								
Steel	5%	0-2	$45,500	2032	$45,500			
Corrosion, Extent : Severe, Area Affected : 100%								
Location : Offshore Face Of Railing From 730 To 800 Feet From East End								
No Component	30%							
Electrical								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Sodium	100%	4+	$300	2027	$13,200			
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : 1 Of 4 Fixtures							
	Explanation : Missing Handhole Cover							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 13-Aug-2025

CITY UNIVERSITY OF NEW YORK - FY 2026

Asset Name	: KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT		
Address	: NORTH SIDE OF PENNINSULA SHEEPSHEAD BAY ALONG SHORE BLVD		
Borough	: BROOKLYN	**Agency's Number**	: N/A
Program / Asset #	: CUN0003.065 / 15280	**Yr Built/Renovated**	:
Area Sq Ft	: 5,439	**Project Type**	: CITY UNIVERSITY OF NEW YORK
Date of Survey	: 09-Mar-2021	**Landmark Status**	: NONE
Areas Surveyed	:		
Block	: 8760 **Lot** : 60	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks	$367,200	$195,300
Total	**$367,200**	**$195,300**
Importance Code A	$190,300	$155,600
Importance Code C	$176,800	$39,600
Total	**$367,200**	**$195,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$123,900	$83,900	$1,700	$57,000
Total	**$123,900**	**$83,900**	**$1,700**	**$57,000**
Importance Code A	$89,500	$81,600	$700	$30,300
Importance Code B	$21,400	$1,200	$100	$18,300
Importance Code C	$13,100	$1,100	$900	$8,300
Total	**$123,900**	**$83,900**	**$1,700**	**$57,000**

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
KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT
Asset # : 15280

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	42%			2041	* *	5	$1,100	
Not Accessible	58%							
Gangways								
Aluminum	50%			2052	* *	1-3	$3,800	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Bottom Of Gangway To West Floats								
Explanation : Impact Damage								
Aluminum	50%	Now	$15,900	2062	* *	1-3	$3,700	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Gangway To East Floats Missing								
Piles and Bracing								
Timber	50%			2052	* *	4-5	$6,700	
Other Observation, Extent : Light, Area Affected : 25%								
Location : Tidal Zone								
Explanation : Shell Peeling								
Not Accessible	50%							
Fender Piles, Wales and Choc								
Timber	100%			2041	* *	3	$2,000	
Floating Docks								
Anchor Piles								
Steel	60%	4+	$25,300	2058	* *	3-5	$23,200	
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone And Tops Of Piles								
Not Accessible	40%							
Deck								
Concrete	100%	4+	$6,800	2041	* *	5	$155,600	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : At West And East Floats Due To Gangway Impact								
Fenders								
Rubber	35%			2030	$63,000	1-2	$7,000	
Rubber	15%	Now	$5,400	2032	$27,000	1-2	$2,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Adjacent To Every Pile Guide And Isolated Areas								
Timber	45%			2030	$113,900	3	$26,000	
Timber	5%	Now	$600	2032	$12,700	3	$2,200	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations								
Floats/ Frames								
Steel	100%	Now	$87,700	2037	* *	5	$7,400	
Damaged/Missing Pile Guide, Extent : Severe, Area Affected : 100%								
Location : All 18 Pile Guides Broken Or Missing								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT
Asset # : 15280

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Floating Docks								
Mooring Piles								
Steel	100%			2052	* *	5-10	$15,000	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone And Tops Of Piles								
Explanation : Corrosion								
Launch/Haulout								
Fenders								
Timber	95%			2030	$12,600	3	$17,300	
Timber	5%	Now	$700	2032	$700	3	$700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Several Broken Elements								
Piles and Bracing								
Timber	100%			2052	* *	4	$244,200	
Runway								
Concrete	100%			2052	* *	5	$1,000	
Deck Elements								
Railing								
Steel	90%			2030	$92,400			
Missing Coating, Extent : Moderate, Area Affected : 25%								
Location : Approach Platform And Launch								
Steel	10%	2-4	$6,200	2030	$10,300			
Corrosion, Extent : Severe, Area Affected : 80%								
Location : Primarily At Offshore End Of Launch And Isolated Areas								
Electrical								
Conduit								
PVC	10%	Now	$9,100	2030	$22,800			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Between Approach Platform And West Dock, And At Launch								
Explanation : Disconnected / Broken								
Not Accessible	90%							
Lighting Fixture								
Incandescent	100%	Now	$6,700	2027	$6,700			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 3 Broken Fixtures								
Explanation : Broken								
Electrical/Mech.								
Power Supply/Bollards								
Plastic	100%	Now	$25,100	2031	$25,100			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 5 Missing And 5 Disconnected								
Explanation : Broken								

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

CITY UNIVERSITY OF NEW YORK - 042

Project : **CITY UNIVERSITY OF NEW YORK**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Miscellaneous Buildings	495,000	504,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Miscellaneous Buildings	36,700	7,900	10,000	7,500

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1844	BRONX COMMUNITY COLLEGE INFORMATION CENTER	250	25,200	6,400
1845	BRONX COMMUNITY COLLEGE GUARD HOUSE #1	60	0	4,000
1846	BRONX COMMUNITY COLLEGE GREENHOUSE	300	30,300	7,700
1847	BRONX COMMUNITY COLLEGE DROP-IN-CENTER	4,032	488,800	20,800
1858	QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE - TEMP 5	2,624	318,100	13,600
2640	KINGSBOROUGH COMMUNITY COLLEGE SECURITY POST - R	1,130	137,000	5,800
13608	BRONX COMMUNITY COLLEGE GUARD HOUSE #2	60	0	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.*