

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Electrical		\$424,900
Mechanical		\$236,000
<b>Total</b>		<b>\$660,900</b>
Importance Code B		\$660,900
<b>Total</b>		<b>\$660,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture				\$10,100
Interior Architecture		\$23,800	\$700	
Electrical	\$1,600	\$1,900	\$2,100	\$1,600
Mechanical	\$4,200	\$2,700	\$5,100	\$8,500
<b>Total</b>	<b>\$5,800</b>	<b>\$28,300</b>	<b>\$7,900</b>	<b>\$20,300</b>
Importance Code A				\$10,100
Importance Code B	\$5,800	\$28,300	\$7,900	\$10,200
Importance Code C				
<b>Total</b>	<b>\$5,800</b>	<b>\$28,300</b>	<b>\$7,900</b>	<b>\$20,300</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	80%			LIFE	**	5	\$21,500	
Metal Panel	10%			2046	**	5-10	\$18,500	
Window Wall	10%			2046	**	5	\$10,100	
<b>Windows</b>								
Aluminum	100%			2042	**	5	\$8,400	
<b>Parapets</b>								
Masonry: Brick Cavity	95%			LIFE	**	5	\$1,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$500	
<b>Roof</b>								
Cast in Place Concrete	25%			LIFE	**			
Modified Bitumen	65%			2036	**	10	\$25,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%			2046	**	10	\$13,000	
<b>Interior</b>								
<b>Floors</b>								
Carpet	45%			2025	\$162,100	3	\$19,500	
Cast in Place Concrete	5%			LIFE	**	5	\$3,200	
Ceramic Tile	5%			2035	**	5	\$1,400	
Quarry Tile	30%			2039	**	5	\$13,000	
Vinyl Tile	10%			2031	**	3	\$1,100	
Wood	5%			2054	**	5	\$2,700	
<b>Interior Walls</b>								
Gypsum Board	45%			LIFE	**	5	\$9,700	
Masonry: Brick	15%			LIFE	**			
Plaster	20%			LIFE	**	5	\$2,200	
Wood	20%			LIFE	**	5	\$28,800	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Main Theater</i>								
<i>Explanation : Wood Laminate</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	50%			2039	**	5	\$18,100	
Gypsum Board	20%			LIFE	**	5	\$7,200	
Metal Panel	20%			LIFE	**	5	\$7,200	
Plaster	10%			LIFE	**	5	\$1,800	

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

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

**Asset # : 2098**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Thermoplastic	100%			2036	* *	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2031	* *	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	5%			2026	\$9,400	10	\$900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	25%			2026	\$47,200	10	\$4,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	70%			2026	\$132,200	2	\$300	
<b>Egress Lighting</b>								
Emergency, Service	30%			2026	\$2,800	1		
Emergency, Battery	20%			2026	\$5,100	10	\$900	
Exit, Service	50%			2026	\$1,300	1		
<b>Exterior Lighting</b>								
HID	30%			2026	\$25,800	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2026	\$20,700	1	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2026	\$236,000	1-3	\$14,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Horns, Alarm Bells And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	30%			2034	* *	4	\$400	
Steam Piping/Pump	70%			2036	* *	4	\$700	
<b>Terminal Devices</b>								
Air Handler	70%			2026	\$71,200	1	\$8,400	
Fan Coil Unit/Heat	30%			2026	\$84,700	1	\$1,900	
<b>Air Conditioning</b>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2036	* *	4	\$1,000	

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	100%			2026	\$80,100	1	\$11,900
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,800
Exhaust Fans							
Interior	100%			2026	\$20,800	2	\$600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2036	* *	1	
Water Heater							
Electric	100%			2021	\$2,900	4	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sewage Ejector(s)							
Electric	100%			2026	\$10,800	4	\$2,500
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2036	* *	1-5	\$10,100
Sprinkler							
No Component	80%						
Generic	20%			2036	* *	1-2	\$1,100

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$1,737,700	\$3,499,900
Interior Architecture	\$822,500	\$1,505,600
Electrical	\$117,800	\$9,432,800
Mechanical	\$6,367,100	\$7,834,800
<b>Total</b>	<b>\$9,045,100</b>	<b>\$22,273,100</b>
Importance Code A	\$1,737,700	\$3,653,300
Importance Code B	\$7,307,400	\$18,179,900
Importance Code C		\$439,800
<b>Total</b>	<b>\$9,045,100</b>	<b>\$22,273,100</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$7,100			\$17,500
Interior Architecture		\$107,800	\$46,900	
Electrical	\$78,400	\$83,400	\$98,800	\$70,200
Mechanical	\$173,100	\$171,000	\$400,600	\$212,900
Elevators/Escalators	\$98,800	\$98,800	\$98,800	\$98,800
<b>Total</b>	<b>\$357,400</b>	<b>\$461,000</b>	<b>\$645,000</b>	<b>\$399,400</b>
Importance Code A	\$7,100			\$19,200
Importance Code B	\$350,300	\$461,000	\$622,100	\$380,100
Importance Code C			\$22,900	
<b>Total</b>	<b>\$357,400</b>	<b>\$461,000</b>	<b>\$645,000</b>	<b>\$399,400</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$365,800	LIFE	**	5	\$332,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Columns At West And South Facades</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Columns</i>								
<i>Explanation : Current Temporary Supports Are Beginning To Show Rust And Bulging</i>								
Masonry: Brick Cavity	60%			LIFE	**	5	\$796,800	
Metal Panel	15%			2046	**	5-10	\$1,369,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Harrison Street</i>								
Window Wall	20%			2046	**	5	\$996,100	
<b>Windows</b>								
Aluminum	65%			2042	**	5	\$23,000	
Aluminum	30%	Now	\$500,400	2051	**	5	\$5,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout All Operable Windows</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout All Operable Windows</i>								
Metal Louvers	5%			2035	**	10	\$11,100	
<b>Parapets</b>								
Masonry: Brick Cavity	80%			LIFE	**	5	\$16,100	
Metal Rail	5%			2043	**	5-10	\$18,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$18,900	
<b>Roof</b>								
IRMA/Protected Membrane	20%			2026	\$544,700	10	\$70,000	
Modified Bitumen	15%			2034	**	10	\$52,500	
Modified Bitumen	60%			2036	**	10	\$209,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2031	**	10	\$17,500	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2025	\$1,194,900	3	\$143,800	
Cast in Place Concrete	15%			LIFE	**	5	\$314,500	
Ceramic Tile	5%			2035	**	5	\$47,900	
Quarry Tile	5%			2039	**	5	\$71,900	
Sheet Vinyl/Rubber	10%			2031	**	5	\$143,800	
Vinyl Tile	50%			2031	**	3	\$179,700	
Under Construction	5%							

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

**Asset # : 2097**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2035	**	5	\$45,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$36,700	
Glass: Single Pane	3%			LIFE	**	5	\$20,600	
Gypsum Board	60%			LIFE	**	5	\$329,900	
Masonry: Brick	15%			LIFE	**			
Wood	2%			LIFE	**	5	\$73,300	
Under Construction	5%							
<b>Ceilings</b>								
AcousTileConcealSpLn	15%	2-4	\$348,500	2039	**	5	\$91,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Outside Gymnasium</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
AcousTileSusp.Lay-In	50%			2031	**	5	\$490,200	
Exposed Struc: Steel	7%			LIFE	**			
Exposed Struc: Steel	3%	Now	\$121,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Mechanical Spaces</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First Floor Mechanical Spaces</i>								
<i>Explanation : Fire Protection Missing / Crumbling</i>								
Gypsum Board	15%			LIFE	**	5	\$183,800	
Metal Panel	10%			LIFE	**	5	\$122,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2026	\$153,500	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- 4000 Amperes Main Service Disconnect Switches</i>								
<b>Transformers</b>								
Dry Type	100%			2024	\$15,400	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>Explanation : 1- 150 Kva, 1- 50 Kva, 2-45 Kva, 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2026	\$835,200	5	\$2,800	
<b>Raceway</b>								
Conduit	100%			2026	\$986,000	1		

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

**Asset # : 2097**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2025	\$96,300	5	\$1,500	
Molded Case Bkrs	80%			2034	**	5	\$14,000	
Molded Case Bkrs	10%			2042	**	5	\$1,700	
<b>Wiring</b>								
Thermoplastic	10%			2046	**	1		
Thermoplastic	90%			2026	\$1,199,300	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2024	\$78,000	5	\$900	
Motor Control Center	60%			2024	\$1,467,800	5	\$10,800	
Motor Control Center	20%			2031	**	5	\$3,600	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$9,700	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2024	\$21,500	1	\$203,900	
<b>Generators</b>								
Diesel	100%			2022	\$118,600	1	\$256,600	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Generator Room</i>			
					<i>Explanation : Emergency Generator Rated @ 600 Kw</i>			
<b>Batteries</b>								
Lead/Acid	100%			2018	\$1,500	5	\$24,500	
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2025	\$22,700	5	\$59,400	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Generator Room</i>			
					<i>Explanation : 50 Gallons Rated Capacity</i>			
<b>Main Tank</b>								
	50%			2029	**	5	\$9,400	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : 1st Floor</i>			
					<i>Explanation : 5000 Gallons Rated Capacity</i>			
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	70%			2026	\$965,600	10	\$411,200	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Throughout The Building</i>			
					<i>Explanation : T-8 Lamps</i>			
<b>Fluorescent</b>								
	10%			2031	**	10	\$58,700	
					<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Throughout The Building</i>			
<b>Fluorescent</b>								
	18%			2026	\$248,300	10	\$105,700	
					<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Lobby And Hallways</i>			
<b>HID</b>								
	2%			2026	\$20,000	10	\$400	

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

**Asset # : 2097**

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

**Lighting**

<b>Egress Lighting</b>								
Emergency, Service	55%			2026	\$169,200	1		
Emergency, Service	5%			2031	**	1		
Exit, Service	35%			2021	\$59,100	1		
Exit, Service	5%			2031	**	1		
<b>Exterior Lighting</b>								
HID	30%			2031	**	10	\$600	
No Component	70%							

**Alarm**

<b>Security System</b>								
No Component	70%							
Generic	30%			2026	\$587,300	1	\$74,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Outside</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								

<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2026	\$2,010,700	1-3	\$122,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>								

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

**Heating**

<b>Energy Source</b>								
Utility Steam	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Steam Room</i>								
<i>Explanation : Steam Provided By Con Ed</i>								

<b>Conversion Equipment</b>								
Under Construction	100%							

<b>Distribution</b>								
Hot Wtr Piping/Pump	30%			2034	**	4	\$14,200	
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steam Room</i>								
Steam Piping/Pump	70%			2036	**	4	\$22,100	
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Steam Room</i>								

<b>Terminal Devices</b>								
Air Handler	70%			2021	\$2,360,600	1	\$277,200	
Fan Coil Unit/Heat	30%			2026	\$2,809,400	1	\$62,100	

**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**  
**BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)**  
**Asset # : 2097**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Campus Steam	85%			2036	**	1		
Electricity	15%			2034	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	85%			2021	\$2,866,400	1	\$589,100	
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : First Floor Mechanical Equipment Room</i>							
	<i>Explanation : (2) Steam Turbine Driven Chillers Using R500 Refrigerant</i>							
Centrifugal, Elec Chiller	10%			2041	**	1	\$69,300	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Penthouse</i>							
	<i>Recent Installation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Penthouse</i>							
Reciprocating Compr/Chiller	5%			2026	\$106,100	1	\$14,900	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
Distribution								
Chilled Wtr Pipe/Pump	100%			2036	**	4	\$31,600	
Terminal Devices								
Air Handler/Cool/Ht	80%	Now	\$212,500	2026	\$2,125,300	1	\$285,100	
	<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse Mechanical Equipment Room, Defective Climate Control System</i>							
Fan Coil - Cool/Heat	20%			2026	\$963,200	1	\$41,400	
Heat Rejection								
Air Condenser Unit	10%			2036	**	2	\$44,600	
Air Condenser Unit	5%			2026	\$62,500	2	\$22,300	
Water Cooling Tower	85%	Now	\$152,600	2024	\$1,525,900	2	\$438,300	
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
	<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$357,100	
Exhaust Fans								
Interior	100%			2021	\$691,300	2	\$19,600	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse Mechanical Equipment Room</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
Low Temp	100%			2036	**	4	\$63,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Plumbing</b>							
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Pool Filter/Treatment							
Under Construction	100%						
Sewage Ejector(s)							
Electric	100%			2026	\$10,800	4	\$2,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Various Locations</i>					
		<i>Explanation : 5 Duplex Units</i>					
Fixtures							
Generic	100%						
<b>Vertical Transport</b>							
Elevators							
Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (1) C-8, (3) C-7</i>					
		<i>Explanation : 4 Units</i>					
Escalators							
Under 20' Rise	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Multiple Levels</i>					
		<i>Explanation : 20 Units</i>					
<b>Fire Suppression</b>							
Standpipe							
Generic	100%			2036	* *	1-5	\$334,900
Sprinkler							
No Component	80%						
Generic	20%			2036	* *	1-2	\$35,900
Fire Pump							
Generic	100%			2029	* *	1	\$119,600
Chemical System							
Generic	100%			2021	\$25,500	1-3	\$55,000

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$145,300	\$245,500
Interior Architecture	\$209,600	\$667,400
Electrical	\$39,900	\$368,000
Mechanical		\$182,200
<b>Total</b>	<b>\$394,800</b>	<b>\$1,463,000</b>
Importance Code A	\$145,300	\$245,500
Importance Code B	\$249,500	\$875,400
Importance Code C		\$342,200
<b>Total</b>	<b>\$394,800</b>	<b>\$1,463,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$13,400			
Interior Architecture	\$30,800	\$75,300		\$12,300
Electrical	\$54,200	\$55,600	\$48,900	\$55,600
Mechanical	\$185,100	\$119,900	\$246,500	\$102,600
Elevators/Escalators	\$186,000	\$186,000	\$186,000	\$186,000
<b>Total</b>	<b>\$469,500</b>	<b>\$436,800</b>	<b>\$481,400</b>	<b>\$356,500</b>
Importance Code A	\$13,400	\$10,600		
Importance Code B	\$456,100	\$409,400	\$481,400	\$356,500
Importance Code C		\$16,800		
<b>Total</b>	<b>\$469,500</b>	<b>\$436,800</b>	<b>\$481,400</b>	<b>\$356,500</b>



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

**Asset # : 4131**

Architecture	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Exterior</b>							
<b>Exterior Walls</b>							
Masonry: Brick Cavity	75%			LIFE	**	5	\$94,700
Metal Panel	10%			2052	**	5-10	\$86,800
Metal Coiling Doors	2%			2043	**	5	\$7,900
Granite Panels	3%			LIFE	**	5	\$2,800
Window Wall	10%			2052	**	5	\$47,300
<b>Windows</b>							
Aluminum	95%			2048	**	5	\$175,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
<i>Explanation : Fixed Windows</i>							
Metal Louvers	5%			2039	**	10	\$57,700
<b>Parapets</b>							
Masonry: Brick Cavity	75%			LIFE	**	5	\$5,000
Metal Rail	20%			2043	**	5-10	\$24,100
Pre-Cast Concrete	5%			LIFE	**	5	\$2,100
<b>Roof</b>							
IRMA/Protected Membrane	25%			2034	**	10	\$14,500
IRMA/Protected Membrane	30%			2034	**	10	\$17,400
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Over Terrace</i>							
Metal Panel	10%			2043	**	10	\$10,600
Modified Bitumen	30%			2034	**	10	\$17,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Over 14 And 12 Floors</i>							
<i>Explanation : Green Roof</i>							
Skylight, Metal/Glass	5%			2052	**	10	\$9,700
<b>Interior</b>							
<b>Floors</b>							
Carpet	5%			2027		3	\$49,300
Cast in Place Concrete	5%			LIFE	**	5	\$53,900
Ceramic Tile	5%			2039	**	5	\$24,700
Granite Panels	5%			LIFE	**	5	\$18,500
Quarry Tile	5%			2043	**	5	\$37,000
Vinyl Tile	75%			2034	**	3	\$138,700
<b>Interior Walls</b>							
Ceramic Tile	5%			2039	**	5	\$33,500
Concrete Masonry Unit	10%			LIFE	**	5	\$26,800
Gypsum Board	85%			LIFE	**	5	\$342,200
<b>Ceilings</b>							
AcousTileSusp.Lay-In	85%			2043	**	5	\$419,200
Exposed Struc: Steel	5%			LIFE	**		
Gypsum Board	10%			LIFE	**	5	\$61,600

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

**Asset # : 4131**

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

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

**Asset # : 4131**

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2052	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam From Con Ed</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2039	**	5	\$21,200	
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : A Hot Water Converter For Heating Devices</i>						
Distribution								
Hot Wtr Piping/Pump	25%			2048	**	4	\$4,400	
Steam Piping/Pump	75%			2052	**	4	\$13,200	
Terminal Devices								
Air Handler	75%			2034	**	1	\$165,900	
Convactor/Radiator	25%			2043	**	1	\$28,900	

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

**Asset # : 4131**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2039	**	1	\$387,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 3 Units. Refrigerant: R-123</i>						
Distribution								
Chilled Wtr Pipe/Pump	100%			2052	**	4	\$17,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$221,200	
Heat Rejection								
Water Cooling Tower	100%			2030	**	2	\$360,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$199,500	
Exhaust Fans								
Interior	100%			2034	**	2	\$11,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
HW Heat Exchanger								
Low Temp	100%			2052	**	4	\$35,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2034	**	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$2,500	
Backflow Preventer								
Generic	100%			2034	**	1	\$21,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) B-15 (11) 1-14</i>						
		<i>Explanation : 12 Units</i>						
Escalators								
Under 20' Rise	20%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1-3 Floor</i>						
		<i>Explanation : 6 Units</i>						
No Component	80%							

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

**Asset # : 4131**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression Standpipe								
Generic	100%			2052	* *	1-5	\$180,400	
Sprinkler								
Generic	100%			2052	* *	1-2	\$100,200	
Fire Pump								
Generic	100%			2039	* *	1	\$66,800	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3232 **Lot** : 78 **BIN** : 2015058

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$151,900	
Mechanical		\$96,400
<b>Total</b>	<b>\$151,900</b>	<b>\$96,400</b>
Importance Code A	\$151,900	
Importance Code B		\$96,400
<b>Total</b>	<b>\$151,900</b>	<b>\$96,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$39,000			\$100
Interior Architecture	\$68,400	\$300	\$1,500	\$29,100
Electrical	\$300	\$300	\$6,900	\$300
Mechanical	\$33,700	\$600	\$1,900	\$600
<b>Total</b>	<b>\$141,400</b>	<b>\$1,100</b>	<b>\$10,400</b>	<b>\$30,000</b>
Importance Code A	\$55,100	\$400	\$400	\$500
Importance Code B	\$68,000	\$800	\$10,000	\$29,600
Importance Code C	\$18,400			
<b>Total</b>	<b>\$141,400</b>	<b>\$1,100</b>	<b>\$10,400</b>	<b>\$30,000</b>



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

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

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

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

**Asset # : 2070**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$109,900	LIFE	**	5	\$7,500	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Low Wall Near Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Low Wall Near Entrance</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Low Wall Near Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	10%	Now	\$42,000	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Yard Retaining Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Side</i>								
<i>Explanation : Loose Units</i>								
Metal Panel	20%	Now	\$5,200	2045	**	5	\$4,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Stucco Cement	5%	0-2	\$5,300	2030	**	5	\$800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$9,600	2030	**	5	\$1,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								

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

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

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

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

**Asset # : 2070**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Windows</b>								
Aluminum	52%			2041	**	5	\$200	
Steel	48%	Now	\$8,400	2050	**	5	\$1,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<hr/>								
<b>Parapets</b>								
Metal: Cage/Fence	20%	Now	\$1,000	2030	**	5	\$300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<hr/>								
No Component	80%							
<hr/>								
<b>Roof</b>								
Asphalt Shingle	75%	Now	\$2,300	2028	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Single Ply Membrane	25%	Now	\$7,400	2035	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Multipurpose Room</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Multipurpose Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Multipurpose Room</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2021		3	\$4,400	
Ceramic Tile	5%			2034	**	5	\$500	
Terrazzo	5%	0-2	\$2,500	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Nosing</i>								
Vinyl Tile	55%	0-2	\$24,900	2035	**	3	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout Basement, 2nd And 3rd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout Basement, 2nd And 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Basement, 1st, 2nd And 3rd Floor</i>								
Wood	15%			2040	**	5	\$3,100	

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

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

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



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

**Asset # : 2070**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Gypsum Board	20%			LIFE	**	5	\$1,300	
Plaster	75%	Now	\$18,400	LIFE	**	5	\$2,300	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Uneven Surface</i>								
<b>Ceilings</b>								
Gypsum Board	25%			LIFE	**	5	\$3,500	
Plaster	75%	Now	\$21,500	LIFE	**	5	\$5,200	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2035	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
<b>Raceway</b>								
Conduit	30%			2045	**	1		
Conduit	70%			2025	\$21,400	1		
<b>Panelboards</b>								
Molded Case Bkrs	50%			2033	**	5	\$100	
Molded Case Bkrs	50%			2024	\$7,300	5	\$100	
<b>Wiring</b>								
Thermoplastic	50%			2025	\$13,500	1		
Thermoplastic	50%			2035	**	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2030	**	10	\$6,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Egress Lighting</b>								
Exit, Service	100%			2030	**	1		

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

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

**Asset # : 2070**

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

**Lighting**

Exterior Lighting

HID

30%

2030

\*\*

10

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

*Location : Exterior*

*Explanation : Controlled Via Photocell*

No Component

70%

**Alarm**

Security System

No Component

70%

Generic

30%

2025

\$6,700

1

\$900

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2030

\*\*

1-3

\$1,400

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

**Heating**

Energy Source

Fuel Oil No 2

100%

2035

\*\*

5

\$2,300

Conversion Equipment

Hot Water Boiler

100%

0-2

\$16,000

2045

\*\*

1

\$3,200

*Corroded, Extent : Moderate, Area Affected : 20%*

*Location : Boiler, Basement*

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

*Location : Boiler, Basement*

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

*Location : Basement*

*Explanation : One Unit*

Distribution

Hot Wtr Piping/Pump

100%

2024

\$35,800

4

\$400

Terminal Devices

Convactor/Radiator

90%

2023

\$60,600

1

\$2,100

Convactor/Radiator

5%

Now

\$3,400

2045

\*\*

1

\$100

*Abandoned in Place, Extent : Light, Area Affected : 100%*

*Location : Basement*

Fan Coil Unit/Heat

5%

2030

\*\*

1

\$100

**Air Conditioning**

Energy Source

Electricity

100%

2041

\*\*

1

Conversion Equipment

Window/Wall Unit

80%

2018

\$11,700

1

No Component

20%

**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.*

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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 ALTSCHUL HOUSE**

**Asset # : 2070**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	40%			2035	* *	1		
Galv Iron/Steel	60%	0-2	\$1,300	2023	\$12,800	1		
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Water Heater								
Electric	100%	Now	\$1,100	2025	\$1,100	4		
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Fixtures								
Generic	100%							
<hr/>								

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3222 **Lot** : 40 **BIN** : 2097306

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$1,194,100	\$642,500
Interior Architecture	\$83,700	\$100,200
Electrical	\$289,000	\$1,392,200
Mechanical	\$340,800	\$4,012,300
<b>Total</b>	<b>\$1,907,600</b>	<b>\$6,147,100</b>
Importance Code A	\$1,194,100	\$642,500
Importance Code B	\$713,500	\$5,504,700
<b>Total</b>	<b>\$1,907,600</b>	<b>\$6,147,100</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$62,600			
Interior Architecture	\$134,300		\$1,400	\$4,100
Electrical	\$6,800	\$8,100	\$7,000	\$6,200
Mechanical	\$16,800	\$22,300	\$64,100	\$9,800
<b>Total</b>	<b>\$220,500</b>	<b>\$30,300</b>	<b>\$72,500</b>	<b>\$20,100</b>
Importance Code A	\$66,900	\$4,300	\$4,500	\$4,300
Importance Code B	\$106,700	\$26,000	\$68,000	\$15,800
Importance Code C	\$46,900			
<b>Total</b>	<b>\$220,500</b>	<b>\$30,300</b>	<b>\$72,500</b>	<b>\$20,100</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$390,500	LIFE	**	5	\$70,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Entry Bridge At North Side</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Entry Bridge At North Side</i>								
Masonry: Brick	85%	Now	\$355,100	LIFE	**	5	\$241,000	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Facades</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Corner, 1st Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lintels At North And East Facades</i>								
Masonry: Limestone	5%	Now	\$151,300	LIFE	**	5	\$10,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cornice</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Stucco Cement	5%			2038	**	5	\$35,400	
Windows								
Aluminum	100%	Now	\$5,900	2041	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Window Guards</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Windows</i>								
Parapets								
Masonry: Brick	90%	Now	\$231,100	LIFE	**	5	\$20,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	10%	Now	\$23,300	LIFE	**	5	\$2,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								

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

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

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

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

**Asset # : 2080**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$66,100	2025	\$330,600			
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Gymnasium</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 4th Floor</i>							
Roll Roofing	5%	Now	\$15,700	2027	\$15,700	5	\$3,200	
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Stairs</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Bulkheads</i>							
Interior								
Floors								
Cast in Place Concrete	35%	Now	\$46,500	LIFE	**	5	\$100,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Women Restroom And Locker Room Corridors, Stair To Basement</i>							
Ceramic Tile	15%	Now	\$37,200	2034	**	5	\$9,800	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Women And Men Showers</i>							
Vinyl Tile	15%			2030	**	3	\$9,800	
Vinyl Tile	10%	0-2	\$32,600	2035	**	3	\$4,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Pool Area</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Pool Area</i>							
Wood	25%			2053	**	5	\$61,400	

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 ALUMNI GYMNASIUM**

**Asset # : 2080**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%	Now	\$20,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool Wall</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Pool Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool Wall</i>								
Ceramic Tile	10%	Now	\$18,200	2034	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Women And Men Showers</i>								
Concrete Masonry Unit	60%			LIFE	**	5	\$16,200	
Masonry: Brick	5%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Plaster	15%	Now	\$7,900	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Administrative Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Administrative Offices And Windows</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	10%	Now	\$13,000	2030	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
AcousTileSusp.Lay-In	5%			2030	**	5	\$2,700	
Exposed Concrete	5%	Now	\$8,600	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Men Locker Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Men Locker Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Men Locker Room</i>								
Exposed Concrete	45%			LIFE	**	5	\$3,900	
Exposed Struc: Steel	25%			LIFE	**			
Plaster	10%			LIFE	**	5	\$3,400	

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

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 ALUMNI GYMNASIUM**

**Asset # : 2080**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>							
<hr/>								
Transformers								
Dry Type	100%			2023	\$15,400	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2-75 Kva And 2-45 Kva</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2035	**	5	\$100	
Molded Case Bkrs	70%			2025	\$100,200	5	\$1,300	
<hr/>								
Raceway								
Conduit	80%			2025	\$96,800	1		
Conduit	20%			2035	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$200	
Molded Case Bkrs	20%			2033	**	5	\$400	
Molded Case Bkrs	65%			2024	\$85,400	5	\$1,200	
Molded Case Bkrs	5%			2041	**	5	\$100	
<hr/>								
Wiring								
Braided Cloth	40%	2-4	\$67,900	2050	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	55%			2025	\$93,400	1		
Thermoplastic	5%			2045	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2023	\$73,800	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$21,700	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	85%			2025	\$160,200	10	\$68,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
HID	15%			2025	\$20,500	10	\$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 ALUMNI GYMNASIUM**

**Asset # : 2080**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting Emergency, Service	20%			2025	\$8,400	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	80%			2025	\$18,400	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting Incandescent	100%			2020	\$221,100	2	\$100	
<b>Alarm</b>								
Fire/Smoke Detection Generic, Analog	100%			2025	\$714,300	1-3	\$43,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Bells, Smoke Detectors And Manual Pull Station</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source HTHW/HW	100%			2035	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Supplied From Adjacent Building</i>								
Conversion Equipment Heat Exchanger	100%			2028	* *	1	\$43,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%	0-2	\$59,600	2035	* *	4	\$4,300	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Leaking Steam Valve In Basement Mechanical Room</i>								
Terminal Devices Air Handler	40%			2020	\$184,200	1	\$21,600	
Convector/Radiator	60%			2023	\$484,100	1	\$17,000	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2033	* *	1		

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

**Asset # : 2080**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2026	\$110,000	2	\$500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,800	
Exhaust Fans								
Interior	25%			2020	\$23,600	2	\$700	
Wall Unit	75%			2020	\$96,900	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	50%	Now	\$6,400	2035	* *	1		
	<i>Not Insulated, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Basement</i>							
Galv Iron/Steel	50%			2030	* *	1		
Water Heater								
Electric	100%			2024	\$13,200	4	\$500	
	<i>Recent Installation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>Explanation : Four 250 Gallon Electric Water Heaters</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2020	\$10,800	4	\$1,600	
Pool Filter/Treatment								
Diatomaceous Earth	100%			2023	\$3,113,300	4	\$32,500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2025	\$304,800	1-5	\$44,100	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 26-Feb-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 3222 **Lot** : 62 **BIN** : 2100241

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$197,000	\$129,400
Interior Architecture	\$55,000	
Mechanical	\$42,300	
<b>Total</b>	<b>\$294,400</b>	<b>\$129,400</b>
Importance Code A	\$197,000	\$129,400
Importance Code B	\$97,300	
<b>Total</b>	<b>\$294,400</b>	<b>\$129,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$13,700			
Interior Architecture	\$49,100	\$300		\$800
Electrical	\$400	\$200	\$7,000	\$300
Mechanical	\$6,500	\$1,000	\$1,500	\$1,000
<b>Total</b>	<b>\$69,700</b>	<b>\$1,400</b>	<b>\$8,500</b>	<b>\$2,000</b>
Importance Code A	\$13,700			
Importance Code B	\$50,200	\$1,400	\$8,500	\$2,000
Importance Code C	\$5,900			
<b>Total</b>	<b>\$69,700</b>	<b>\$1,400</b>	<b>\$8,500</b>	<b>\$2,000</b>



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

**Asset # : 2093**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	100%	Now	\$197,000	LIFE	**	5	\$54,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base, Around Windows, Exterior Stairs And Various Other Locations</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Windows								
Aluminum	100%	Now	\$13,700	2050	**	5	\$200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2025	\$75,000	10	\$12,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2034	**	5	\$600	
Terrazzo	30%			LIFE	**	5	\$2,600	
Vinyl Tile	55%	Now	\$55,000	2035	**	3	\$2,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Corridors, Classrooms</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corridors, Classrooms</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corridors, Classrooms</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Concrete Masonry Unit	15%			LIFE	**	5	\$600	
Plaster	65%	Now	\$5,900	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southwest Corner In Ground Floor Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southwest Corner In Ground Floor Stair And Windows</i>								

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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 BEGRISCH HALL**

**Asset # : 2093**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	30%	Now	\$33,500	2045	**	5	\$1,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	10%	Now	\$9,700	2045	**	5	\$700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Classroom(s)</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classroom(s)</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classroom(s)</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : On Extended Life</i>								
Plaster	60%			LIFE	**	5	\$4,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2035	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2033	**	5		
Molded Case Bkrs	95%			2033	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2035	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2030	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2030	**	10	\$6,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 40%</i>								
<i>Location : Classrooms</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	**	1		
Exit, Service	50%			2030	**	1		

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

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

**Asset # : 2093**

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

**Lighting**

Exterior Lighting

HID

20%

2025

\$6,100

10

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

*Location : Throughout*

*Explanation : Controlled Via Photocell*

No Component

80%

**Alarm**

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2030

\*\*

1-3

\$2,400

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

**Heating**

Energy Source

HTHW/HW

100%

2035

\*\*

1

Distribution

Steam Piping/Pump

100%

Now

\$5,500

2035

\*\*

4

\$400

*Leak Evident, Extent : Moderate, Area Affected : 15%*

*Location : 2nd Floor At Air Handler*

Terminal Devices

Air Handler

100%

2020

\$42,300

1

\$4,500

**Air Conditioning**

Energy Source

Electricity

100%

2033

\*\*

1

Conversion Equipment

Window/Wall Unit

30%

2023

\$4,800

1

No Component

70%

Terminal Devices

Air Handler/Cool/Ht

100%

2025

\$10,000

1

\$4,500

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$4,100

Exhaust Fans

Interior

100%

2025

\$8,700

2

\$200

**Plumbing**

H/C Water Piping

Galv Iron/Steel

10%

0-2

\$100

2030

\*\*

1

*Corroded, Extent : Moderate, Area Affected : 15%*

*Location : Throughout*

No Component

90%

Sanitary Piping

Cast Iron

100%

LIFE

\*\*

1

Storm Drain Piping

Cast Iron

100%

LIFE

\*\*

1

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

**Asset # : 2093**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
Fixtures								
Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : BRONX COMMUNITY COLLEGE BLISS HALL  
**Address** : 145 WEST 180TH STREET  
**Borough** : BRONX **Agency's Number** : 21027  
**Program / Asset #** : CUN0007.270 / 2062 **Yr Built/Renovated** : 1936 /  
**Area Sq Ft** : 29,210 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 25-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100252

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$209,300	\$38,500
Interior Architecture	\$113,600	\$122,800
Electrical	\$146,700	\$556,500
Mechanical	\$41,900	\$324,000
<b>Total</b>	<b>\$511,600</b>	<b>\$1,041,900</b>
Importance Code A	\$209,300	\$38,500
Importance Code B	\$302,300	\$1,003,400
<b>Total</b>	<b>\$511,600</b>	<b>\$1,041,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$94,000			
Interior Architecture	\$13,100	\$2,900	\$7,500	
Electrical	\$2,800	\$3,300	\$13,600	\$2,500
Mechanical	\$51,400	\$1,600	\$12,900	\$900
<b>Total</b>	<b>\$161,200</b>	<b>\$7,800</b>	<b>\$34,000</b>	<b>\$3,400</b>
Importance Code A	\$94,300		\$400	
Importance Code B	\$62,200	\$7,800	\$33,600	\$3,400
Importance Code C	\$4,700			
<b>Total</b>	<b>\$161,200</b>	<b>\$7,800</b>	<b>\$34,000</b>	<b>\$3,400</b>



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

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

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



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

**Asset # : 2062**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$12,000	
Masonry: Brick	80%	Now	\$22,700	LIFE	**	5	\$38,500	
	<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>							
	<i>Location : North Facade, East Corner</i>							
Masonry: Limestone	5%	Now	\$25,700	LIFE	**	5	\$1,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Cornices</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Cornices</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Cornices</i>							
Metal Coiling Doors	5%	Now	\$40,000	2030	**	5	\$3,800	
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : South Facade</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Facade</i>							
Stucco Cement	5%	Now	\$13,600	2030	**	5	\$3,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : South Facade</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
Windows								
Aluminum	100%	Now	\$2,700	2041	**	5	\$700	
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
Parapets								
Masonry: Brick	95%	Now	\$21,300	LIFE	**	5	\$1,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Interior Face</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Interior Face</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Interior Face</i>							
Masonry: Limestone	5%	Now	\$1,000	LIFE	**	5	\$100	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							

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

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

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

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

**Asset # : 2062**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$108,600	2035	**			1
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Paver: Asphalt	20%	0-2	\$60,700	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Boiler Room</i>								
Roll Roofing	5%	Now	\$7,000	2027	\$7,000	5	\$1,400	1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bulkhead</i>								
Skylight, Metal/Glass	5%			2035	**	10	\$5,800	
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$27,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2034	**	5	\$2,100	
Terrazzo	5%			LIFE	**	5	\$1,700	
Vinyl Tile	35%			2025	\$122,800	3	\$5,500	
Vinyl Tile 9" X 9"	25%			2020	\$113,600	3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$1,200	
Plaster	75%			LIFE	**	5	\$9,100	
Plaster	5%	Now	\$4,700	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Stair</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Stair Below Roof Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Stair</i>								

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

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

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

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

**Asset # : 2062**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	15%			2030	**	5	\$8,100	
AcousTileSusp.Lay-In	10%			2030	**	5	\$4,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Third Floor And Various Locations</i>								
Exposed Concrete	25%			LIFE	**	5	\$1,700	
Plaster	45%			LIFE	**	5	\$12,200	
Plaster	5%	Now	\$8,300	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof Stair</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Stair Below Roof Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof Stair</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2035	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 9- Electrical Services Switches Rated @ 2-4000 Amps, 2-3000 Amps, 2-2500 Amps, 1-800 Amps, 1-700 Amps And 1-600 Amps</i>								
<b>Transformers</b>								
Dry Type	100%			2030	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Transformers: 75kva, 480-208/120v And 500 Kva, 480-208/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	20%			2035	**	5		
Molded Case Bkrs	80%			2025	\$76,400	5	\$600	
<b>Raceway</b>								
Conduit	90%			2025	\$46,200	1		
Conduit	10%			2035	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2024	\$7,300	5	\$100	
Molded Case Bkrs	50%			2024	\$36,500	5	\$400	
Molded Case Bkrs	40%			2033	**	5	\$300	
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$39,000	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2025	\$19,500	1		
Thermoplastic	10%			2035	**	1		

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

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

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

**Asset # : 2062**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2023	\$44,300	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Meter Room On Main Water Service Pipe</i>						
		<i>Explanation : New</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	\$9,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$57,800	10	\$24,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	5%			2025	\$2,200	10		
Egress Lighting								
Emergency, Service	50%			2020	\$6,800	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
Exit, Service	50%			2020	\$3,700	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
Exterior Lighting								
HID	100%			2020	\$107,700	10	\$100	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$295,500	1-3	\$18,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Station, Smoke Detectors, Strobe Lights And Alarm Bells</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
HTHW/HW	100%			2025	\$63,600	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : This Building Was Previously The Power Plant</i>						
		<i>Explanation : Several Pieces Of Obsolete Equipment Need To Be Removed</i>						

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

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

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

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

**Asset # : 2062**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
HTHW/HW Exchanger	100%			2040	* *	2	\$1,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : This Building Has Two Heat Exchangers. One Feeds New Hall, And One Heat Exchanger Feeds Bliss Hall</i>							
Distribution								
Steam Piping/Pump	100%			2051	* *	4	\$2,100	
Terminal Devices								
Convactor/Radiator	100%			2023	\$260,400	1	\$9,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2018	\$22,700	1		
No Component	60%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$8,200	2030	* *	1		
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
HW Heat Exchanger								
HTHW/HW	100%			2035	* *			
Sanitary Piping								
Cast Iron	70%	0-2	\$41,900	LIFE	* *	1		
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast Iron	30%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$19,200	LIFE	* *	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Sump Pump(s)								
Rigid Piping	100%			2020	\$10,800	4	\$1,600	
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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 25-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100242

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$140,800	
Interior Architecture	\$167,200	\$78,900
Electrical	\$62,800	\$79,500
Mechanical	\$55,700	\$172,500
<b>Total</b>	<b>\$426,500</b>	<b>\$330,800</b>
Importance Code A	\$140,800	
Importance Code B	\$250,000	\$330,800
Importance Code C	\$35,700	
<b>Total</b>	<b>\$426,500</b>	<b>\$330,800</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$42,200		\$500	
Interior Architecture	\$70,200	\$1,300	\$1,500	\$2,900
Electrical	\$19,600	\$1,500	\$1,800	\$1,800
Mechanical	\$34,200	\$1,300	\$1,400	\$1,300
<b>Total</b>	<b>\$166,300</b>	<b>\$4,100</b>	<b>\$5,200</b>	<b>\$6,000</b>
Importance Code A	\$43,000	\$800	\$1,300	\$800
Importance Code B	\$104,900	\$3,300	\$3,900	\$5,200
Importance Code C	\$18,300			
<b>Total</b>	<b>\$166,300</b>	<b>\$4,100</b>	<b>\$5,200</b>	<b>\$6,000</b>



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

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

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

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

**Asset # : 2073**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$32,100	LIFE	**	5	\$21,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entrance, North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brownstone	5%			LIFE	**	5	\$900	
Masonry: Granite	5%	Now	\$42,000	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Granite Steps, North Entry</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Granite Steps, North Entry</i>								
<i>Explanation : Stair Treads Misaligned From Settlement And Heaving</i>								
Windows								
Wood	100%	Now	\$5,300	2024	\$26,500	5	\$4,800	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	10%			2045	**	5	\$1,000	
Wood Cornice	90%	Now	\$46,000	2045	**	5	\$10,600	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Eaves</i>								
<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Eaves</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Eaves</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Northeast And West Elevations</i>								

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

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

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

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

**Asset # : 2073**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	70%	0-2	\$52,800	2035		**		
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roll Roofing	5%	Now	\$3,400	2027	\$3,400	5	\$700	1
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkhead</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkhead</i>								
Slate	25%	Now	\$1,400	LIFE		**		
<i>Loose Units, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	12%			LIFE		**	\$6,400	
Ceramic Tile	3%			2034		**	\$700	
Panel/Paver: Cer/Brk	5%			2041		**	\$2,800	
Vinyl Tile 9" X 9"	30%			2025	\$78,900	3	\$2,800	
Vinyl Tile 9" X 9"	50%	Now	\$131,500	2035		**	\$4,600	
<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corridors, Bathrooms, Classrooms</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corridors, Various Other Locations</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Corridors, Various Other Locations</i>								

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

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

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



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

**Asset # : 2073**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	30%	Now	\$15,300	LIFE	**	5	\$2,800	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair, At Roof Bulkhead</i>								
Masonry: Brick	40%	Now	\$35,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Stair</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	10%	Now	\$3,100	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Mortar Joints Eroded</i>								
Plaster	20%			LIFE	**	5	\$1,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Classrooms</i>								
Ceilings								
AcousTile,Adhered	10%	Now	\$22,200	2045	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
AcousTileConcealSpLn	10%			2030	**	5	\$3,100	
Exposed Concrete	10%	Now	\$7,700	LIFE	**	5	\$400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	70%	Now	\$21,900	LIFE	**	5	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amp Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	**	5	\$400	
Raceway								
Conduit	100%			2025	\$21,600	1		
Panelboards								
Molded Case Bkrs	20%			2024	\$5,800	5	\$100	
Molded Case Bkrs	80%			2033	**	5	\$400	
Wiring								
Thermoplastic	20%			2025	\$4,700	1		
Thermoplastic	80%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$44,300	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Connected To Wrong Pipe. Maintenance Engineer Confirmed That Pipe Will Be Replaced To Main Water Service</i>							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2038	**	1	\$5,200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%	2-4	\$17,600	2025	\$35,200			
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Emergency, Service	50%			2030	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Gets Power From Adjacent Building Generator</i>							
Exit, Service	50%			2030	**	1		
Exterior Lighting								
HID	100%			2020	\$62,800	10	\$100	
<b>Alarm</b>								
Fire/Smoke Detection								
Generic, Analog	100%			2030	**	1-3	\$10,800	

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

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

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

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

**Asset # : 2073**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2035	* *	1		
Conversion Equipment								
Heat Exchanger	100%			2038	* *	1	\$8,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : New Unit</i>						
Distribution								
Steam Piping/Pump	100%	0-2	\$55,700	2035	* *	4	\$800	
		<i>Corroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
Terminal Devices								
Convector/Radiator	90%			2023	\$135,600	1	\$4,800	
Convector/Radiator	10%	0-2	\$15,100	2045	* *	1	\$500	
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Various Locations</i>						
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2018	\$13,100	1		
No Component	60%							
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$4,800	2030	* *	1		
		<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Bathrooms</i>						
Water Heater								
Electric	100%			2024	\$2,500	4	\$100	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 70 Gallon Electric</i>						
HW Heat Exchanger								
HTHW/HW	100%			2025	\$36,800			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER  
**Address** : 2010 SEDGWICK AVENUE  
**Borough** : BRONX **Agency's Number** : 21047  
**Program / Asset #** : CUN0007.590 / 14555 **Yr Built/Renovated** : 2011 /  
**Area Sq Ft** : 13,327 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 26-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3222 **Lot** : 62 **BIN** : 2116208

**CAPITAL**

**Total**

Importance Code

**Total**

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$1,300	
Interior Architecture	\$4,700			\$2,200
Electrical	\$1,300	\$1,100	\$13,500	\$1,400
Mechanical	\$2,500	\$2,800	\$7,600	\$2,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$12,400</b>	<b>\$7,800</b>	<b>\$26,300</b>	<b>\$10,400</b>
Importance Code A	\$700	\$700	\$2,000	\$700
Importance Code B	\$10,300	\$7,200	\$24,400	\$9,700
Importance Code C	\$1,500			
<b>Total</b>	<b>\$12,400</b>	<b>\$7,800</b>	<b>\$26,300</b>	<b>\$10,400</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	100%			LIFE	**	5	\$16,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Masonry Is A Thin Brick System</i>								
<b>Windows</b>								
Aluminum	100%			2047	**	5	\$5,800	
<b>Parapets</b>								
Masonry: Brick	45%			LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Masonry Is A Thin Brick System</i>								
Metal Cornice	10%			2060	**	10	\$1,300	
Stucco Cement	45%			2042	**	5	\$4,600	
<b>Roof</b>								
Modified Bitumen	100%			2033	**	10	\$21,500	
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	10%			2038	**	5	\$2,000	
Vinyl Tile	90%			2033	**	3	\$8,800	
<b>Interior Walls</b>								
Ceramic Tile	10%			2038	**	5	\$3,000	
Gypsum Board	90%			LIFE	**	5	\$16,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%			2042	**	5	\$18,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lower Level Classroom. May Be Due To Hvac</i>								
Gypsum Board	5%			LIFE	**	5	\$1,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Knife Sw	100%			2045	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electric Room</i>								
<i>Explanation : 800 Amp</i>								
<b>Transformers</b>								
Dry Type	100%			2038	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electric Room</i>								
<i>Explanation : 30 Kva</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2045	**	5	\$400	

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$400	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$4,100	
Lighting								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$12,200	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, LED	50%			2053	**	1		
Exterior Lighting								
HID	50%			2030	**	10		
No Component	50%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2030	**	1	\$3,000	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2030	**	1-3	\$4,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
HTHW/HW	100%			2051	**	1		
Conversion Equipment								
Heat Exchanger	100%			2038	**	1	\$6,600	
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$1,000	
Terminal Devices								
Fan Coil Unit/Heat	90%			2033	**	1	\$3,900	
Unit Heater-Stm/HW	10%			2033	**	4	\$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**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Split Unit	90%			2033	**	2	\$700	
	10%			2033	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$17,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$8,200	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,400	
Exhaust Fans								
Roof	100%			2033	**	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2042	**	1		
Water Heater								
Electric	100%			2024	\$2,000	4	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two 80 Gallon Heaters</i>					
Sanitary Piping								
Not Accessible	100%							
Backflow Preventer								
Generic	100%			2033	**	1	\$800	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To First Floor</i>					
			<i>Explanation : 1 Elevator</i>					
<b>Fire Suppression</b>								
Sprinkler								
No Component	80%							
Generic	20%			2051	**	1-2	\$800	
Chemical System								
Wet	5%			2024	\$1,400	1-3	\$3,200	
No Component	95%							

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,5,7,8  
**Block** : 3222 **Lot** : 62 **BIN** : 2100240

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$3,231,200	\$681,100
Interior Architecture	\$637,000	\$35,600
Electrical	\$272,900	\$817,600
Mechanical		\$1,366,500
<b>Total</b>	<b>\$4,141,100</b>	<b>\$2,900,700</b>
Importance Code A	\$3,231,200	\$681,100
Importance Code B	\$851,400	\$2,219,600
Importance Code C	\$58,500	
<b>Total</b>	<b>\$4,141,100</b>	<b>\$2,900,700</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$22,800		\$38,700	
Interior Architecture	\$42,500	\$8,000		\$15,000
Electrical	\$25,200	\$7,800	\$18,700	\$7,500
Mechanical	\$74,300	\$33,800	\$61,300	\$25,800
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
<b>Total</b>	<b>\$196,300</b>	<b>\$81,200</b>	<b>\$150,300</b>	<b>\$79,800</b>
Importance Code A	\$28,100	\$5,400	\$44,300	\$5,400
Importance Code B	\$156,000	\$71,900	\$106,000	\$74,500
Importance Code C	\$12,200	\$3,900		
<b>Total</b>	<b>\$196,300</b>	<b>\$81,200</b>	<b>\$150,300</b>	<b>\$79,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 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%	Now	\$93,100	LIFE	**	5	\$169,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Towers, Various Facade Locations</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Towers, Pedestrian Bridge And Various Other Locations</i>								
Masonry: Brick	60%	Now	\$398,400	LIFE	**	5	\$135,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Including Penthouse</i>								
Masonry: Fieldstone	15%			LIFE	**	5	\$25,300	
Metal Panel	5%			2035	**	5-10	\$77,500	
Metal Coiling Doors	5%			2030	**	5	\$35,200	
Windows								
Aluminum	95%	Now	\$2,420,600	2050	**	5	\$29,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Film Cracked And Worn Out</i>								
Steel	5%	Now	\$158,800	2050	**	5	\$19,500	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Cast in Place Concrete	90%	Now	\$19,000	LIFE	**	5	\$31,600	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2038	**	5-10	\$6,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Tower</i>								

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

**Asset # : 2090**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%	Now	\$160,300	2025	\$320,600			
	<i>Alligating, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Blisters, Extent : Severe, Area Affected : 33%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Single Ply Membrane	5%			2025	\$9,700	10	\$3,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,600	
Ceramic Tile	5%			2034	**	5	\$8,100	
Steel Grating	1%	Now	\$88,100	2055	**	1		
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Mechanical Penthouse</i>							
Terrazzo	10%	0-2	\$36,900	LIFE	**	5	\$12,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Stair Nosing</i>							
Vinyl Tile	64%	0-2	\$259,300	2030	**	3	\$39,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corridors</i>							
	<i>Uneven Surface, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Corridors</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	10%			2030	**	3	\$8,100	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$7,800	
Concrete Masonry Unit	3%			LIFE	**	5	\$1,900	
Gypsum Board	22%			LIFE	**	5	\$20,500	
Masonry: Brick	5%			LIFE	**			
Mosaic Tile	5%	Now	\$58,500	LIFE	**			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Stairs</i>							
Plaster	50%	Now	\$12,200	LIFE	**	5	\$23,300	
	<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Stair Bulkhead</i>							

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

**Asset # : 2090**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	10%	Now	\$15,100	2030	**	5	\$8,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8th Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 8th Floor</i>								
<i>Explanation : Water Infiltration</i>								
AcousTileConcealSpLn	10%	2-4	\$13,100	2038	**	5	\$10,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%	Now	\$131,400	2038	**	5	\$16,600	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Corridors</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout Corridors</i>								
Exposed Concrete	60%	Now	\$62,700	LIFE	**	5	\$15,600	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Stair Tower</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Stair Tower</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	60%			2035	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps, One 2000 Amps And 1600 Amps</i>								
Fused Disc Sw	40%			2035	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps And One 1200 Amps Main Disconnect Switches For Fire Pump</i>								
<b>Transformers</b>								
Dry Type	100%			2030	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva 480v-208/120v - Work Being Performed On The 500 Kva Transformer</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	20%			2025	\$38,200	5	\$100	
Fused Disc Sw	80%			2045	**	5	\$400	

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

**Asset # : 2090**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	80%			2025	\$163,000	1		
Conduit	20%			2045	* *	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2041	* *	5	\$100	
Fused Disc Sw	10%			2024	\$17,500	5	\$300	
Molded Case Bkrs	75%			2024	\$131,400	5	\$2,200	
Molded Case Bkrs	10%			2041	* *	5	\$300	
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$233,100	2050	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	20%			2045	* *	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2023	\$56,200	5	\$400	
<i>Enclosure Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse And Basement Mechanical Rooms</i>								
Locally Mounted	50%			2038	* *	5	\$400	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$1,700	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	75%			2038	* *	1	\$25,900	
Automatic	25%			2023	\$5,400	1	\$8,700	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	80%			2025	\$187,200	10	\$79,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	17%	4+	\$39,800	2035	* *			
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Located In Stairs</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Located In Stairs</i>								
<i>Explanation : Rusted And Corroded</i>								
HID	3%			2025	\$5,100	10	\$100	

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

**Asset # : 2090**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting Emergency, Service	50%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	10%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	40%			2020	\$11,400	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting HID	15%			2025	\$62,200	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
Incandescent	5%	4+	\$17,600	2035	**	2		
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Located On Roof</i>								
No Component	80%							
<b>Alarm</b>								
Security System No Component	70%							
Generic	30%			2025	\$99,600	1	\$12,600	
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%			2030	**	1-3	\$21,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%			2025	\$244,900	1		
Conversion Equipment Heat Exchanger	100%			2028	**	1	\$53,700	
Distribution Hot Wtr Piping/Pump	100%	Now	\$26,700	2033	**	4	\$5,400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement, O S And Y Valve</i>								

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

**Asset # : 2090**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Convector/Radiator	20%			2030	* *	1	\$7,000	
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered Under A C Terminal Devices</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2034	* *	1	\$94,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers - 2 Units In Basement</i>								
<i>Explanation : Refrigerant Type R-11</i>								
Split Unit	20%			2030	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Drycoolers</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$8,000	
Terminal Devices								
Fan Coil - Cool/Heat	100%			2025	\$817,000	1	\$35,100	
Heat Rejection								
Water Cooling Tower	90%			2026	\$274,100	2	\$98,400	
Water Cooling Tower	10%			2023	\$30,500	2	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Drycoolers</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$12,100	
No Component	80%							
Exhaust Fans								
Interior	20%	4+	\$4,700	2025	\$23,500	2	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Fan Under Repair</i>								
Roof	20%			2025	\$16,900	2	\$700	
No Component	60%							
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2038	* *	1		
Water Heater								
Electric	100%			2024	\$16,500	4	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 250 Gallon Electric Water Heaters</i>								

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

**Asset # : 2090**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
HW Heat Exchanger Low Temp	100%			2035	* *	4	\$16,100	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-8</i>						
		<i>Explanation : Four Units</i>						
<b>Fire Suppression</b>								
Standpipe Generic	100%			2035	* *	1-5	\$54,800	
Sprinkler No Component Generic	90%			2035	* *	1-2	\$3,000	
Fire Pump Generic	100%			2028	* *	1	\$20,300	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3222 **Lot** : 62 **BIN** : 2100240

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$890,200	
Interior Architecture	\$37,600	\$297,400
Electrical		\$251,600
Mechanical	\$361,600	\$79,300
<b>Total</b>	<b>\$1,289,500</b>	<b>\$628,200</b>
Importance Code A	\$890,200	
Importance Code B	\$399,200	\$628,200
<b>Total</b>	<b>\$1,289,500</b>	<b>\$628,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$22,700		\$32,000	
Interior Architecture	\$34,200	\$2,200	\$19,500	\$2,800
Electrical	\$29,600	\$3,000	\$22,700	\$3,500
Mechanical	\$56,900	\$7,200	\$49,900	\$5,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$147,300</b>	<b>\$16,400</b>	<b>\$128,000</b>	<b>\$15,800</b>
Importance Code A	\$24,400	\$1,700	\$33,800	\$1,700
Importance Code B	\$122,900	\$14,600	\$94,200	\$14,100
Importance Code C				
<b>Total</b>	<b>\$147,300</b>	<b>\$16,400</b>	<b>\$128,000</b>	<b>\$15,800</b>



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

**Asset # : 2091**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$5,700	LIFE	**	5	\$26,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade Overhang</i>								
Masonry: Brick	25%	0-2	\$38,400	LIFE	**	5	\$13,000	
<i>Repointing Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	25%	0-2	\$55,100	LIFE	**	5	\$9,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Metal Panel	5%			2045	**	5-10	\$17,900	
Stucco Cement	5%	Now	\$3,700	2030	**	5	\$3,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade Overhang</i>								
Window Wall	30%	0-2	\$735,000	2055	**	5	\$29,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Level - Especially West Side</i>								
<i>Glazing Clouded, Extent : Light, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2033	**	5	\$1,500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South And West Facades</i>								
Parapets								
Cast in Place Concrete	75%	2-4	\$3,100	LIFE	**	5	\$25,600	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Printing Room</i>								
Metal Rail	25%			2038	**	5-10	\$14,900	

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

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

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

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

**Asset # : 2091**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	3%	Now	\$400	2025	\$7,700			
	<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Canopy At South Side</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Canopy At South Side</i>							
Modified Bitumen	47%			2030	**	10	\$27,100	
Plaza Roof: Stone Panels	50%	Now	\$61,800	2035	**			
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Mispositioned Drains, Severe Ponding On South Side, Some Cracked Pavers</i>							
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$23,000	
Ceramic Tile	2%			2034	**	5	\$1,100	
Quarry Tile	5%			2030	**	5	\$4,000	
Terrazzo	5%			LIFE	**	5	\$2,100	
Vinyl Tile	43%	0-2	\$37,600	2025	\$188,000	3	\$8,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	25%			2025	\$109,300	3	\$4,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Gypsum Board	42%			LIFE	**	5	\$12,700	
Masonry: Brick	10%			LIFE	**			
Mosaic Tile	3%			LIFE	**			
Plaster	25%			LIFE	**	5	\$3,800	
SGFT/Glazed Masonry	5%			LIFE	**			

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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 COMMUNITY HALL**

**Asset # : 2091**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	25%			2030	**	5	\$13,500	
AcousTileSusp.Lay-In	40%			2030	**	5	\$21,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	Now	\$25,400	LIFE	**	5	\$1,300	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : South End Of Mechanical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South End Of Mechanical Room</i>								
Exposed Concrete	5%			LIFE	**	5	\$400	
Metal Panel	5%	0-2	\$8,800	LIFE	**	5	\$3,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Print Room</i>								
Plaster	10%			LIFE	**	5	\$3,400	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2045	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2025	\$2,400	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2030	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva And One 45 Kva 480v-208/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	60%			2045	**	5	\$100	
Molded Case Bkrs	40%			2025	\$38,200	5	\$400	
<b>Raceway</b>								
Conduit	30%			2045	**	1		
Conduit	70%			2025	\$35,900	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2024	\$7,300	5	\$100	
Molded Case Bkrs	20%			2024	\$14,600	5	\$200	
Molded Case Bkrs	70%			2041	**	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.

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

**Asset # : 2091**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$19,500	2050	* *	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Insulation Aged</i>					
Thermoplastic	50%			2045	* *	1		
Thermoplastic	20%			2025	\$13,000	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$44,300	5	\$200	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	* *	1	\$11,200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2030	* *	10	\$6,500	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fluorescent	40%			2030	* *	10	\$12,900	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fluorescent	40%			2025	\$30,300	10	\$12,900	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby</i>					
<b>Egress Lighting</b>								
Emergency, Service	25%			2030	* *	1		
Emergency, Battery	25%			2025	\$11,600	10	\$2,100	
Exit, Service	50%			2025	\$4,600	1		
<b>Exterior Lighting</b>								
HID	20%			2030	* *	10		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Controlled Via Photocell</i>					
Incandescent	10%	4+	\$6,800	2030	* *	2		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Canopy</i>					
			<i>Explanation : Downlights Under The Canopy</i>					
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							
Generic	70%			2025	\$75,300	1	\$9,500	
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic, Analog	40%			2030	* *	1-3	\$9,200	

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

**Asset # : 2091**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2025	\$79,300	1		
Conversion Equipment								
Heat Exchanger	100%			2038	**	1	\$17,400	
Distribution								
Hot Wtr Piping/Pump	15%	4+	\$25,900	2050	**	4	\$300	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Hot Wtr Piping/Pump	5%			2033	**	4	\$100	
Steam Piping/Pump	80%	4+	\$57,600	2035	**	4	\$1,400	
			<i>Corroded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Terminal Devices								
Air Handler	80%			2020	\$148,200	1	\$17,400	
Fan Coil Unit/Heat	20%			2020	\$102,900	1	\$2,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Split Unit	5%			2033	**			
Window/Wall Unit	15%			2020	\$10,600	1		
No Component	80%							
Terminal Devices								
Fan Coil - Cooling	100%			2020	\$52,900	1	\$11,400	
Heat Rejection								
Air Condenser Unit	100%			2020	\$13,700	2	\$24,500	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$15,700	
No Component	20%							
Exhaust Fans								
Interior	20%			2020	\$7,600	2	\$200	
No Component	80%							
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$20,500	2030	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Water Heater								
Electric	100%			2024	\$5,300	4	\$200	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room 175 Gallons</i>					
HW Heat Exchanger								
Low Temp	100%			2051	**	4	\$5,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

**Asset # : 2091**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<hr/>								
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : One Unit</i>						
<hr/>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2035	* *	1-5	\$17,700	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,mz  
**Block** : 3222 **Lot** : 62 **BIN** : 2100251

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$260,500	\$35,900
Interior Architecture		\$85,500
Electrical		\$256,400
Mechanical		\$878,400
<b>Total</b>	<b>\$260,500</b>	<b>\$1,256,200</b>
Importance Code A	\$260,500	\$856,400
Importance Code B		\$399,800
<b>Total</b>	<b>\$260,500</b>	<b>\$1,256,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$34,400		\$17,100	
Interior Architecture	\$24,300	\$300		
Electrical	\$9,200	\$2,400	\$22,000	\$2,800
Mechanical	\$82,400	\$7,000	\$14,900	\$7,300
<b>Total</b>	<b>\$150,300</b>	<b>\$9,600</b>	<b>\$54,000</b>	<b>\$10,100</b>
Importance Code A	\$37,100	\$2,700	\$19,900	\$2,700
Importance Code B	\$108,500	\$6,800	\$34,100	\$7,400
Importance Code C	\$4,800			
<b>Total</b>	<b>\$150,300</b>	<b>\$9,600</b>	<b>\$54,000</b>	<b>\$10,100</b>



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

**Asset # : 2083**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$13,200	LIFE	**	5	\$12,000	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	75%	Now	\$21,200	LIFE	**	5	\$35,900	
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At All Control Joints</i>								
Metal Coiling Doors	10%			2030	**	5	\$15,000	
Window Wall	10%			2045	**	5	\$18,000	
<b>Windows</b>								
Metal Louvers	100%			2034	**	10	\$7,800	
<b>Parapets</b>								
Masonry: Brick	95%	Now	\$37,200	LIFE	**	5	\$6,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Flashing, Interior Face</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners</i>								
Metal Panel	5%			2045	**	5	\$1,300	
<b>Roof</b>								
Modified Bitumen	100%	Now	\$223,400	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Rusted Roof Hatch</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	95%			LIFE	**	5	\$85,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Surface Coating Throughout Mezzanine</i>								
Vinyl Tile	5%			2025	\$17,100	3	\$800	
<b>Interior Walls</b>								
Concrete Masonry Unit	85%			LIFE	**	5	\$15,100	
Concrete Masonry Unit	5%	Now	\$4,800	LIFE	**	5	\$900	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine</i>								
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
Metal Panel	5%			LIFE	**			

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

**Asset # : 2083**

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%	0-2	\$19,500	2038	**	5	\$2,100	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*

*Location : Offices At Mezzanine*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Offices At Mezzanine*

Exposed Struc: Steel	85%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$2,600	

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2025	\$4,700	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 4000 Amperes And One 2500 Amp Circuit Breaker Mains*

Transformers

Dry Type	100%			2023	\$44,100	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 112.5 Kva, One 30 Kva And One 15 Kva (For Fire Alarm System)*

Switchgear / Switchboard

Fused Disc Sw	50%			2045	**	5	\$100	
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*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Electric Room*

Molded Case Bkrs	50%			2045	**	5	\$300	
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*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Electric Room*

Raceway

Conduit	100%			2045	**	1		
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Panelboards

Molded Case Bkrs	100%			2041	**	5	\$700	
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Wiring

Thermoplastic	20%			2035	**	1		
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Thermoplastic	80%			2045	**	1		
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Motor Controllers

Locally Mounted	20%			2023	\$4,400	5		
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Motor Control Center	20%			2023	\$7,800	5	\$100	
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Refrigeration Plant And Boiler Room*

Motor Control Center	60%			2038	**	5	\$400	
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*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Refrigeration Plant And Boiler Room*

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.*

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

**Asset # : 2083**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room Lower Level</i>						
		<i>Explanation : Recently Installed Ground Bus</i>						
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2038	**	1	\$7,800	
<b>Generators</b>								
Diesel	50%			2034	**	1	\$4,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 750 Kw</i>						
Diesel	50%			2034	**	1	\$4,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 600 Kw</i>						
<b>Batteries</b>								
Nickel Cadmium	100%			2020	\$1,500	5	\$5,600	
<b>Fuel Storage</b>								
Day Tank	50%			2033	**	5	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Two 75 Gallon Capacity</i>						
Main Tank	50%			2040	**	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : (4) 25,000 Gallon Capacity</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2025	\$135,700	10	\$12,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mezzanine</i>						
HID	50%			2025		10	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Boiler Roommates</i>						
<b>Egress Lighting</b>								
Exit, Service	100%			2025	\$3,000	1		

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

**Asset # : 2083**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Exterior Lighting HID	20%			2025	\$18,600	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Controlled Via Photocell</i>								
Incandescent	5%	4+	\$3,900	2035	**	2		
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	75%							
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2053	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Equipment Platform</i>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2020	\$14,900	1	\$1,900	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%	4+	\$1,500	2025	\$76,600	1-3	\$4,200	
<i>Devices Missing, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Leading From Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Alarm Bells Smoke Detector And Heat Detector</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2025	\$27,600	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried Tanks</i>								
<i>Explanation : 4 Tanks Of 100,000 Gallons Total</i>								
Conversion Equipment Steam Boiler	100%			2023	\$820,500	1	\$27,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 3 Units</i>								

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

**Asset # : 2083**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	30%	0-2	\$33,800	2035	**	4	\$400	
<i>Damaged, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : 1st Floor</i>								
Steam Piping/Pump	70%			2035	**	4	\$1,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	40%			2030	**	1	\$6,800	
Air Handler	40%	Now	\$34,800	2025	\$57,900	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Units Under Repair</i>								
Unit Heater-Stm/HW	10%	0-2	\$8,700	2025	\$17,300	4	\$300	
<i>Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
Unit Heater-Stm/HW	10%			2030	**	4	\$400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2020	\$2,800	1		
No Component	95%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof And 1st Floor</i>								
<i>Explanation : Cooling Towers And Chillers 90 Percent Life</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,300	
Exhaust Fans								
Interior	40%			2025	\$11,900	2	\$300	
Roof	60%			2025	\$12,800	2	\$500	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2038	**	1		
Water Heater								
Electric	100%			2024	\$4,200	4	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
<i>Explanation : 91 Gallons Also Serves Adjacent Buildings</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

**Asset # : 2083**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,800	4	\$1,600	
Backflow Preventer								
Generic	100%			2033	* *	1	\$1,700	
Fixtures								
Generic	100%							
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2035	* *	1-5	\$13,900	
Sprinkler								
Generic	100%			2051	* *	1-2	\$7,700	
Fire Pump								
Generic	100%			2038	* *	1	\$5,100	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY  
**Address** : 2060 SEDGWICK AVENUE  
**Borough** : BRONX **Agency's Number** : 21012  
**Program / Asset #** : CUN0007.120 / 1571 **Yr Built/Renovated** : 1898 / 2003  
**Area Sq Ft** : 54,653 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 25-Feb-2014 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100243

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$2,665,100	\$152,700
Interior Architecture	\$603,500	\$112,600
Electrical	\$294,100	\$220,600
Mechanical	\$126,800	\$868,900
<b>Total</b>	<b>\$3,689,500</b>	<b>\$1,354,900</b>
Importance Code A	\$2,665,100	\$152,700
Importance Code B	\$989,400	\$1,202,200
Importance Code C	\$35,000	
<b>Total</b>	<b>\$3,689,500</b>	<b>\$1,354,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$14,000		\$23,400	
Interior Architecture	\$85,700	\$500	\$26,000	\$4,200
Electrical	\$53,600	\$2,800	\$11,100	\$3,400
Mechanical	\$11,800	\$12,300	\$40,300	\$12,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$173,000</b>	<b>\$23,500</b>	<b>\$108,700</b>	<b>\$27,700</b>
Importance Code A	\$16,800	\$2,700	\$26,300	\$2,700
Importance Code B	\$125,900	\$20,700	\$82,400	\$24,900
Importance Code C	\$30,300			
<b>Total</b>	<b>\$173,000</b>	<b>\$23,500</b>	<b>\$108,700</b>	<b>\$27,700</b>



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

**Asset # : 1571**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$8,500	
Masonry: Brick	66%	Now	\$176,200	LIFE	**	5	\$35,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Rotunda</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Areaway(s)</i>								
Masonry: Granite	10%	Now	\$14,000	LIFE	**	5	\$4,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Granite Treads At Main Entry</i>								
Masonry: Limestone	20%	Now	\$70,600	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entrance Ceiling</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entrance Ceiling Panels</i>								
Marble Panels	2%			LIFE	**	5	\$800	
Windows								
Wood	100%	Now	\$938,800	2050	**	5	\$116,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	25%			2045	**	5	\$5,600	
Masonry: Limestone	75%			LIFE	**	5	\$4,300	

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

**Asset # : 1571**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	50%	Now	\$153,500	2035		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Dome</i>								
Copper/Terne	30%	Now	\$75,300	2040		**		
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Dome</i>								
Single Ply Membrane	15%			2030		**	10	\$20,700
Skylight, Metal/Glass	5%	Now	\$1,250,700	2055		**		1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Skylights</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Dome</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Dome</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various At Uppermost Level</i>								

Interior

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

**Asset # : 1571**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2024	\$113,300	3	\$16,600	
Cast in Place Concrete	10%			LIFE	**	5	\$18,200	
Glass Block	10%	Now	\$38,000	2040	**	1		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Levels Around Rotunda</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Levels Around Rotunda</i>								
<i>Explanation : Broken/ Cracked</i>								
Mosaic Tile	25%			2030	**	5	\$51,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : In Rotunda</i>								
Panel/Paver: Cer/Brk	3%	Now	\$37,600	2033	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Spaces</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Spaces</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Spaces</i>								
<i>Explanation : Recent Floor Drain Installation Has Impacted Brick Paver Floors</i>								
Marble Panels	10%			LIFE	**	5	\$6,200	
Terrazzo	12%			LIFE	**	5	\$7,800	
Vinyl Tile	5%			2025	\$37,700	3	\$1,600	
Wood	15%	Now	\$439,200	2065	**	5	\$11,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Upper Levels Around The Rotunda</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Upper Levels Around The Rotunda</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Upper Levels Around The Rotunda</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Upper Levels Around The Rotunda</i>								

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

**Asset # : 1571**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Glass: Single Pane	2%	Now	\$8,400	LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Level Of Rotunda</i>								
<i>Explanation : Stain Glass Panes Vandalized</i>								
Masonry: Brick	10%	Now	\$21,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Limestone	20%			LIFE	**			
Marble Panels	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Rotunda</i>								
<i>Explanation : Includes Columns In Rotunda</i>								
Plaster	23%	Now	\$35,000	LIFE	**	5	\$3,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Upper Level Around Rotunda</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement And Upper Level Walls Around The Rotunda</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Plaster	20%			LIFE	**	5	\$3,200	
Wood	5%			LIFE	**	5	\$10,500	
Ceilings								
AcousTileConcealSpLn	2%	Now	\$300	2030	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Exposed Concrete	20%	Now	\$29,400	LIFE	**	5	\$2,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Exposed Struc: Steel	8%			LIFE	**			
Masonry: Infill Arch	20%			LIFE	**			
Plaster	40%	Now	\$53,800	LIFE	**	5	\$21,400	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$21,500	LIFE	**	5	\$74,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								

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

**Asset # : 1571**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$200	
	<i>Water Present, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room Floor</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 800 Amp, One 600 Amp And 400 Amp Main Disconnect Switch</i>							
<hr/>								
Transformers								
Dry Type	100%			2038	**	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 300 Kva 480v-208/120v</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2045	**	5	\$200	
Fused Disc Sw	30%			2025	\$10,400	5	\$100	
<hr/>								
Raceway								
Conduit	90%			2025	\$30,200	1		
Conduit	10%			2045	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2024	\$3,200	5	\$100	
Fused Toggle Switch	5%	2-4	\$1,600	2050	**	5		
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallway 2nd Floor</i>							
<hr/>								
Molded Case Bkrs	20%			2024	\$6,400	5	\$300	
Molded Case Bkrs	65%			2041	**	5	\$900	
<hr/>								
Wiring								
Braided Cloth	60%	2-4	\$17,800	2050	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Thermoplastic	30%			2025	\$8,900	1		
Thermoplastic	10%			2045	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%	2-4	\$31,100	2045	**	5	\$100	
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<hr/>								
Locally Mounted	50%			2038	**	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$16,800	
<hr/>								
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**  
**BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY**

**Asset # : 1571**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	55%			2030	* *	10	\$28,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	35%			2020	\$207,900	10	\$17,800	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	10%			2020	\$40,400	10	\$200	
<b>Egress Lighting</b>								
Emergency, Service	45%			2030	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
Emergency, Battery	5%			2020	\$4,000	10	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
Exit, LED	10%			2053	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
Exit, Service	40%			2020	\$3,400	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
<b>Exterior Lighting</b>								
HID	100%			2025	\$220,600	10	\$200	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	* *	1-3	\$10,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2035	* *	1		
<b>Conversion Equipment</b>								
Heat Exchanger	100%			2040	* *	1	\$27,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : New Unit</i>						

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

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

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

**Asset # : 1571**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$82,800	2035	* *	4	\$2,700	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2025	\$64,000	1	\$6,900	
Convactor/Radiator	80%			2023	\$448,200	1	\$14,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	40%			2030	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Serving The Auditorium</i>								
No Component	60%							
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2	\$28,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Serving Auditorium</i>								
No Component	60%							
Terminal Devices								
Fan Coil - Cool/Heat	40%			2025	\$179,600	1	\$7,200	
No Component	60%							
Heat Rejection								
Air Condenser Unit	40%			2025	\$19,000	2	\$15,500	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$6,200	
No Component	80%							
Exhaust Fans								
Interior	20%			2025	\$13,100	2	\$300	
No Component	80%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$177,100	1		

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

**Asset # : 1571**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Water Heater								
Electric	50%			2020	\$4,600	4	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 50 Gallon</i>							
Electric	50%	Now	\$4,600	2025	\$4,600	4	\$200	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : One Of The Hot Water Tanks In Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 50 Gallon</i>							
HW Heat Exchanger								
HTHW/HW	100%			2045	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2020	\$11,800	4	\$1,600	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-3</i>							
	<i>Explanation : Two Units - Not In Service</i>							
<b>Fire Suppression</b>								
<b>Standpipe</b>								
No Component	20%							
Generic	80%			2035	**	1-5	\$22,400	
	<i>House Tank: Metal, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, New Pressure Tank</i>							
<b>Sprinkler</b>								
No Component	20%							
Generic	80%			2035	**	1-2	\$12,400	
<b>Fire Pump</b>								
Generic	100%	Now	\$43,900	2040	**	1	\$9,300	
	<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,4,5  
**Block** : 3222 **Lot** : 62 **BIN** : 2100248

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$142,900	\$58,900
Interior Architecture	\$117,400	\$320,900
Electrical	\$53,500	\$468,500
Mechanical	\$39,900	\$747,700
<b>Total</b>	<b>\$353,700</b>	<b>\$1,596,000</b>
Importance Code A	\$142,900	\$58,900
Importance Code B	\$210,800	\$1,537,000
<b>Total</b>	<b>\$353,700</b>	<b>\$1,596,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$81,000		\$4,000	
Interior Architecture	\$50,800	\$6,300		\$78,200
Electrical	\$4,800	\$4,200	\$4,800	\$4,500
Mechanical	\$51,300	\$4,400	\$4,600	\$4,000
<b>Total</b>	<b>\$187,800</b>	<b>\$14,800</b>	<b>\$13,400</b>	<b>\$86,700</b>
Importance Code A	\$82,900	\$2,000	\$6,500	\$2,000
Importance Code B	\$84,800	\$11,400	\$6,900	\$84,700
Importance Code C	\$20,100	\$1,400		
<b>Total</b>	<b>\$187,800</b>	<b>\$14,800</b>	<b>\$13,400</b>	<b>\$86,700</b>



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

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

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

**Asset # : 2794**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	52%	Now	\$103,800	LIFE	**	5	\$35,200	
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Foundation</i>							
Masonry: Brick	35%			LIFE	**	5	\$23,700	
Masonry: Fieldstone	3%	Now	\$34,300	LIFE	**	5	\$1,500	
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : East Facade Base</i>							
	<i>Open Joints, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : East Facade Base</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Various Rooms In Basement</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : East Facade Base</i>							
	<i>Explanation : Cement Boards Are Aggravating Water Problem</i>							
Masonry: Granite	5%	Now	\$39,100	LIFE	**	5	\$2,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Front Steps At Main Entrance</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Building Base</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Boiler Room, South Facade</i>							
Masonry: Limestone	5%			LIFE	**	5	\$5,100	
	<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : East Elevation, 1st Floor</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : East Elevation, 1st Floor</i>							
	<i>Explanation : Rusted Metal Railing Staining Lower Limestone Banding</i>							
Windows								
Wood	100%	Now	\$21,500	2033	**	5	\$13,100	
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Parapets								
Copper/Terne	50%			2045	**	5	\$7,900	
Masonry: Limestone	50%			LIFE	**	5	\$2,100	
Roof								
Slate	100%	Now	\$22,600	LIFE	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

Interior

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

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

**Asset # : 2794**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2021	\$74,100	3	\$11,900	
Cast in Place Concrete	5%			LIFE	**	5	\$6,500	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Electrical Room</i>								
Ceramic Tile	3%			2028	**	5	\$1,800	
Terrazzo	2%			LIFE	**	5	\$900	
Vinyl Tile	65%			2025	\$320,900	3	\$14,500	
Vinyl Tile 9" X 9"	15%	Now	\$19,200	2035	**	3	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2034	**	5	\$2,900	
Plaster	80%			LIFE	**	5	\$13,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Floor (Attic) Corridor</i>								
Plaster	15%	Now	\$20,100	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 107, 108, 109, 110, Southwest Stairwell</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 101, 103, 107, 107b, 108, 110, Southwest Stairwell</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	Now	\$117,400	2045	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Plaster	65%			LIFE	**	5	\$24,200	
Plaster	10%	Now	\$7,600	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 101, 107b, 110</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rooms 101, 107b, 110</i>								

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

Under 600 Volts

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

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

**Asset # : 2794**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2045	* *	5	\$1,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	* *	5	\$1,100	
Raceway								
Conduit	100%			2025	\$67,800	1		
Panelboards								
Molded Case Bkrs	80%			2024	\$81,700	5	\$900	
Molded Case Bkrs	20%			2033	* *	5	\$200	
Wiring								
Braided Cloth	60%	2-4	\$53,500	2050	* *	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	40%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$44,300	5	\$300	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2038	* *	1	\$12,700	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2025	\$85,600	10	\$36,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Exit, Service	100%			2025	\$10,500	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Gets Power From Adjacent Building Generator</i>							
Exterior Lighting								
HID	100%			2025	\$152,700	10	\$100	
<b>Alarm</b>								
Security System								
No Component	90%							
Generic	10%			2033	* *	1	\$1,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside On The Wall</i>							
	<i>Explanation : Cameras</i>							

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

**Asset # : 2794**

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

**Alarm**

Fire/Smoke Detection  
Generic, Analog

100%	2030	**	1-3	\$26,300
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Corridors*  
*Explanation : Alarm Bells, Manual Pull Station, Strobe Lights, Smoke Detectors*

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

**Heating**

Energy Source  
HTHW/HW

100%	2035	**	1	
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Supplied From Adjacent Building*

Conversion Equipment  
Heat Exchanger

100%	2038	**	1	\$19,600
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 New Units*

**Distribution**

Hot Wtr Piping/Pump  
Steam Piping/Pump

20%	2024			\$39,000	4	\$400
40%	Now	\$32,500	2035	**	4	\$800

*Corroded, Extent : Severe, Area Affected : 40%*  
*Location : Extensive Rusting Throughout*  
*Leak Evident, Extent : Severe, Area Affected : 10%*  
*Location : East Side Of The Building*

Steam Piping/Pump

40%	2051	**	4	\$1,200
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*Recent Replace Evident, Extent : Light, Area Affected : 40%*  
*Location : Basement*

**Terminal Devices**

Convactor/Radiator

100%	2023	\$366,400	1	\$12,800
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**Air Conditioning**

Energy Source  
Electricity

100%	2033	**	1	
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**Conversion Equipment**

Window/Wall Unit  
No Component

50%	2020	\$39,900	1	
50%				

**Ventilation**

**Distribution**

Ductwork/Diffusers  
No Component

20%	LIFE	**	2-5	\$4,400
80%				

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

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

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

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

**Asset # : 2794**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Ventilation</b>								
Exhaust Fans								
Interior	20%	Now	\$900	2025	\$8,600	2	\$200	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Restrooms</i>							
No Component	80%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%	0-2	\$5,800	2025	\$115,800	1		
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Water Main</i>							
Water Heater								
Electric	100%			2024	\$6,000	4	\$200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 250 Gallon Electric Water Heater</i>							
HW Heat Exchanger								
Low Temp	100%	Now	\$1,200	2025	\$12,000	4	\$3,900	
	<i>Not in Service, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2018	\$6,500	4	\$2,500	
Fixtures								
Generic	100%							
<b>Fire Suppression</b>								
Sprinkler								
No Component	50%							
Generic	50%			2025	\$226,500	1-2	\$5,600	

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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 24-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3222 **Lot** : 62 **BIN** : 2100253

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$488,700	\$161,900
Interior Architecture	\$38,400	\$246,800
Electrical	\$52,000	\$310,700
Mechanical		\$251,300
<b>Total</b>	<b>\$579,000</b>	<b>\$970,800</b>
Importance Code A	\$488,700	\$161,900
Importance Code B	\$52,000	\$808,900
Importance Code C	\$38,400	
<b>Total</b>	<b>\$579,000</b>	<b>\$970,800</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$54,200			
Interior Architecture	\$71,800	\$800		\$2,900
Electrical	\$2,100	\$1,300	\$21,200	\$1,200
Mechanical	\$42,800	\$2,700	\$2,300	\$3,400
<b>Total</b>	<b>\$170,800</b>	<b>\$4,800</b>	<b>\$23,500</b>	<b>\$7,500</b>
Importance Code A	\$55,300	\$1,100	\$1,100	\$1,100
Importance Code B	\$115,500	\$3,700	\$22,400	\$6,400
Importance Code C				
<b>Total</b>	<b>\$170,800</b>	<b>\$4,800</b>	<b>\$23,500</b>	<b>\$7,500</b>



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

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

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

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

**Asset # : 2646**

Architecture	Current Repair			Future Replacement		Maintenance		
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%	Now	\$181,800	LIFE	**	5	\$30,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Loose Units, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Building Corners</i>								
Masonry: Brick	20%			LIFE	**	5	\$9,500	
Masonry: Granite	5%			LIFE	**	5	\$1,800	
Masonry: Limestone	5%	Now	\$5,600	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Facades</i>								
Stucco Cement	5%	Now	\$3,400	2030	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Bulkhead</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Bulkhead</i>								
Windows								
Aluminum	95%	0-2	\$10,200	2041	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Missing Insect Screens At Multiple Locations</i>								
Aluminum	5%	Now	\$1,100	2041	**	5	\$100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs</i>								

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

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

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

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

**Asset # : 2646**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	30%	Now	\$37,400	LIFE	**	5	\$3,300	
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Northeast Corner Of Low Roof</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Low Roof</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Interior Face</i>					
Masonry: Brick	60%	Now	\$224,600	LIFE	**	5	\$6,600	1
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Upper Roof</i>					
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Upper Roof</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Upper Roof</i>					
			<i>Loose Units, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Upper Roof</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Upper Roof</i>					
			<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Upper Roof</i>					
			<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Upper Roof</i>					
Masonry: Limestone	10%	Now	\$33,900	LIFE	**	5	\$1,400	
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Decorative Cornice At Northwest Corner And Horizontal Bands</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping And Decorative Cornice</i>					
			<i>Loose Units, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Upper And Lower Roof Coping Slabs</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Coping And At Decorative Cornice - Northwest Corner</i>					

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

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

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

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

**Asset # : 2646**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	40%	2-4	\$30,700	2025	\$51,200			
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Lower Roof</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Lower Roof</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lower Roof</i>							
	<i>Explanation : Roof Location</i>							
Built-Up (BUR)	55%	Now	\$14,100	2025	\$70,400			
	<i>Debris on Roof, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Near Parapets From Failing Mortar</i>							
	<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Upper Roof</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Locations</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Upper Roof</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Various Locations</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Upper Roof</i>							
	<i>Explanation : Roof Location</i>							
Single Ply Membrane	5%			2035	**	10	\$1,400	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Low Roof Bulkhead</i>							
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$10,800	
Ceramic Tile	5%			2034	**	5	\$1,600	
Terrazzo	10%			LIFE	**	5	\$2,600	
Vinyl Tile 9" X 9"	70%	Now	\$24,700	2025	\$246,800	3	\$8,600	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Locations</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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**

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

**Interior**

**Interior Walls**

Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	
Marble Panels	5%			LIFE	**			
Plaster	85%	Now	\$38,400	LIFE	**	5	\$14,700	

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%*

*Location : Various Locations*

*Loose/Delam Surface, Extent : Severe, Area Affected : 10%*

*Location : Stair Bulkheads, Music Practice Rooms*

*Staining/Discoloring, Extent : Severe, Area Affected : 5%*

*Location : Music Practice Rooms*

*Water Penetration, Extent : Severe, Area Affected : 10%*

*Location : Bulkheads, Music Practice Rooms, Various Other Locations*

**Ceilings**

AcousTileSusp.Lay-In	62%	Now	\$32,100	2038	**	5	\$10,200	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

*Staining/Discoloring, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

Exposed Concrete	25%	Now	\$12,900	LIFE	**	5	\$1,300	
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*Water Penetration, Extent : Severe, Area Affected : 10%*

*Location : Main Stairway Bulkhead*

Plaster	10%	Now	\$2,100	LIFE	**	5	\$2,000	
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*Water Penetration, Extent : Severe, Area Affected : 10%*

*Location : Stairways, Music Practice Rooms*

Plaster	3%			LIFE	**	5	\$600	
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<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2045	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 600 Amp Main Disconnect Switch*

**Switchgear / Switchboard**

Fused Disc Sw	100%			2025	\$95,500	5	\$100	
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**Raceway**

Conduit	90%			2025	\$46,200	1		
Conduit	10%			2045	**	1		

**Panelboards**

Fused Disc Sw	10%			2024	\$7,300	5	\$100	
Molded Case Bkrs	10%			2041	**	5	\$100	
Molded Case Bkrs	80%			2024	\$58,400	5	\$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.*

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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 GUGGENHEIM HALL**

**Asset # : 2646**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$52,000	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$44,300	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$6,700	
Lighting								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$20,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2025	\$5,300	1		
Exit, LED	50%			2040	**	1		
Exterior Lighting								
HID	30%			2025	\$24,200	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	4+	\$1,300	2025	\$66,400	1-3	\$3,700	
<i>Devices Missing, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
HTHW/HW	100%			2025	\$49,400	1		
Conversion Equipment								
Heat Exchanger	100%			2038	**	1	\$10,800	

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

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

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

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

**Asset # : 2646**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	85%	Now	\$25,400	2035	**	4	\$900	
	<i>Corroded, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Steam Piping/Pump	15%			2035	**	4	\$200	
Terminal Devices								
Convactor/Radiator	100%			2023	\$202,000	1	\$7,100	
	<i>Broken, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 1 Broken On 3rd Floor</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2018	\$8,800	1		
No Component	80%							
Ventilation								
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$6,400	2030	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Basement, Throughout</i>							
Water Heater								
Electric	100%			2024	\$3,300	4	\$100	
HW Heat Exchanger								
HTHW/HW	100%			2045	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,800	4	\$1,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Not Accessible</i>							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2045	**	1-2	\$6,100	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Electric Closet</i>							
	<i>Explanation : Sprinkler Only For Closet</i>							

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

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

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

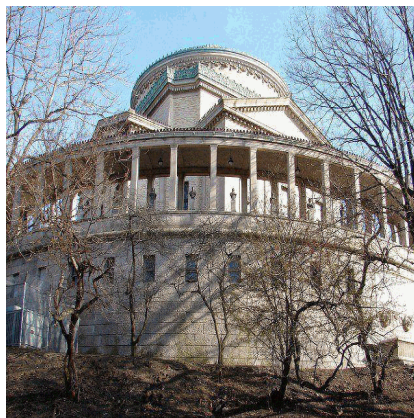
Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : BRONX COMMUNITY COLLEGE HALL OF FAME - AUD. & 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** : 25-Feb-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 3222 **Lot** : 62 **BIN** : 2100243

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$68,500	\$45,200
Interior Architecture		\$114,900
Electrical	\$41,800	\$39,400
<b>Total</b>	<b>\$110,200</b>	<b>\$199,500</b>
Importance Code A	\$68,500	\$45,200
Importance Code B	\$41,800	\$154,400
<b>Total</b>	<b>\$110,200</b>	<b>\$199,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$53,700			
Interior Architecture	\$49,500			
Electrical	\$13,000	\$500	\$500	\$500
<b>Total</b>	<b>\$116,200</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>
Importance Code A	\$53,700			
Importance Code B	\$36,400	\$500	\$500	\$500
Importance Code C	\$26,000			
<b>Total</b>	<b>\$116,200</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>



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

*Maintenance \$ are aggregated over a ten-year period. Site specific cost 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. & 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
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Granite	10%			LIFE	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Colonnade And Areaway</i>								
<i>Explanation : Polished Granite Blocks</i>								
Masonry: Granite	60%			LIFE	**	5	\$15,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : West Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Level Under Colonnade</i>								
<i>Explanation : Rusticated Granite Blocks</i>								
Masonry: Limestone	30%	Now	\$68,500	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base At 1st Floor Colonnade</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Colonnade Scuppers/ Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Colonnade</i>								
<b>Windows</b>								
Wood	100%	Now	\$13,200	2050	**	5	\$1,600	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Areaway(s)</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Roof</b>								
Clay Tile	30%	Now	\$30,200	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Colonnade Roof</i>								
Copper/Terne	10%	Now	\$10,300	2040	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Colonnade Gutters</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Colonnade Gutters</i>								
Panel/Paver: Cer/Brk	60%			2035	**	10	\$45,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Basement And Auditorium</i>								
<i>Explanation : Plaza Roof</i>								
<b>Interior</b>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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. & COLONNADE**

**Asset # : 2075**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	90%	Now	\$18,300	LIFE	**	5	\$35,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room, Basement</i>								
Ceramic Tile	5%			2028	**	5	\$900	
Terrazzo	5%			LIFE	**	5	\$700	
<b>Interior Walls</b>								
Ceramic Tile	5%			2028	**	5	\$1,000	
Masonry: Brick	20%			LIFE	**			
Plaster	75%	Now	\$25,600	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<b>Ceilings</b>								
Exposed Struc: Steel	50%			LIFE	**			
Masonry: Infill Arch	20%	Now	\$4,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Arched Ceiling, 1st Floor Colonnade</i>								
Wood	30%			LIFE	**	5	\$79,000	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Not Accessible	100%							
<b>Wiring</b>								
Thermoplastic	100%			2025	\$26,000	1		
<b>Lighting</b>								
<b>Exterior Lighting</b>								
Fluorescent	100%	2-4	\$12,500	2020	\$41,800			
<i>Damaged Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Broken Bulbs And Missing Lenses Throughout Exterior</i>								
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2025	\$39,400	1	\$4,600	

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

Air Conditioning

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	No Component	90%							
	No Component	10%							
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : BRONX COMMUNITY COLLEGE HAVEMEYER LAB 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** : 25-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3222 **Lot** : 62 **BIN** : 2100256

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture		\$73,000
Interior Architecture	\$38,600	\$77,300
Electrical		\$44,300
Mechanical		\$57,300
<b>Total</b>	<b>\$38,600</b>	<b>\$251,900</b>
Importance Code A		\$73,000
Importance Code B	\$38,600	\$178,900
<b>Total</b>	<b>\$38,600</b>	<b>\$251,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$47,500			
Interior Architecture	\$4,700			\$1,200
Electrical	\$500	\$400	\$6,100	\$500
Mechanical	\$7,900	\$500	\$7,100	\$700
<b>Total</b>	<b>\$60,600</b>	<b>\$900</b>	<b>\$13,200</b>	<b>\$2,300</b>
Importance Code A	\$47,800	\$300	\$300	\$300
Importance Code B	\$11,800	\$600	\$12,900	\$2,000
Importance Code C	\$1,000			
<b>Total</b>	<b>\$60,600</b>	<b>\$900</b>	<b>\$13,200</b>	<b>\$2,300</b>



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

*Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 LAB ANNEX**

**Asset # : 2067**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Limestone	90%	Now	\$24,400	LIFE	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Near Northeast And Southeast Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Sealant At Base Of Walls, Throughout</i>								
Slate Panels	5%			LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Areas Of Horizontal Band</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Horizontal Banding</i>								
<i>Explanation : Painted Surface</i>								
Wood	5%	Now	\$13,000	2045	**	5	\$600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fascia Trims Below Roof Line</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Fascia, Both Entry Doors</i>								
<i>Split/Cracked, Extent : Light, Area Affected : 20%</i>								
<i>Location : Fascia Trims Below Roof Line</i>								
Windows								
Aluminum	100%	Now	\$10,000	2050	**	5	\$100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Side Windows</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Around Window Frames</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Window Frames</i>								
Roof								
Modified Bitumen	100%			2025	\$73,000	10	\$12,800	
Interior								
Floors								
Vinyl Tile	100%	Now	\$38,600	2025	\$77,300	3	\$3,500	
<i>Adhesion Failure, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rooms 111 And 113</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2067**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	15%			LIFE	**			
Concrete Masonry Unit	50%			LIFE	**	5	\$1,800	
Gypsum Board	20%	Now	\$100	LIFE	**	5	\$1,100	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corridor Wall</i>								
Masonry: Brick	5%	Now	\$800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Side</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Side Party Wall</i>								
<i>Explanation : Deteriorated Finish</i>								
Plywood/Hardboard	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	2%	Now	\$1,500	2045	**	5	\$100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Bathroom</i>								
Exposed Struc: Wood	5%			LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	93%	Now	\$2,200	LIFE	**	5	\$5,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 113</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2025	\$13,600	1		
<b>Panelboards</b>								
Fused Disc Sw	3%			2024	\$700	5		
Molded Case Bkrs	77%			2024	\$16,900	5	\$100	
Molded Case Bkrs	20%			2041	**	5		
<b>Wiring</b>								
Thermoplastic	80%			2025	\$14,500	1		
Thermoplastic	20%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$44,300	5		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2030	**	10	\$5,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

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

**Asset # : 2067**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting Emergency, Service	50%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	50%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting HID	100%			2025	\$23,900	10		
<b>Alarm</b>								
Fire/Smoke Detection Generic, Analog	100%			2030	**	1-3	\$4,100	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%			2045	**	1		
Conversion Equipment Heat Exchanger	100%			2038	**	1	\$3,100	
Distribution Steam Piping/Pump	100%			2045	**	4	\$300	
Terminal Devices Convactor/Radiator	100%			2023	\$57,300	1	\$2,000	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment Window/Wall Unit	10%			2020	\$1,200	1		
No Component	90%							
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
Exhaust Fans Roof	100%			2020	\$4,800	2	\$200	
<b>Plumbing</b>								
H/C Water Piping Galv Iron/Steel	100%			2023	\$18,100	1		
Water Heater Not Accessible	100%							
HW Heat Exchanger HTHW/HW	100%			2025	\$14,000			

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

**Asset # : 2067**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2018	\$6,500	4	\$2,500	
<b>Fixtures</b>								
Generic	100%							

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 25-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 3222 **Lot** : 62 **BIN** : 2100256

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$168,700	
Interior Architecture		\$129,400
Electrical		\$44,300
<b>Total</b>	<b>\$168,700</b>	<b>\$173,700</b>
Importance Code A	\$168,700	
Importance Code B		\$173,700
<b>Total</b>	<b>\$168,700</b>	<b>\$173,700</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$56,900			\$300
Interior Architecture	\$65,600	\$1,900	\$1,100	\$23,800
Electrical	\$800	\$800	\$12,000	\$800
Mechanical	\$29,800	\$1,100	\$3,700	\$1,100
<b>Total</b>	<b>\$153,100</b>	<b>\$3,800</b>	<b>\$16,900</b>	<b>\$26,000</b>
Importance Code A	\$56,900			\$300
Importance Code B	\$72,800	\$3,800	\$16,800	\$25,700
Importance Code C	\$23,400			
<b>Total</b>	<b>\$153,100</b>	<b>\$3,800</b>	<b>\$16,900</b>	<b>\$26,000</b>



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

**Asset # : 2066**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$38,700	LIFE	**	5	\$13,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lintels Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$27,500	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Sills, Entrance Stair, Areaway</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair And Areaway On North Side</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Stair And Areaway On North Side</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Balcony</i>								
Windows								
Aluminum	100%			2041	**	5	\$600	
Parapets								
Copper/Terne	10%	Now	\$5,100	2045	**	5	\$500	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South Side Gutters</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Side Gutters</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Masonry: Limestone	90%	Now	\$55,800	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Eaves And Cornice</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Eaves And Cornice</i>								

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

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

**Asset # : 2066**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
Clay Tile	90%	Now	\$74,200	2045	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Surrounding Skylight</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%	Now	\$24,300	2035	**			1
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Roof Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Skylight</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2021	\$22,900	3	\$3,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor</i>								
Mosaic Tile	5%			2030	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom</i>								
Vinyl Tile	85%			2025	\$129,400	3	\$5,800	
<i>Worn/Eroded, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Gypsum Board	10%	Now	\$400	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bathroom</i>								
<i>Explanation : Water Damage</i>								
Masonry: Brick	20%	Now	\$13,400	LIFE	**			
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Attic</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Plaster	70%	Now	\$9,600	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								

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

**Asset # : 2066**

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

Interior

Ceilings

Exposed Struc: Wood	20%	Now	\$22,500	LIFE	* *			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Plaster	80%	Now	\$18,800	LIFE	* *	5	\$9,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Roof Hatch, Classrooms, Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Near Roof Hatch, Classrooms, Basement</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2045	* *	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch And One 400 Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2042	* *	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Electrical Room</i>								
<i>Explanation : 300 Kva 480v-208/120v</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2045	* *	5	\$100	
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Raceway

Conduit	90%			2025	\$19,500	1		
Conduit	10%			2045	* *	1		

Panelboards

Fused Disc Sw	10%			2024	\$2,900	5		
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	55%			2024	\$16,100	5	\$200	
Molded Case Bkrs	30%			2041	* *	5	\$100	

Wiring

Thermoplastic	80%			2025	\$19,000	1		
Thermoplastic	20%			2045	* *	1		

Motor Controllers

Locally Mounted	100%			2023	\$44,300	5	\$100	
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Ground

Grounding Devices

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

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

**Asset # : 2066**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	\$3,900	
Lighting								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$11,200	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Egress Lighting								
Emergency, Service	50%			2030	* *	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Gets Power From Adjacent Building Generator</i>					
Exit, Service	50%			2030	* *	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Gets Power From Adjacent Building Generator</i>					
Exterior Lighting								
HID	100%			2030	* *	10		
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2030	* *	1-3	\$3,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
HTHW/HW	100%			2025	\$27,600	1		
Distribution								
Steam Piping/Pump	100%	Now	\$8,400	2035	* *	4	\$600	
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Adjacent Building</i>					
			<i>Explanation : Steam Supplied From Annex</i>					
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$4,900	1		
No Component	80%							
Ventilation								

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

**Asset # : 2066**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,800	
Exhaust Fans								
Interior	100%	Now	\$13,200	2035	* *	2	\$300	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2025	\$27,600			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2018	\$6,500	4	\$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2035	* *	1-5	\$6,200	
Sprinkler								
Generic	100%			2035	* *	1-2	\$3,400	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 25-Feb-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2096464

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$39,500	
Interior Architecture	\$36,900	\$55,900
Electrical	\$79,300	\$191,900
Mechanical		\$434,900
<b>Total</b>	<b>\$155,700</b>	<b>\$682,700</b>
Importance Code A	\$39,500	
Importance Code B	\$79,300	\$682,700
Importance Code C	\$36,900	
<b>Total</b>	<b>\$155,700</b>	<b>\$682,700</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$16,300			\$600
Interior Architecture	\$19,200	\$800		\$2,900
Electrical	\$1,500	\$1,400	\$25,700	\$1,400
Mechanical	\$37,200	\$2,100	\$2,900	\$2,900
<b>Total</b>	<b>\$74,300</b>	<b>\$4,300</b>	<b>\$28,700</b>	<b>\$7,800</b>
Importance Code A	\$16,600		\$300	\$600
Importance Code B	\$57,200	\$4,300	\$28,400	\$7,200
Importance Code C	\$500			
<b>Total</b>	<b>\$74,300</b>	<b>\$4,300</b>	<b>\$28,700</b>	<b>\$7,800</b>



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

**Asset # : 2074**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%			LIFE	**	5	\$25,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,100	
Masonry: Limestone	10%	Now	\$39,500	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%			2041	**	5	\$1,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Missing Glazing At 1st Floor Window</i>								
<b>Parapets</b>								
Copper/Terne	25%	Now	\$8,800	2045	**	5	\$1,500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	75%			LIFE	**	5	\$2,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Clay Tile	100%	Now	\$7,600	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South Side</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2024		3	\$6,100	
Ceramic Tile	5%	2-4	\$600	2028	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	20%			LIFE	**	5	\$4,800	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Third Floor</i>								
Vinyl Tile	35%			2030	**	3	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 23b</i>								
Vinyl Tile	20%			2025		3	\$2,300	
Wood	10%			2053	**	5	\$5,800	

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

**Asset # : 2074**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Gypsum Board	20%	Now	\$500	LIFE	**	5	\$3,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathroom</i>								
Masonry: Fieldstone	2%			LIFE	**			
Plaster	73%	Now	\$36,900	LIFE	**	5	\$6,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Stair</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	80%			2038	**	5	\$24,600	
Plaster	20%			LIFE	**	5	\$3,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Classrooms</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2045	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amp And 800 Amp Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2038	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva And One 30 Kva, 480v-208/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	40%			2025	\$41,800	5		
Fused Disc Sw	60%			2045	**	5	\$100	
<b>Raceway</b>								
Conduit	90%			2025	\$50,600	1		
Conduit	10%			2045	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2024	\$8,000	5	\$100	
Molded Case Bkrs	70%			2024	\$55,900	5	\$400	
Molded Case Bkrs	20%			2041	**	5	\$100	

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

**Asset # : 2074**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$42,700	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2025	\$21,300	1		
Thermoplastic	10%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	90%			2023	\$43,600	5	\$100	
Locally Mounted	10%			2038	**	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$6,600	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2030	**	10	\$16,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	15%			2020	\$36,600	2	\$100	
<b>Egress Lighting</b>								
<b>Emergency, Service</b>								
	50%			2020	\$5,400	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
<b>Exit, Service</b>								
	50%			2020	\$3,000	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2035	**	1	\$800	
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic, Analog	40%			2030	**	1-3	\$5,400	

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

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

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

*\*\* 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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
HTHW/HW Exchanger	100%			2038	**	2	\$1,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Unit Recently Replaced</i>							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	50%	0-2	\$11,000	2033	**	4	\$500	
	<i>Corroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Hot Wtr Piping/Pump	50%	Now	\$11,000	2033	**	4	\$500	
	<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
<hr/>								
Terminal Devices								
Air Handler	5%			2025	\$5,900	1	\$600	
Convactor/Radiator	85%			2023	\$176,300	1	\$5,600	
Fan Coil Unit/Heat	10%			2025	\$32,900	1	\$700	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
<hr/>								
Conversion Equipment								
Split Unit	20%			2025	\$20,300			
Window/Wall Unit	30%			2018	\$13,500	1		
No Component	50%							
<hr/>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$5,300	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Serving Lunch Room</i>							
No Component	80%							
<hr/>								
Terminal Devices								
Fan Coil - Cool/Heat	100%			2025	\$207,900	1	\$6,600	
<hr/>								
Heat Rejection								
Air Condenser Unit	20%			2025	\$4,400	2	\$2,900	
No Component	80%							
<hr/>								
<b>Ventilation</b>								
Exhaust Fans								
Interior	100%			2025	\$24,300	2	\$600	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2030	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Water Heater								
Electric	100%			2023	\$3,400	4	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 120 Gallons</i>							

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

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

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

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

**Asset # : 2074**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
HW Heat Exchanger HTHW/HW	100%			2025	\$50,700			
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2025	\$11,800	4	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Single Unit</i>						
<b>Fixtures</b>								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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

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

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



Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3222 **Lot** : 40 **BIN** : 2097307

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$126,000	
Interior Architecture	\$104,500	\$42,300
Electrical	\$37,400	\$146,400
Mechanical		\$48,900
<b>Total</b>	<b>\$267,800</b>	<b>\$237,600</b>
Importance Code A	\$126,000	
Importance Code B	\$141,900	\$237,600
<b>Total</b>	<b>\$267,800</b>	<b>\$237,600</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture				
Interior Architecture	\$40,200			\$1,200
Electrical	\$18,300	\$900	\$900	\$800
Mechanical	\$41,700	\$600	\$20,300	\$500
<b>Total</b>	<b>\$100,200</b>	<b>\$1,400</b>	<b>\$21,200</b>	<b>\$2,500</b>
Importance Code A	\$300		\$12,800	
Importance Code B	\$99,100	\$1,400	\$8,400	\$2,500
Importance Code C	\$900			
<b>Total</b>	<b>\$100,200</b>	<b>\$1,400</b>	<b>\$21,200</b>	<b>\$2,500</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Stucco Cement	100%	Now	\$67,600	2030	**	5	\$10,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Built-Up (BUR)	65%	Now	\$58,400	2035	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Inaccessible</i>								
Single Ply Membrane	35%			2025	\$23,100	10	\$7,000	
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%	0-2	\$1,400	2034	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Raised Access Floor	30%	Now	\$21,000	2028	**	5	\$8,200	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%	0-2	\$16,900	2025	\$42,300	3	\$1,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	30%	Now	\$47,000	2035	**	3	\$1,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior Walls</b>								
Concrete Masonry Unit	70%			LIFE	**	5	\$3,900	
Glass: Single Pane	5%			LIFE	**	5	\$500	
Gypsum Board	10%			LIFE	**	5	\$800	
Plywood/Hardboard	15%	Now	\$900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Receiving Area</i>								

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

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

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

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

**Asset # : 2079**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	100%	0-2	\$57,500	2038	**	5	\$7,300	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*

*Location : Throughout*

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*

*Location : Throughout*

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

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	75%			2035	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switches Rated @ 3- 400 Amperes Fed From Bliss Hall*

Fused Disc Sw	25%			2035	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Ampere Switch From Utility*

## Transformers

Dry Type	100%			2030	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- 112 Kva, 1-30 Kva*

## Switchgear / Switchboard

Fused Disc Sw	60%			2035	**	5		
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Molded Case Bkrs	40%			2035	**	5	\$100	
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## Raceway

Conduit	100%			2035	**	1		
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## Panelboards

Molded Case Bkrs	100%			2033	**	5	\$300	
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## Wiring

Braided Cloth	30%	2-4	\$8,100	2050	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic	70%			2035	**	1		
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## Ground

## Grounding Devices

Generic	100%	2-4	\$9,300	LIFE	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Corroded*

## 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  
BRONX COMMUNITY COLLEGE LOEW ANNEX**

**Asset # : 2079**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$3,100	
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$95,100	10	\$8,900	
			<i>Motion Sensors in Use, Extent : Light, Area Affected : 50%</i>					
			<i>Location : First Floor Office Area</i>					
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Egress Lighting								
Exit, Service	100%			2025	\$1,400	1		
Exterior Lighting								
HID	100%			2020	\$37,400	10		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Controlled Via Photocell</i>					
Alarm								
Security System								
No Component	50%							
Generic	50%			2025	\$15,000	1	\$1,900	
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2025	\$51,300	1-3	\$3,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Smoke Detector And Strobe Lights</i>					
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Electricity	50%			2025		1		
HTHW/HW	50%			2025	\$3,300	1		
Conversion Equipment								
Radiant Heater	30%			2020	\$12,500	2	\$1,400	
No Component	70%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Supplied From Adjacent Building</i>					
Distribution								
Hot Wtr Piping/Pump	70%	2-4	\$3,000	2033	**	4	\$300	
			<i>Corroded, Extent : Light, Area Affected : 30%</i>					
			<i>Location : 1st Floor</i>					
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 LOEW ANNEX**

**Asset # : 2079**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	70%	Now	\$2,200	2025	\$10,800	1	\$3,800	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
Fan Coil Unit/Heat	30%			2025	\$12,800	1	\$900	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	40%	Now	\$14,700	2023	\$48,900	2	\$200	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
Exterior Pkg Unit - Cooling	40%	Now	\$17,500	2035	* *	2	\$200	
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	20%			2018	\$3,900	1		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor Office</i>								
<i>Explanation : 2 Units</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,400	
Exhaust Fans								
Interior	20%			2025	\$2,100	2	\$100	
Roof	80%			2020	\$6,000	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2025	\$28,400	1		
Water Heater								
Electric	100%			2023	\$1,500	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : BRONX COMMUNITY COLLEGE LOEW RESIDENCE  
**Address** : 2055 UNIVERSITY AVENUE  
**Borough** : BRONX **Agency's Number** : 21020  
**Program / Asset #** : CUN0007.200 / 2078 **Yr Built/Renovated** : 1954 /  
**Area Sq Ft** : 53,776 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,5  
**Block** : 3222 **Lot** : 1 **BIN** : 2014898

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$704,300	\$100,100
Interior Architecture	\$855,800	
Electrical		\$1,317,800
Mechanical	\$93,900	
<b>Total</b>	<b>\$1,654,000</b>	<b>\$1,417,900</b>
Importance Code A	\$704,300	\$100,100
Importance Code B	\$949,700	\$1,317,800
<b>Total</b>	<b>\$1,654,000</b>	<b>\$1,417,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$20,300		\$200	
Interior Architecture	\$1,900	\$1,900	\$13,200	\$1,900
Electrical	\$48,200	\$6,300	\$5,300	\$4,700
Mechanical	\$44,700	\$4,300	\$12,600	\$8,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$120,100</b>	<b>\$17,500</b>	<b>\$36,300</b>	<b>\$19,700</b>
Importance Code A	\$22,900	\$2,600	\$2,900	\$2,600
Importance Code B	\$97,200	\$14,900	\$33,400	\$17,200
Importance Code C				
<b>Total</b>	<b>\$120,100</b>	<b>\$17,500</b>	<b>\$36,300</b>	<b>\$19,700</b>



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

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

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

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

**Asset # : 2078**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$147,500	LIFE	**	5	\$10,000	1
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : North Bulkhead</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : North Bulkhead</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : North Bulkhead</i>							
	<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : North Bulkhead</i>							
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : North Bulkhead</i>							
	<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : North Bulkhead</i>							
Masonry: Brick	90%	Now	\$265,500	LIFE	**	5	\$90,100	
	<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Window Lintels, Throughout</i>							
Windows								
Aluminum	100%	Now	\$110,400	2050	**	5	\$1,300	
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Parapets								
Metal Panel	5%			2045	**	5	\$500	
Metal Rail	70%			2038	**	5-10	\$30,900	
Metal Rail	25%	Now	\$1,600	2038	**	5	\$4,300	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Lower Roof</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Lower Roof</i>							
Roof								
Built-Up (BUR)	95%	Now	\$180,900	2035	**			
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Lower Roof</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Modified Bitumen	5%			2025		10	\$2,100	

Interior

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

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

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

**Asset # : 2078**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2024	\$48,500	3	\$7,800	
Cast in Place Concrete	5%			LIFE	**	5	\$8,500	
Ceramic Tile	5%			2034	**	5	\$3,900	
Vinyl Tile 9" X 9"	85%			2020	\$711,300	3	\$24,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	95%			LIFE	**	5	\$28,300	
Wood	5%			LIFE	**	5	\$14,900	
<b>Ceilings</b>								
AcousTile,Adhered	20%	0-2	\$144,500	2045	**	5	\$8,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	10%			2030	**	5	\$9,900	
Exposed Concrete	50%			LIFE	**	5	\$6,200	
Plaster	20%			LIFE	**	5	\$9,900	
<b>Electrical</b>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2035	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2030	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 300 Kva And 112 Kva</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2035	**	5	\$100	
Molded Case Bkrs	50%			2025	\$71,600	5	\$700	
<b>Raceway</b>								
Conduit	85%			2025	\$102,800	1		
Conduit	15%			2035	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	15%			2033	**	5	\$200	
Molded Case Bkrs	85%			2024	\$86,900	5	\$1,200	

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

**Asset # : 2078**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$34,000	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	65%			2025	\$110,400	1		
Thermoplastic	15%			2035	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$44,300	5	\$400	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Corroded, Main Water Service</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$16,500	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2025	\$112,000	10	\$47,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Exit, Service	100%			2025	\$13,700	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
<b>Exterior Lighting</b>								
HID	100%			2025	\$198,300	10	\$200	
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2025	\$543,900	1-3	\$33,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Smoke Detectors, Bells And Manual Pull Station</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
HTHW/HW	100%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Supplied From Adjacent Building</i>								

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

**Asset # : 2078**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	100%			2038	**	1	\$25,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : 1 New Unit</i>								
Distribution								
Steam Piping/Pump	100%			2045	**	4	\$2,600	
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$16,800	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2020	\$93,900	1		
No Component	10%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$11,600	
No Component	60%							
Exhaust Fans								
Interior	10%			2030	**	2	\$200	
Roof	30%			2025	\$12,100	2	\$500	
No Component	60%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%	0-2	\$30,300	2035	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Water Main</i>								
Water Heater								
Electric	100%			2024	\$7,900	4	\$300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 35%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Gallon Electric Water Heater</i>								
HW Heat Exchanger								
Low Temp	100%			2025	\$15,700	4	\$5,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$3,500	LIFE	**	1		
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rooftop</i>								
Sump Pump(s)								
Submersible	100%	0-2	\$6,500	2020	\$6,500	4	\$1,600	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

**Asset # : 2078**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-5 Fl</i>						
		<i>Explanation : 1 Unit</i>						

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3223 **Lot** : 50 **BIN** : 2090982

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$234,500	\$26,100
Interior Architecture	\$329,900	
Electrical		\$130,900
Mechanical		\$136,600
<b>Total</b>	<b>\$564,400</b>	<b>\$293,600</b>
Importance Code A	\$234,500	\$26,100
Importance Code B	\$246,800	\$267,500
Importance Code C	\$83,000	
<b>Total</b>	<b>\$564,400</b>	<b>\$293,600</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$97,200			\$3,400
Interior Architecture	\$60,300		\$2,500	\$2,100
Electrical	\$5,000	\$600	\$9,700	\$300
Mechanical	\$91,300	\$2,200	\$4,700	\$2,200
<b>Total</b>	<b>\$253,800</b>	<b>\$2,800</b>	<b>\$16,900</b>	<b>\$7,900</b>
Importance Code A	\$120,600	\$1,600	\$1,900	\$5,000
Importance Code B	\$119,700	\$1,200	\$15,000	\$2,900
Importance Code C	\$13,400			
<b>Total</b>	<b>\$253,800</b>	<b>\$2,800</b>	<b>\$16,900</b>	<b>\$7,900</b>



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

**Asset # : 2069**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	3%	Now	\$2,500	LIFE	**	5	\$800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Windows</i>								
Masonry: Fieldstone	75%	Now	\$88,800	LIFE	**	5	\$15,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	2%	Now	\$7,900	2030	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$86,300	2045	**	5	\$7,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormers, Fascia, Eaves, Columns</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Eaves, Porch, Fascia, Columns, Wood Planks</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Porch, Eaves And Dormers</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$43,100	2038	**	5	\$7,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fascia, Porch, Eaves</i>								
Windows								
Aluminum	100%	0-2	\$31,500	2050	**	5	\$400	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2069**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Roof</b>								
Roll Roofing	32%	Now	\$26,100	2027	\$26,100	5	\$5,400	
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Flat Roof</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Flat Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Flat Roof</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Flat Roof</i>								
Roll Roofing	20%			2021	\$16,300	5	\$6,700	
Skylight, Metal/Glass	5%	Now	\$29,200	2045	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Stair</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Stair</i>								
<i>Explanation : Dry Rot</i>								
Slate	43%			LIFE	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Is Currently Being Replaced</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	Now	\$7,500	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Basement</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Slate	10%	Now	\$8,400	LIFE	**	5	\$2,600	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Under Porch</i>								
Vinyl Tile 9" X 9"	67%	Now	\$53,300	2035	**	3	\$6,200	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Offices</i>								
Wood	13%	Now	\$103,100	2065	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair(s), And Lobby</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Open Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2069**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	5%			LIFE	**	5	\$700	
Masonry: Brick	15%	Now	\$13,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Columns In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	75%	Now	\$83,000	LIFE	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor, Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Basement</i>								
Wood	5%			LIFE	**	5	\$4,700	
<b>Ceilings</b>								
AcousTile,Adhered	5%			2030	**	5	\$1,300	
AcousTileSusp.Lay-In	15%			2030	**	5	\$3,800	
Exposed Struc: Wood	10%	Now	\$30,900	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Basement Under Porch</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Basement Under Porch</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Under Porch</i>								
Plaster	70%	Now	\$90,400	LIFE	**	5	\$11,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Third Floor, Basement, First Floor Office</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Third Floor, Basement, First Floor Office</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Third Floor, Basement, First Floor Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2025	\$4,700	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2025	\$79,200	5	\$400	

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

**Asset # : 2069**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2025	\$21,600	1		
Panelboards								
Molded Case Bkrs	100%			2024	\$29,200	5	\$400	
Wiring								
Braided Cloth	20%	2-4	\$4,700	2050	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Insulation Aged</i>						
Thermoplastic	80%			2025	\$19,000	1		
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2025	\$33,700	10	\$14,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	5%			2020	\$8,900	2		
Egress Lighting								
Emergency, Service	50%			2025	\$4,000	1		
Exit, Service	50%			2025	\$2,200	1		
Exterior Lighting								
HID	30%			2025	\$18,800	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exterior</i>						
		<i>Explanation : Controlled Via Photocell</i>						
No Component	70%							
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$51,700	1-3	\$3,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2035	**	5	\$5,100	
Conversion Equipment								
Steam Boiler	100%	0-2	\$23,500	2030	**	1	\$14,700	
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Boiler, Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit</i>						

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

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

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



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

**Asset # : 2069**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	2-4	\$33,700	2035	* *	4	\$800	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	90%			2023	\$136,600	1	\$4,800	
Convactor/Radiator	10%	Now	\$7,600	2045	* *	1	\$500	
<i>Damaged, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd Floor</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2024	\$22,800	1		
Conversion Equipment								
Window/Wall Unit	50%			2018	\$16,500	1		
No Component	50%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$9,600	2030	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Water Heater								
Electric	100%			2023	\$2,500	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 40 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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Estimates are rounded to the nearest hundred dollars.

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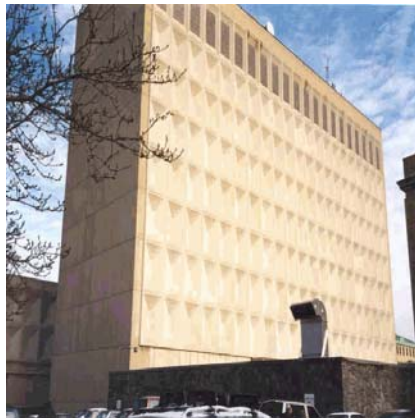
Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)  
**Address** : 161 WEST 180th STREET  
**Borough** : BRONX **Agency's Number** : 21029  
**Program / Asset #** : CUN0007.290 / 2063 **Yr Built/Renovated** : 1967 / 2004  
**Area Sq Ft** : 230,601 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 24-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,6,7,8  
**Block** : 3222 **Lot** : 62 **BIN** : 2014900

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$1,734,000	\$1,170,900
Interior Architecture	\$1,011,400	\$270,000
Electrical	\$835,900	\$3,110,100
Mechanical	\$1,892,200	\$559,800
<b>Total</b>	<b>\$5,473,500</b>	<b>\$5,110,800</b>
Importance Code A	\$1,734,000	\$1,170,900
Importance Code B	\$3,603,200	\$3,838,300
Importance Code C	\$136,300	\$101,600
<b>Total</b>	<b>\$5,473,500</b>	<b>\$5,110,800</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$23,400		\$1,100	
Interior Architecture	\$292,400	\$16,200		\$57,900
Electrical	\$51,800	\$21,400	\$44,400	\$19,700
Mechanical	\$145,200	\$59,800	\$92,600	\$53,800
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
<b>Total</b>	<b>\$548,300</b>	<b>\$133,000</b>	<b>\$173,700</b>	<b>\$167,000</b>
Importance Code A	\$51,900	\$10,900	\$12,500	\$10,900
Importance Code B	\$496,400	\$114,100	\$161,200	\$156,100
Importance Code C		\$7,900		
<b>Total</b>	<b>\$548,300</b>	<b>\$133,000</b>	<b>\$173,700</b>	<b>\$167,000</b>



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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 MEISTER HALL (TECH II)**

**Asset # : 2063**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	\$286,800	LIFE	**	5	\$520,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And West Facades, Pilotis</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northwest Corner Of Base, At Mechanical Roof And Exterior Concrete Stair</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	2%			LIFE	**	5	\$5,200	
Masonry: Brick	20%			LIFE	**	5	\$83,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	9%	Now	\$63,300	LIFE	**	5	\$28,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	39%	Now	\$262,200	LIFE	**	5	\$527,900	
<i>Open Joints, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Near Parking Area, Various Other Locations</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Window Wall	5%	Now	\$293,400	2035	**	5	\$39,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	97%	Now	\$624,000	2050	**	5	\$7,600	
<i>Condensation Present, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Towers - All Levels, Various Classrooms</i>								
Metal Louvers	3%			2034	**	10	\$2,900	

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

**Asset # : 2063**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast in Place Concrete	20%			LIFE	**	5	\$22,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	15%			LIFE	**	5	\$1,600	
Masonry: Fieldstone	30%			LIFE	**	5	\$4,100	
Metal Panel	5%			2045	**	5	\$2,100	
Pre-Cast Concrete	30%	Now	\$5,700	LIFE	**	5	\$20,700	
	<i>Open Joints, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Low Mechanical Roof</i>							
	<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Various Locations Throughout</i>							
Roof								
Built-Up (BUR)	50%	Now	\$204,300	2035	**			
	<i>Blisters, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Plaza Roof: Stone Panels	45%	0-2	\$17,600	2045	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Spalling</i>							
Skylight, Metal/Glass	5%			2045	**	10	\$15,200	
Interior								

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

**Asset # : 2063**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$247,700	2024	\$825,600	3	\$99,300	
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Offices, Library</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Various Offices, Library, TV Studio</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Offices, Library, TV Studio</i>							
	<i>Explanation : Mold / Mildew</i>							
Cast in Place Concrete	10%			LIFE	**	5	\$72,400	
Ceramic Tile	5%			2034	**	5	\$16,600	
Terrazzo	5%	0-2	\$37,600	LIFE	**	5	\$12,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Stair Nosing In Stair Tower</i>							
Vinyl Tile	10%			2030	**	3	\$16,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Labs</i>							
	<i>Explanation : Vinyl Sheet Tile</i>							
Vinyl Tile 9" X 9"	50%	2-4	\$534,300	2035	**	3	\$62,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Various Locations Throughout</i>							
Interior Walls								
Cast in Place Concrete	15%	2-4	\$58,800	LIFE	**			
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Stair Tower</i>							
Ceramic Tile	5%			2034	**	5	\$15,900	
Concrete Masonry Unit	45%	Now	\$77,500	LIFE	**	5	\$57,100	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Water Cooler Locations On Each Floor</i>							
	<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout Corridors</i>							
	<i>Explanation : Dirt Build-up On Textured Surface</i>							
Concrete Masonry Unit	35%			LIFE	**	5	\$44,400	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)**  
**Asset # : 2063**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	15%	Now	\$157,000	2045	**	5	\$31,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Laboratories And Corridors Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 8th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	40%	Now	\$104,600	2038	**	5	\$66,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classroom(s)</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classroom(s)</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 8th Floor, Various Other Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classroom(s)</i>								
AcousTileSusp.Lay-In	18%			2038	**	5	\$59,600	
Exposed Concrete	23%			LIFE	**	5	\$11,900	
Exposed Concrete	2%	Now	\$41,600	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Lobby</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Lobby</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entrance Lobby</i>								
<i>Explanation : Stucco Coating</i>								
Metal Panel	2%	Now	\$10,800	LIFE	**	5	\$8,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Observation Penthouse</i>								

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

Under 600 Volts

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

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

**Asset # : 2063**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2035	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2045	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$15,400	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement And Penthouse</i>								
<i>Explanation : One 1000 Kva And Two 50 Kva 480v-208/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2025	\$334,100	5	\$700	
Fused Disc Sw	30%			2045	**	5	\$300	
Raceway								
Conduit	90%			2025	\$508,000	1		
Conduit	10%			2045	**	1		
Panelboards								
Fused Disc Sw	5%			2041	**	5	\$300	
Fused Disc Sw	10%			2024	\$46,700	5	\$500	
Molded Case Bkrs	10%			2024	\$46,700	5	\$600	
Molded Case Bkrs	75%			2047	**	5	\$4,600	
Wiring								
Braided Cloth	40%	2-4	\$304,600	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Replacement Underway On 7th, 8th And 9th Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8th Floor</i>								
<i>Explanation : Replacement Is Currently Underway</i>								
Thermoplastic	20%			2025	\$152,300	1		
Thermoplastic	40%			2045	**	1		
Motor Controllers								
Locally Mounted	10%	2-4	\$22,500	2045	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Locally Mounted	10%			2030	**	5	\$200	
Motor Control Center	80%	2-4	\$338,600	2023	\$1,128,600	5	\$2,500	
<i>Enclosure Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement And 9th Floor Mechanical Room</i>								
Ground								

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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 MEISTER HALL (TECH II)**

**Asset # : 2063**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$3,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$71,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Floor And Basement</i>							
	<i>Explanation : One 60 A Automatic Transfer Switch On Mechanical Floor And Two 60 A Automatic Transfer Switches In Basement</i>							
Lighting								
Interior Lighting								
Fluorescent	90%			2030	**	10	\$182,600	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2030	**	10	\$10,100	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lobby And Various Areas</i>							
Fluorescent	5%			2025		10	\$10,100	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lobby And Auditorium</i>							
Egress Lighting								
Emergency, Service	50%			2030	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Gets Power From Adjacent Building Generator</i>							
Exit, LED	10%			2053	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Gets Power From Adjacent Building Generator</i>							
Exit, Service	40%			2020		1	\$23,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Gets Power From Adjacent Building Generator</i>							
Exterior Lighting								
HID	20%			2025		10	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : controlled via Photocell</i>							
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2040	**	5	\$1,000	
Alarm								

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

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

**Asset # : 2063**

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

**Alarm**

Security System

Generic

100% 2030 \* \* 1 \$86,100  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Exteriors, Some Rooms*  
*Explanation : Cameras*

Fire/Smoke Detection

No Component

Generic, Analog

70% 30% 2025 \$699,700 1-3 \$42,600  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Scheduled For Replacement*

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

**Heating**

Energy Source

HTHW/HW

100% 2035 \* \* 1  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Supplied From Adjacent Building*

Conversion Equipment

Heat Exchanger

50% 0-2 \$23,000 2040 \* \* 1 \$49,200  
*Corroded, Extent : Severe, Area Affected : 60%*  
*Location : 9th Floor Mechanical Room*

Heat Exchanger

50% 2038 \* \* 1 \$54,700  
*Recent Replace Evident, Extent : Light, Area Affected : 40%*  
*Location : Sub-basement*

Distribution

Hot Wtr Piping/Pump

80% Now \$173,700 2033 \* \* 4 \$8,700  
*Corroded, Extent : Severe, Area Affected : 50%*  
*Location : Extensively Rusted, Inside The Wall, Throughout*

Steam Piping/Pump

20% 0-2 \$30,200 2035 \* \* 4 \$2,200  
*Corroded, Extent : Moderate, Area Affected : 10%*  
*Location : Sub-basement And 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.*

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

**Asset # : 2063**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	50%	0-2	\$58,200	2020	\$582,500	1	\$61,600	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 9th Floor Mechanical Room</i>								
<i>Not in Service, Extent : Light, Area Affected : 10%</i>								
<i>Location : 9th Floor Mechanical Room</i>								
Air Handler	10%			2033	**	1	\$13,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Fan Coil Unit/Heat Induction Unit	10%			2025	\$323,500	1	\$7,200	
	30%			2028	**	1	\$21,400	
<i>Unit Inoperable, Extent : Light, Area Affected : 40%</i>								
<i>Location : At Perimeter Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : At Perimeter Windows</i>								
<i>Explanation : Units Are Original</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	**	1		
Distribution								
Chilled Wtr Pipe/Pump	100%	4+	\$21,100	2045	**	4	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Sub-basement And Penthouse</i>								
<i>Explanation : Chilled Water From Central Plant</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$917,700	1	\$136,800	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$123,400	
Exhaust Fans								
Interior	40%			2025	\$95,500	2	\$2,700	
Roof	50%			2025	\$85,900	2	\$3,400	
Roof	10%	0-2	\$17,200	2035	**	2	\$500	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Electric	100%			2024	\$33,500	4	\$1,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Two 250 Gallon Electric Water Heaters</i>								
HW Heat Exchanger								
Low Temp	100%			2035	**	4	\$32,800	

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

**Asset # : 2063**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sanitary Piping Cast Iron	100%	Now	\$9,400	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 9th Floor Mechanical Room</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Rigid Piping	100%	0-2	\$10,800	2035	**	4	\$1,600	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : The Housing Is Extensively Rusted</i>								
Sewage Ejector(s) Electric	100%			2025	\$10,800	4	\$1,600	
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Sb-8, (2) B-8</i>								
<i>Explanation : 4 Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2045	**	1-5	\$115,700	
Sprinkler No Component Generic	55%			2035	**	1-2	\$27,900	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd To 8th Floor</i>								
<i>Explanation : Missing Caps</i>								
Fire Pump Generic	100%	Now	\$160,000	2040	**	1	\$37,200	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100250

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$459,900	\$55,500
Interior Architecture		\$37,600
Electrical		\$300,800
Mechanical	\$184,600	\$469,400
<b>Total</b>	<b>\$644,500</b>	<b>\$863,300</b>
Importance Code A	\$459,900	\$55,500
Importance Code B	\$184,600	\$807,800
<b>Total</b>	<b>\$644,500</b>	<b>\$863,300</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$53,100		\$5,400	
Interior Architecture	\$25,900	\$1,400		\$63,400
Electrical	\$28,400	\$2,700	\$2,300	\$2,200
Mechanical	\$42,000	\$2,700	\$40,700	\$2,700
<b>Total</b>	<b>\$149,300</b>	<b>\$6,700</b>	<b>\$48,300</b>	<b>\$68,200</b>
Importance Code A	\$53,100		\$5,400	
Importance Code B	\$96,200	\$5,300	\$43,000	\$68,200
Importance Code C		\$1,400		
<b>Total</b>	<b>\$149,300</b>	<b>\$6,700</b>	<b>\$48,300</b>	<b>\$68,200</b>



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

**Asset # : 2082**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$35,900	LIFE	**	5	\$16,300	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade, North And East Corners</i>								
Masonry: Brick	85%	Now	\$326,800	LIFE	**	5	\$55,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout All Parapets</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lintel Angles Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
Metal Panel	5%	Now	\$2,300	2045	**	5	\$6,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Window Sills At South Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Louvers</i>								
Metal Coiling Doors	5%			2030	**	5	\$10,200	
Windows								
Aluminum	95%			2033	**	5	\$1,700	
Steel	5%	Now	\$4,600	2050	**	5	\$600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Masonry: Brick	28%	Now	\$25,600	LIFE	**	5	\$800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Facades</i>								
Metal Panel	5%			2045	**	5	\$500	
Metal Rail	67%			2038	**	5-10	\$32,700	

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

**Asset # : 2082**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Roof</b>								
Panel/Paver: Cer/Brk	40%	0-2	\$41,600	2035	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Ceiling</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Paint Shop</i>								
Single Ply Membrane	60%	Now	\$55,600	2035	**			
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over Third Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	8%			2021	\$57,100	3	\$9,200	
Cast in Place Concrete	30%	2-4	\$3,500	LIFE	**	5	\$37,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	5%	0-2	\$2,700	2034	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Baths</i>								
Raised Access Floor	2%			2028	**	5	\$4,300	
Vinyl Tile	45%			2033	**	3	\$12,900	
Vinyl Tile 9" X 9"	10%			2033	**	3	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Corridor</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2034	**	5	\$2,700	
Concrete Masonry Unit	85%			LIFE	**	5	\$18,600	
Gypsum Board	10%			LIFE	**	5	\$3,300	
<b>Ceilings</b>								
Exposed Concrete	70%			LIFE	**	5	\$6,400	
Plaster	30%	Now	\$11,300	LIFE	**	5	\$11,000	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Corridor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2035	**	5	\$200	

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

**Asset # : 2082**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	50%			2025	\$25,700	1		
Conduit	50%			2045	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2024	\$7,300	5	\$100	
Molded Case Bkrs	45%			2024	\$32,800	5	\$500	
Molded Case Bkrs	45%			2033	**	5	\$500	
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$26,000	2050	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	60%			2035	**	1		
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2030	**	1	\$12,200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2025	\$78,300	10	\$33,400	
		<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
LED	5%			2030	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : Cove Lighting</i>						
<b>Egress Lighting</b>								
Emergency, Service	50%			2025	\$9,200	1		
Exit, Service	50%			2025	\$5,000	1		
<b>Exterior Lighting</b>								
HID	30%			2025	\$43,800	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exterior</i>						
		<i>Explanation : Controlled Via Photocell</i>						
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2025	\$23,400	1	\$3,000	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2025	\$120,200	1-3	\$7,300	

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

*Note : 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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2025	\$86,300	1		
Distribution								
Steam Piping/Pump	100%	Now	\$52,200	2035	* *	4	\$1,900	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	20%	Now	\$20,200	2025	\$40,300	1	\$4,300	
<i>Broken, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	20%	Now	\$7,100	2030	* *	1	\$2,200	
<i>Broken, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Convactor/Radiator	60%			2023	\$211,900	1	\$7,400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	20%			2025	\$34,500			
Window/Wall Unit	60%			2020	\$46,100	1		
No Component	20%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,300	
Exhaust Fans								
Interior	20%			2025	\$8,300	2	\$200	
Roof	60%			2020	\$17,800	2	\$700	
Roof	20%	2-4	\$1,800	2025	\$5,900	2	\$200	
<i>Noisy/Vibrating, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$11,200	2030	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
HTHW/HW	100%	Now	\$86,300	2055	* *			
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : N/a</i>								
<i>Explanation : Supplied From Adjacent Building</i>								
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 NEW HALL**

**Asset # : 2082**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sump Pump(s)								
Rigid Piping	100%			2020	\$10,800	4	\$1,600	
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2035	* *	1-5	\$19,300	
<b>Sprinkler</b>								
No Component	70%							
Generic	30%			2025	\$130,900	1-2	\$3,200	

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3,4,PH  
**Block** : 3222 **Lot** : 62 **BIN** : 2100249

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$736,500	\$183,700
Interior Architecture	\$194,900	\$378,000
Electrical	\$368,000	\$669,800
Mechanical	\$491,000	\$498,200
<b>Total</b>	<b>\$1,790,300</b>	<b>\$1,729,700</b>
Importance Code A	\$736,500	\$183,700
Importance Code B	\$1,053,900	\$1,546,000
<b>Total</b>	<b>\$1,790,300</b>	<b>\$1,729,700</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$48,600		\$400	
Interior Architecture	\$87,200	\$2,700		\$14,300
Electrical	\$15,200	\$2,700	\$2,900	\$2,300
Mechanical	\$78,400	\$9,200	\$18,700	\$12,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$233,400</b>	<b>\$18,500</b>	<b>\$25,900</b>	<b>\$33,300</b>
Importance Code A	\$63,400	\$3,500	\$4,000	\$3,500
Importance Code B	\$146,000	\$15,000	\$21,900	\$29,800
Importance Code C	\$24,100			
<b>Total</b>	<b>\$233,400</b>	<b>\$18,500</b>	<b>\$25,900</b>	<b>\$33,300</b>



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

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

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

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

**Asset # : 2081**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	30%	Now	\$272,800	2045	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkhead And Dormer At South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead And Dormer At South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Dormer At South Facade</i>								
Masonry: Brick	65%	Now	\$249,500	LIFE	**	5	\$84,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Window Lintels</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	5%	Now	\$77,100	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Cornices</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Balustrade- Parapet Along The Main Entrance</i>								
Windows								
Aluminum	100%	0-2	\$28,900	2041	**	5	\$1,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$2,000	
Metal Panel	5%			2045	**	5	\$800	
Metal Rail	45%			2038	**	5-10	\$32,500	
Roof								
Copper/Terne	75%	Now	\$137,100	2040	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Unfinished Attic</i>								
Modified Bitumen	25%			2025		10	\$17,400	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Carpet	16%			2024	\$211,600	3	\$34,000	
Cast in Place Concrete	30%	Now	\$32,300	LIFE	**	5	\$69,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Attic Fourth Floor Corridor</i>								
Ceramic Tile	5%			2034	**	5	\$5,300	
Terrazzo	5%	2-4	\$12,000	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Diagonal Cracks, 1st Floor Entrance</i>								
Vinyl Tile	35%	0-2	\$61,700	2025	\$308,400	3	\$13,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	9%	0-2	\$51,400	2035	**	3	\$3,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Room 312</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Near Elevator On Fourth Floor And Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, Room 312</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	30%			LIFE	**	5	\$12,200	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library</i>								
Gypsum Board	5%			LIFE	**	5	\$3,000	
Masonry: Brick	5%	Now	\$19,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Attic At South Side</i>								
Marble Panels	5%			LIFE	**			
Plaster	49%			LIFE	**	5	\$14,900	
Plaster	6%	Now	\$4,800	LIFE	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room 312</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room 312</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	3%			2042	**	5	\$3,300	
AcousTileSusp.Lay-In	12%	Now	\$10,300	2045	**	5	\$6,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rooms 101, 102, 103</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 101, 102, 103</i>								
Exposed Concrete	24%	Now	\$81,800	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Attic, Fourth Floor</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Attic</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room 312, Computer Laboratories</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room 312, 313a</i>								
Exposed Concrete	41%			LIFE	**	5	\$7,000	
Plaster	20%			LIFE	**	5	\$13,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2035	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 High Pressure Contact Switches Rated 1200 Amperes Each And One Rated At 1600 Amps</i>								
<b>Transformers</b>								
Dry Type	100%			2030	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1-500 Kva, 1-225 Kva And 1-75 Kva</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2035	**	5	\$300	
<b>Raceway</b>								
Conduit	85%			2035	**	1		
Conduit	15%			2045	**	1		

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

**Asset # : 2081**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Knife Sw	10%	2-4	\$13,100	2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floor And Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Fused Toggle Switch	60%	2-4	\$78,800	2050	**	5	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	30%			2041	**	5	\$600	
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$118,900	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2030	**	5	\$100	
Motor Control Center	50%	2-4	\$170,300	2045	**	5	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic</i>								
Motor Control Center	30%			2030	**	5	\$600	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	99%			2025	\$151,200	10	\$64,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	1%			2025	\$1,500	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Egress Lighting</b>								
Exit, Service	100%			2025	\$18,700	1		
<b>Exterior Lighting</b>								
HID	30%			2025	\$81,200	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic, Analog	50%			2025	\$370,900	1-3	\$22,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Manual Pull Station, Smoke Detector, Alarm Bells</i>								

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%	0-2	\$95,900	2035	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Hthw Supply Line</i>							
Conversion Equipment Heat Exchanger	100%	0-2	\$14,800	2040	**	1	\$31,500	
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Heat Exchanger</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One Unit</i>							
Distribution Steam Piping/Pump	100%	Now	\$193,300	2035	**	4	\$3,500	
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Boiler Room, Condensate Line</i>							
Terminal Devices Air Handler	35%	0-2	\$130,600	2035	**	1	\$13,800	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
Convector/Radiator	55%			2023		1	\$12,600	
No Component	10%							
Air Conditioning								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20%			2025		2	\$900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 3rd Floor Roof</i>							
	<i>Explanation : For Auditorium</i>							
Window/Wall Unit	50%			2018		1	\$71,200	
No Component	30%							
Terminal Devices Fan Coil - Cool/Heat	20%			2025		1	\$4,600	
No Component	80%							
Heat Rejection Air Condenser Unit	20%			2025		2	\$9,900	
No Component	80%							
Ventilation								
Distribution Ductwork/Diffusers	15%			LIFE	**	2-5	\$5,900	
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  
BRONX COMMUNITY COLLEGE NICHOLS HALL**

**Asset # : 2081**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Exhaust Fans								
Interior	15%	Now	\$11,500	2035	**	2	\$300	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : In Attic</i>							
No Component	85%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	50%			2035	**	1		
Galv Iron/Steel	50%	Now	\$31,000	2030	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Not Insulated, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Water Heater								
Electric	100%			2020		4	\$400	
HW Heat Exchanger								
Low Temp	100%			2025		4	\$7,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$19,300	LIFE	**	1		
	<i>Cracked, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Basement</i>							
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B - 4 Floor</i>							
	<i>Explanation : 1 Unit</i>							
<b>Fire Suppression</b>								
Sprinkler								
No Component	90%							
Generic	10%			2035	**	1-2	\$2,000	

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

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

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ph  
**Block** : 3222 **Lot** : 62 **BIN** :

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture		\$465,700
Interior Architecture		\$188,900
Electrical		\$86,100
<b>Total</b>		<b>\$740,700</b>
Importance Code A		\$465,700
Importance Code B		\$220,800
Importance Code C		\$54,100
<b>Total</b>		<b>\$740,700</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture				\$6,800
Interior Architecture	\$25,800		\$10,500	\$27,700
Electrical	\$8,200	\$7,600	\$15,000	\$8,600
Mechanical	\$20,900	\$28,400	\$57,200	\$35,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$62,800</b>	<b>\$44,000</b>	<b>\$90,600</b>	<b>\$86,600</b>
Importance Code A	\$4,600	\$4,600	\$4,600	\$11,600
Importance Code B	\$55,200	\$39,300	\$86,000	\$75,000
Importance Code C	\$3,000			
<b>Total</b>	<b>\$62,800</b>	<b>\$44,000</b>	<b>\$90,600</b>	<b>\$86,600</b>



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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$234,000	
Masonry: Brick Cavity	75%			LIFE	**	5	\$89,800	
<b>Windows</b>								
Aluminum	100%			2047	**	5	\$20,800	
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	5	\$14,600	
Metal Cornice	10%			2065	**	10	\$5,200	
<b>Roof</b>								
Metal Panel	50%			2042	**	10	\$93,100	
Single Ply Membrane	48%			2033	**	10	\$48,800	
Skylight, Metal/Glass	2%			2051	**	10	\$6,800	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2026	\$262,600	3	\$31,600	
Ceramic Tile	10%			2038	**	5	\$14,000	
Cork Tile	45%			2051	**	5	\$55,300	
Quarry Tile	15%			2042	**	5	\$31,600	
Sheet Vinyl/Rubber	15%			2033	**	5	\$31,600	
<b>Interior Walls</b>								
Ceramic Tile	5%			2038	**	5	\$6,000	
Gypsum Board	75%			LIFE	**	5	\$54,100	
Plywood/Hardboard	20%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2042	**	5	\$35,900	
Gypsum Board	75%			LIFE	**	5	\$134,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2051	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Main Electrical Room</i>								
<i>Explanation : 5000 Amp Main Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2042	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Main Electrical Room</i>								
<i>Explanation : 1500 Kva Step Up Transformer</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2051	**	5	\$500	

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	100%			2042	* *	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Locally Mounted Starters</i>						
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Water Service</i>						
		<i>Explanation : New Installation</i>						
<hr/>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	50%			2042	* *	1	\$14,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Emergency Electric Room</i>						
		<i>Explanation : (2) Transfer Switches, One For Fire Alarm, One For Critical Building Equipment</i>						
		<hr/>						
No Component	50%							
<hr/>								
<b>Generators</b>								
Diesel	50%			2038	* *	1	\$18,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Generator Room</i>						
		<i>Explanation : 250 Kw</i>						
		<hr/>						
No Component	50%							
<hr/>								
<b>Batteries</b>								
Nickel Cadmium	50%			2020		5	\$10,500	
No Component	50%							
<hr/>								
<b>Fuel Storage</b>								
Day Tank	100%			2047	* *	5	\$17,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Generator Room</i>						
		<i>Explanation : 275 Gallons</i>						
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2033	* *	10	\$86,100	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Motion Sensors</i>						
<hr/>								
<b>Egress Lighting</b>								
Emergency, Service	15%			2033	* *	1		
Exit, LED	15%			2060	* *	1		
No Component	70%							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting								
HID	30%			2033	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Of Building</i>								
<i>Explanation : Photocell Control</i>								
No Component	70%							
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2060	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Lightning Protection Is Present</i>								
<b>Alarm</b>								
Security System								
No Component	20%							
Generic	80%			2033	**	1	\$28,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$17,900	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2051	**	1		
Conversion Equipment								
Heat Exchanger	100%			2038	**	1	\$46,400	
Distribution								
Hot Wtr Piping/Pump	20%			2047	**	4	\$1,400	
Steam Piping/Pump	80%			2051	**	4	\$5,600	
Terminal Devices								
Convactor/Radiator	10%			2042	**	1	\$3,000	
Fan Coil Unit/Heat	85%			2033	**	1	\$25,800	
Unit Heater-Stm/HW	5%			2033	**	4	\$400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	10%			2047	**	1		
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Chilled Water From Offsite Plant</i>								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Air Conditioning</b>								
Conversion Equipment								
Split Unit	10%			2033	**			
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Chiller Located At Offsite Plant</i>								
<i>Explanation : Chillers Located Offsite</i>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$122,100	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2033	**	1	\$58,000	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,300	
Exhaust Fans								
Roof	100%			2033	**	2	\$2,900	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	40%			2051	**	1		
Galv Iron/Steel	60%			2042	**	1		
Water Heater								
Electric	100%			2024	\$14,200	4	\$500	
HW Heat Exchanger								
High Temp	100%			2051	**	4	\$13,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2033	**	1	\$5,800	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : G-3</i>								
<i>Explanation : 2 Elevators</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2051	**	1-5	\$49,100	
Sprinkler								
Generic	100%			2051	**	1-2	\$26,300	
Fire Pump								
Generic	100%			2038	**	1	\$17,500	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : BRONX COMMUNITY COLLEGE PATTERSON GARAGE  
**Address** : 2195 LORING PLACE NORTH  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : CUN0007.380 / 13563 **Yr Built/Renovated** : 1953 /  
**Area Sq Ft** : 6,184 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 22-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3223 **Lot** : 50 **BIN** : 2096013

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture		\$77,600
Interior Architecture	\$56,800	
Mechanical		\$132,600
<b>Total</b>	<b>\$56,800</b>	<b>\$210,200</b>
Importance Code A		\$77,600
Importance Code B	\$56,800	\$132,600
<b>Total</b>	<b>\$56,800</b>	<b>\$210,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$41,700		\$7,300	
Interior Architecture				
Electrical	\$700			\$6,600
Mechanical	\$29,800	\$800	\$800	\$800
<b>Total</b>	<b>\$72,200</b>	<b>\$800</b>	<b>\$8,200</b>	<b>\$7,500</b>
Importance Code A	\$71,100	\$600	\$8,000	\$600
Importance Code B	\$1,100	\$200	\$200	\$6,800
Importance Code C				
<b>Total</b>	<b>\$72,200</b>	<b>\$800</b>	<b>\$8,200</b>	<b>\$7,500</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	55%			LIFE	**	5	\$8,600	
Masonry: Brick	10%	Now	\$13,900	LIFE	**	5	\$1,600	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over West Entrance</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over West Entrance</i>								
Metal Coiling Doors	30%			2035	**	5	\$14,700	
Wood	5%	Now	\$20,100	2035	**	5	\$2,000	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fascia</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fascia</i>								
<b>Windows</b>								
Aluminum	100%			2030	**	5		
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$7,800	2022	\$77,600			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Northwest Side Of Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner Of Building</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%			LIFE	**	5	\$20,200	
<b>Interior Walls</b>								
Concrete Masonry Unit	100%			LIFE	**	5	\$600	
<b>Ceilings</b>								
Exposed Struc: Wood	100%	Now	\$56,800	LIFE	**			
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner Of Garage And In Storage Closet</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wood Beams Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner Of Garage</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2022	\$3,700	1		

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

**Asset # : 13563**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2021	\$400	5		
Fused Disc Sw	5%	2-4	\$400	2047	**	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Wall At Entrance Door</i>								
Molded Case Bkrs	85%			2021	\$6,200	5	\$100	
Molded Case Bkrs	5%	2-4	\$400	2047	**	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Wall At Entrance Door</i>								
<b>Wiring</b>								
Thermoplastic	100%			2022	\$8,000	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2022	\$9,300	10	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	30%			2022	\$14,800	10	\$100	
<b>Exterior Lighting</b>								
HID	100%			2022	\$22,800	10		
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil No 2	100%			2032	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Building Is Unoccupied</i>								
<b>Conversion Equipment</b>								
Steam Boiler	100%	Now	\$29,400	2042	**	1	\$5,500	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Boiler Room</i>								
<i>Explanation : One Boiler</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2022	\$42,200	4	\$500	
<b>Terminal Devices</b>								
Fan Coil Unit/Heat	100%			2022	\$90,400	1	\$2,000	
<b>Plumbing</b>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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-Feb-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100244

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$140,600	
Interior Architecture	\$127,100	
Electrical		\$207,100
Mechanical		\$257,800
<b>Total</b>	<b>\$267,700</b>	<b>\$464,900</b>
Importance Code A	\$140,600	
Importance Code B	\$127,100	\$464,900
<b>Total</b>	<b>\$267,700</b>	<b>\$464,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$33,700			
Interior Architecture	\$49,600			\$50,300
Electrical	\$24,300	\$1,200	\$41,200	\$900
Mechanical	\$58,800	\$1,700	\$1,700	\$900
<b>Total</b>	<b>\$166,400</b>	<b>\$2,900</b>	<b>\$42,900</b>	<b>\$52,100</b>
Importance Code A	\$40,800		\$200	
Importance Code B	\$120,800	\$2,900	\$42,700	\$52,100
Importance Code C	\$4,800			
<b>Total</b>	<b>\$166,400</b>	<b>\$2,900</b>	<b>\$42,900</b>	<b>\$52,100</b>



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

**Asset # : 2076**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	75%	0-2	\$85,000	LIFE	**	5	\$17,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stitch Repair Throughout</i>								
Masonry: Brick	15%			LIFE	**	5	\$3,500	
Masonry: Granite	5%			LIFE	**	5	\$900	
Masonry: Limestone	5%	Now	\$7,500	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Horizontal Bands</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$4,100	2041	**	5	\$500	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entry Hall</i>								
<b>Parapets</b>								
Copper/Terne	25%	Now	\$13,300	2030	**	5	\$1,200	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	75%			LIFE	**	5	\$1,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cornice</i>								
<b>Roof</b>								
Clay Tile	97%	Now	\$55,600	2035	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair And Third Floor Classrooms</i>								
Skylight, Metal/Glass	3%	Now	\$8,800	2045	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Skylight</i>								

**Interior**

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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**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2021	\$47,700	3	\$7,000	
Cast in Place Concrete	8%			LIFE	**	5	\$4,100	
Marble Panels	2%			LIFE	**	5	\$400	
Terrazzo	10%	Now	\$7,800	LIFE	**	5	\$1,800	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Terrazzo	5%	0-2	\$78,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Stair Nosing</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Treads</i>								
Vinyl Tile	25%	0-2	\$26,500	2035	**	3	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$13,700	2035	**	3	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 34</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 34</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 34</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
Wood	5%			2053	**	5	\$2,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 35</i>								
Wood	25%	Now	\$41,100	2028	**	5	\$5,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floor Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floor Classrooms</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$3,800	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Gypsum Board	10%	Now	\$1,000	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Women Bathroom In Basement</i>								
Plaster	80%			LIFE	**	5	\$5,400	

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

**Asset # : 2076**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2038	**	5	\$1,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
AcousTileSusp.Lay-In	10%	0-2	\$1,000	2038	**	5	\$1,200	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Plaster	85%			LIFE	**	5	\$12,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair And Third Floor Rooms</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%	4+	\$2,600	2045	**	5		
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amp Main Disconnect Switch Fed From Language Hall</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2025	\$86,700	5	\$100	
<b>Raceway</b>								
Conduit	90%			2025	\$21,300	1		
Conduit	10%			2035	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2024	\$3,200	5		
Molded Case Bkrs	70%			2024	\$22,400	5	\$300	
Molded Case Bkrs	20%			2033	**	5	\$100	
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$20,800	2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	20%			2035	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$48,500	5	\$100	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$5,000	

**Lighting**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE PHILOSOPHY HALL**  
**Asset # : 2076**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2030	**	10	\$14,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting Emergency, Service	50%			2020	\$4,100	1		
Exit, Service	50%			2020	\$2,200	1		
Exterior Lighting HID	30%			2020	\$19,700	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
<b>Alarm</b>								
Fire/Smoke Detection No Component	60%							
Generic, Analog	40%			2025	\$71,900	1-3	\$4,000	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%			2045	**	1		
Conversion Equipment HTHW/HW Exchanger	100%	0-2	\$4,500	2040	**	2	\$800	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Heat Exchanger</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit, Converts H T H W To Low Pressure Steam.</i>								
Distribution Steam Piping/Pump	100%	Now	\$23,300	2025	\$116,300	4	\$800	
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terminal Devices Convactor/Radiator	90%			2023	\$141,500	1	\$4,500	
No Component	10%							
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment Window/Wall Unit	60%			2018	\$20,500	1		
No Component	40%							

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

**Asset # : 2076**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Air Conditioning</b>								
<b>Distribution</b>								
Ductwork/Diffusers	15%			LIFE	**	2	\$3,000	
No Component	85%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	15%			2025	\$6,400	1	\$1,400	
No Component	85%							
<b>Heat Rejection</b>								
Air Condenser Unit	15%			2025	\$3,000	2	\$1,600	
No Component	85%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$900	
No Component	90%							
<b>Exhaust Fans</b>								
Interior	10%			2025	\$1,800	2	\$100	
No Component	90%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galv Iron/Steel	100%	0-2	\$9,900	2030	**	1		
			<i>Corroded, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
<b>Water Heater</b>								
Electric	100%			2024	\$2,600	4	\$100	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement 50 Gallon</i>					
<b>HW Heat Exchanger</b>								
Low Temp	100%			2051	**	4	\$2,300	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Not Accessible	100%							
<b>Fixtures</b>								
Generic	100%							

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 26-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3222 **Lot** : 62 **BIN** : 2100241

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$732,100	\$120,100
Interior Architecture	\$637,000	\$411,200
Electrical	\$173,400	\$674,700
Mechanical	\$853,000	\$961,500
<b>Total</b>	<b>\$2,395,500</b>	<b>\$2,167,400</b>
Importance Code A	\$732,100	\$131,000
Importance Code B	\$1,663,400	\$2,036,500
<b>Total</b>	<b>\$2,395,500</b>	<b>\$2,167,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$26,600		\$9,000	
Interior Architecture	\$18,400	\$2,600		\$32,500
Electrical	\$16,000	\$9,000	\$11,900	\$10,900
Mechanical	\$125,700	\$13,800	\$32,100	\$13,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$190,600</b>	<b>\$29,400</b>	<b>\$56,900</b>	<b>\$60,900</b>
Importance Code A	\$29,500	\$2,900	\$12,100	\$2,900
Importance Code B	\$150,900	\$25,200	\$44,900	\$58,000
Importance Code C	\$10,300	\$1,300		
<b>Total</b>	<b>\$190,600</b>	<b>\$29,400</b>	<b>\$56,900</b>	<b>\$60,900</b>



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

**Asset # : 2094**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%	Now	\$105,900	LIFE	**	5	\$48,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout, Spandrels And Columns</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	75%	0-2	\$212,400	LIFE	**	5	\$72,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And South Cantilevers</i>								
Masonry: Fieldstone	5%	Now	\$40,600	LIFE	**	5	\$3,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Metal Panel	5%			2045	**	5-10	\$33,000	
Stucco Cement	5%			2038	**	5	\$12,000	
<b>Windows</b>								
Aluminum	100%	Now	\$153,600	2050	**	5	\$1,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<b>Parapets</b>								
Cast in Place Concrete	50%	Now	\$18,300	LIFE	**	5	\$30,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	20%			LIFE	**	5	\$1,200	
Metal Rail	30%	Now	\$2,300	2038	**	5	\$12,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Over Penthouse</i>								
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$219,600	2035	**			1
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								

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

**Asset # : 2094**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Carpet	2%			2021	\$22,200	3	\$3,600	
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Ceramic Tile	3%			2034	**	5	\$2,700	
Panel/Paver: Bluestone	3%			LIFE	**	5	\$2,000	
Terrazzo	2%			LIFE	**	5	\$1,400	
Vinyl Tile	50%	Now	\$147,800	2025	\$369,500	3	\$16,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 33%</i>								
<i>Location : Basement Corridors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	35%	Now	\$67,000	2020	\$335,000	3	\$11,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2034	**	5	\$2,600	
Concrete Masonry Unit	72%			LIFE	**	5	\$24,600	
Gypsum Board	10%			LIFE	**	5	\$5,100	
Masonry: Brick	2%			LIFE	**			
Mosaic Tile	8%	Now	\$10,300	LIFE	**			
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : In Stair Near Perforated Concrete Wall</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Elevator</i>								
<i>Explanation : Staining / Discolored</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	62%	Now	\$87,200	2038	**	5	\$34,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fourth Floor, Various Other Locations</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	13%			2038	**	5	\$14,500	
Exposed Concrete	20%			LIFE	**	5	\$2,800	
Gypsum Board	5%			LIFE	**	5	\$5,600	

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

**Asset # : 2094**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2045	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps And 1200 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2025	\$10,800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2030	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 150 Kva 480v-208/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2035	**	5	\$100	
Molded Case Bkrs	70%	4+	\$10,000	2035	**	5	\$600	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse Mechanical Room</i>								
Raceway								
Conduit	80%			2025	\$96,800	1		
Conduit	20%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2024	\$13,100	5	\$100	
Molded Case Bkrs	80%			2024	\$105,100	5	\$1,300	
Molded Case Bkrs	10%			2033	**	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$118,900	2050	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	10%			2045	**	1		
Thermoplastic	20%			2025	\$34,000	1		
Motor Controllers								
Locally Mounted	30%			2023	\$22,100	5	\$100	
Locally Mounted	10%			2038	**	5		
Motor Control Center	60%			2023	\$171,400	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$19,100	

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

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

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

**Asset # : 2094**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2034	**	1	\$24,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside The Building</i>						
		<i>Explanation : One 750 Kw</i>						
<hr/>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$2,300	
<hr/>								
Fuel Storage								
Day Tank	100%			2041	**	5	\$11,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Without Generator</i>						
		<i>Explanation : One 700 Gallon Tank - Fuel Is Also Supplied From The Energy/ Central Plant</i>						
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$54,500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<hr/>								
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, Service	40%			2020	\$6,300	1		
Exit, Service	10%			2030	**	1		
<hr/>								
Exterior Lighting								
HID	30%			2025	\$68,600	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exterior</i>						
		<i>Explanation : Controlled Via Photocell</i>						
<hr/>								
No Component	70%							
<hr/>								
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$188,000	1-3	\$11,500	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2025	\$134,000	1		
<hr/>								
Conversion Equipment								
Heat Exchanger	100%			2038	**	1	\$29,400	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit</i>						

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

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

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

**Asset # : 2094**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	10%	2-4	\$29,200	2050	**	4	\$300	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Attic</i>								
<i>Explanation : 2 Of 3 Pumps Need Repair</i>								
Hot Wtr Piping/Pump	10%			2033	**	4	\$300	
Steam Piping/Pump	80%	Now	\$32,400	2025	\$324,300	4	\$2,300	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement And Throughout</i>								
<b>Terminal Devices</b>								
Air Handler	60%	Now	\$9,400	2020	\$187,800	1	\$19,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Air Handler Coil, Penthouse</i>								
Convactor/Radiator	40%	Now	\$21,900	2023	\$219,400	1	\$6,900	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	20%			2024	\$32,900	1		
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water From Plant</i>								
<b>Conversion Equipment</b>								
Split Unit	10%			2033	**			
Window/Wall Unit	90%			2020	\$107,400	1		
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2025	\$283,800	4	\$2,900	
<i>Not in Service, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%	Now	\$49,300	2020	\$246,600	1	\$33,100	
<i>Not in Service, Extent : Light, Area Affected : 20%</i>								
<i>Location : Attic</i>								
<b>Heat Rejection</b>								
Evap Condenser	100%	Now	\$47,300	2035	**	2	\$33,100	
<i>Not in Service, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	2-4	\$150,300	LIFE	**	2-5	\$33,200	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 20%</i>								
<i>Location : 4th Floor</i>								
<b>Exhaust Fans</b>								
Interior	100%	0-2	\$64,200	2035	**	2	\$1,500	
<i>Malfunctioning, Extent : Light, Area Affected : 50%</i>								
<i>Location : Attic</i>								

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

**Asset # : 2094**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
H/C Water Piping Galv Iron/Steel	100%	Now	\$8,700	2030	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater Electric	100%			2024	\$9,000	4	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic 225 Gallons</i>								
HW Heat Exchanger Low Temp	100%			2051	**	4	\$8,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$8,100	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th Floor</i>								
Sump Pump(s) Submersible	100%			2018	\$6,500	4	\$2,500	
Backflow Preventer No Component Generic	80%			2025	\$1,200	1	\$800	
<i>20%</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Sprinkler System Only</i>								
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-4</i>								
<i>Explanation : One Unit</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2045	**	1-5	\$31,100	
<b>Sprinkler</b>								
No Component Generic	95%							
	5%	4+	\$3,400	2035	**	1-2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Sprinkler Caps Missing</i>								

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100247

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$1,288,000	\$82,300
Interior Architecture		\$169,500
Electrical	\$50,900	\$137,000
Mechanical	\$285,000	\$61,300
<b>Total</b>	<b>\$1,623,900</b>	<b>\$450,200</b>
Importance Code A	\$1,288,000	\$82,300
Importance Code B	\$335,900	\$367,800
<b>Total</b>	<b>\$1,623,900</b>	<b>\$450,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$88,400		\$5,400	
Interior Architecture	\$104,900	\$4,200	\$25,200	\$8,100
Electrical	\$3,500	\$2,700	\$18,500	\$3,400
Mechanical	\$30,100	\$9,900	\$34,200	\$8,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$234,800</b>	<b>\$24,700</b>	<b>\$91,300</b>	<b>\$27,700</b>
Importance Code A	\$91,200	\$2,800	\$8,300	\$2,800
Importance Code B	\$130,800	\$19,800	\$83,100	\$24,900
Importance Code C	\$12,700	\$2,000		
<b>Total</b>	<b>\$234,800</b>	<b>\$24,700</b>	<b>\$91,300</b>	<b>\$27,700</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$970,200	LIFE	**	5	\$82,300	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Theater And Main Building</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Theater, East Side Of Roscoe</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Whole East Facade Of Theater, Various Other Locations</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Theater</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 20%</i>								
<i>Location : Theater</i>								
Masonry: Limestone	10%			LIFE	**	5	\$7,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Along First And Second Floor Horizontal Bands</i>								
Metal Panel	3%			2035	**	5-10	\$20,000	
Granite Panels	2%	Now	\$25,100	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Loose Units, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Entrance To Main Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	95%	Now	\$20,600	2033	**	5	\$1,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Portions Of Main Building</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Rooms</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2034	**	10	\$800	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	75%	Now	\$33,900	LIFE	**	5	\$3,000	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various On Every Roof</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various At Every Roof On Exterior Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	5%	Now	\$2,000	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	20%	Now	\$2,100	2030	**	5	\$5,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Main Roof</i>								
Roof								
Cast in Place Concrete	10%	Now	\$4,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Terraces</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Terraces</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Terrace Over Lobby</i>								
Modified Bitumen	15%	Now	\$59,600	2035	**			
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Theater Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Theater Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Theater Roof</i>								
Modified Bitumen	65%	Now	\$258,200	2035	**			
<i>Blisters, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof, Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof, Throughout</i>								
Single Ply Membrane	8%			2025	\$18,400	10	\$5,600	
Skylight, Metal/Glass	2%			2045	**	10	\$4,700	
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	3%			2024	\$31,800	3	\$5,100	
Cast in Place Concrete	15%	Now	\$2,600	LIFE	**	5	\$27,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North End Of Mechanical Room</i>								
Ceramic Tile	5%			2034	**	5	\$4,300	
Quarry Tile	3%			2038	**	5	\$3,800	
Terrazzo	10%			LIFE	**	5	\$6,600	
Vinyl Tile	40%			2033	**	3	\$17,000	
Vinyl Tile	24%	Now	\$33,900	2025	\$169,500	3	\$7,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South Wing Of Main Building (Roscoe)</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wing Of Main Building</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South Wing Of Main Building</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$4,100	
Concrete Masonry Unit	35%			LIFE	**	5	\$11,400	
Gypsum Board	15%			LIFE	**	5	\$7,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building - Bookstore, Lounge, Meeting Rooms</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Wing Of Main Building, 3rd Floor</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	40%	Now	\$12,700	LIFE	**	5	\$9,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Wing Of Main Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Wing Of Main Building (Roscoe)</i>								

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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 ROSCOE C. BROWN STUDENT CENTER**  
**Asset # : 2077**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	2%	Now	\$13,700	2045	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby/ Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
AcousTileSusp.Lay-In	58%			2045	**	5	\$50,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building And Theater</i>								
Exposed Concrete	15%	Now	\$20,500	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Concrete Beam In Basement Crawl Space Under Main Building</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement Crawl Space Beams Under Main Building</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas In Basements</i>								
Plaster	25%	Now	\$13,900	LIFE	**	5	\$13,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Wing Of Main Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Wing Of Main Building</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	**	5	\$300	
Raceway								
Conduit	50%			2025	\$60,500	1		
Conduit	50%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2047	**	5	\$100	
Fused Disc Sw	10%			2024	\$10,200	5	\$100	
Molded Case Bkrs	20%			2024	\$20,400	5	\$300	
Molded Case Bkrs	65%			2047	**	5	\$1,000	
Wiring								
Braided Cloth	30%	2-4	\$50,900	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2025	\$34,000	1		
Thermoplastic	50%			2051	**	1		

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

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

\*\* 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2038	**	5	\$200	
Locally Mounted	50%			2023	\$22,100	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$10,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	30%			2030	**	10	\$15,600	
Fluorescent	40%			2033	**	10	\$20,800	
HID	10%			2030	**	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building, Auditorium</i>								
<i>Explanation : Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	50%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting								
HID	100%			2030	**	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2033	**	1	\$2,200	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2033	**	1-3	\$26,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
HTHW/HW	70%			2035	**	1		
Natural Gas	30%			2045	**	1		

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Heat Exchanger	100%			2038	**	1	\$28,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit</i>							
Distribution Steam Piping/Pump	100%			2051	**	4	\$4,200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Terminal Devices Air Handler	80%			2020	\$239,400	1	\$28,100	
Convector/Radiator	20%			2030	**	1	\$3,700	
Air Conditioning								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling Split Unit	30%			2030	**	2	\$1,000	
Window/Wall Unit	40%			2020	\$45,600	1		
No Component	20%							
Distribution Ductwork/Diffusers	30%			LIFE	**	2	\$22,200	
No Component	70%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,700	
Exhaust Fans Interior	100%	Now	\$3,100	2025	\$61,300	2	\$1,400	
	<i>Broken, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Penthouse</i>							
Plumbing								
H/C Water Piping Galv Iron/Steel	100%	Now	\$16,600	2030	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Water Heater Electric	100%			2023	\$8,600	4	\$500	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Rigid Piping	65%			2020	\$7,000	4	\$1,100	
Submersible	35%			2018	\$2,300	4	\$900	

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing							
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Freight 1 - Roof, Passenger 1-3 Floor</i>						
	<i>Explanation : 2 Units - 1 Freight And 1 Passenger</i>						
Fire Suppression							
Standpipe							
Generic	100%			2035	**	1-5	\$28,600
Sprinkler							
No Component	40%						
Generic	60%			2035	**	1-2	\$9,600

*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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100247

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$141,200	
Interior Architecture		\$133,200
Electrical		\$22,100
<b>Total</b>	<b>\$141,200</b>	<b>\$155,400</b>
Importance Code A	\$141,200	
Importance Code B		\$155,400
<b>Total</b>	<b>\$141,200</b>	<b>\$155,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$25,900		\$1,300	
Interior Architecture	\$39,600			\$2,500
Electrical	\$8,400	\$1,100	\$5,000	\$1,300
Mechanical	\$4,100	\$1,600	\$24,300	\$1,700
<b>Total</b>	<b>\$78,100</b>	<b>\$2,700</b>	<b>\$30,700</b>	<b>\$5,500</b>
Importance Code A	\$26,600	\$700	\$2,100	\$700
Importance Code B	\$51,400	\$2,000	\$28,700	\$4,800
Importance Code C				
<b>Total</b>	<b>\$78,100</b>	<b>\$2,700</b>	<b>\$30,700</b>	<b>\$5,500</b>



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. STUDENT CENTER - ANNEX**  
**Asset # : 14634**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%	Now	\$18,000	LIFE	**	5	\$12,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southeast Corner At First Floor Window Sill</i>								
Masonry: Limestone	10%	Now	\$3,100	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2045	**	5-10	\$4,900	
<b>Windows</b>								
Aluminum	98%	Now	\$65,700	2033	**	5	\$4,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Metal Louvers	2%			2034	**	10	\$1,000	
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	5	\$1,900	
Metal Panel	5%	Now	\$900	2045	**	5	\$200	
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast Corner Of Roof</i>								
Metal Rail	15%			2038	**	5-10	\$6,500	
<b>Roof</b>								
Modified Bitumen	100%	Now	\$75,500	2035	**			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2024	\$13,300	3	\$2,100	
Cast in Place Concrete	15%			LIFE	**	5	\$7,000	
Mosaic Tile	5%			2038	**	5	\$2,700	
Vinyl Tile	75%	Now	\$26,700	2025	\$133,200	3	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	95%			LIFE	**	5	\$15,700	
Gypsum Board	5%			LIFE	**	5	\$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.

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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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	30%	Now	\$5,800	2030	**	5	\$3,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms On Third Floor</i>								
AcousTileSusp.Lay-In	30%	Now	\$2,500	2030	**	5	\$3,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	20%			LIFE	**	5	\$700	
Plaster	20%	Now	\$2,700	LIFE	**	5	\$2,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2051	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amp And Two 400 Amp Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2042	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva And One 225 Kva 480v-208/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2051	**	5	\$100	
<b>Raceway</b>								
Conduit	50%			2025	\$10,800	1		
Conduit	50%			2051	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2047	**	5		
Fused Disc Sw	10%			2024	\$2,900	5		
Molded Case Bkrs	20%			2024	\$5,800	5	\$100	
Molded Case Bkrs	65%			2047	**	5	\$200	
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$7,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2025	\$4,700	1		
Thermoplastic	50%			2051	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2038	**	5		
Locally Mounted	50%			2023	\$22,100	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$4,400	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$2,600	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	30%			2030	**	10	\$3,900	
Fluorescent	50%			2033	**	10	\$6,600	
Egress Lighting								
Emergency, Service								
	50%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service								
	50%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting								
HID	100%			2030	**	10		
Alarm								
Security System								
No Component								
Generic	10%			2033	**	1	\$500	
Fire/Smoke Detection								
No Component								
Generic, Analog	70%			2033	**	1-3	\$6,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
HTHW/HW	100%			2035	**	1		
Conversion Equipment								
Heat Exchanger	100%			2034	**	1	\$7,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
Distribution							
Steam Piping/Pump	100%			2035	* *	4	\$1,100
Terminal Devices							
Convactor/Radiator	100%			2030	* *	1	\$4,600
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2033	* *	1	
Conversion Equipment							
Window/Wall Unit	80%			2020	\$23,000	1	
No Component	20%						
<b>Ventilation</b>							
Distribution							
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$1,600
No Component	80%						
Exhaust Fans							
Roof	20%			2025	\$2,200	2	\$100
Not Accessible	80%						
<b>Plumbing</b>							
H/C Water Piping							
Galv Iron/Steel	100%			2038	* *	1	
Water Heater							
Electric	100%			2023	\$2,200	4	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Basement</i>				
			<i>Explanation : 120 Gallon</i>				
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Rigid Piping	60%			2025	\$6,500	4	\$1,000
Submersible	40%			2018	\$2,600	4	\$1,000
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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 24-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3222 **Lot** : 62 **BIN** : 2100254

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$43,900	\$36,100
Interior Architecture	\$50,800	
Electrical		\$409,600
Mechanical	\$35,500	\$479,700
<b>Total</b>	<b>\$130,200</b>	<b>\$925,500</b>
Importance Code A	\$43,900	\$36,100
Importance Code B	\$86,300	\$889,400
<b>Total</b>	<b>\$130,200</b>	<b>\$925,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$17,900		\$500	\$700
Interior Architecture	\$37,100			\$4,000
Electrical	\$1,900	\$1,900	\$1,700	\$1,800
Mechanical	\$3,700	\$2,200	\$46,000	\$2,800
<b>Total</b>	<b>\$60,600</b>	<b>\$4,100</b>	<b>\$48,300</b>	<b>\$9,300</b>
Importance Code A	\$19,200	\$1,300	\$1,900	\$2,000
Importance Code B	\$34,400	\$2,800	\$46,400	\$7,400
Importance Code C	\$7,000			
<b>Total</b>	<b>\$60,600</b>	<b>\$4,100</b>	<b>\$48,300</b>	<b>\$9,300</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$9,100	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	90%	Now	\$43,900	LIFE	**	5	\$29,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade At Doorway</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And South Facade</i>								
Masonry: Limestone	5%	Now	\$8,800	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Horizontal Band</i>								
<b>Windows</b>								
Aluminum	100%			2041	**	5	\$1,400	
<b>Parapets</b>								
Copper/Terne	5%			2060	**	5	\$1,000	
Masonry: Brick	90%			LIFE	**	5	\$3,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,400	
<b>Roof</b>								
Modified Bitumen	100%			2035	**	10	\$36,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Roof Installation</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	8%	Now	\$3,200	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout The Basement</i>								
Ceramic Tile	5%			2028	**	5	\$2,000	
Terrazzo	5%			LIFE	**	5	\$1,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor</i>								
Vinyl Tile	78%	2-4	\$50,800	2030	**	3	\$11,500	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	4%			2030	**	3	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Select Rooms/ Offices</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								

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

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

**Asset # : 2064**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	15%	Now	\$7,000	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Area - Basement</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$3,000	
Gypsum Board	10%			LIFE	**	5	\$2,300	
Masonry: Brick	10%			LIFE	**			
Plaster	45%			LIFE	**	5	\$5,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%	Now	\$7,800	2038	**	5	\$9,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout 2nd Floor</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout 2nd Floor</i>								
Exposed Concrete	15%	Now	\$9,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Beams In Basement</i>								
Plaster	35%	Now	\$8,800	LIFE	**	5	\$8,600	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Corridor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2025	\$4,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2023	\$15,400	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 30 Kva 408v-208/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2025	\$95,500	5	\$100	
<b>Raceway</b>								
Conduit	90%			2025	\$46,200	1		
Conduit	10%			2045	**	1		

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

**Asset # : 2064**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2024	\$7,300	5	\$100	
Molded Case Bkrs	10%			2041	* *	5	\$100	
Molded Case Bkrs	80%			2024	\$58,400	5	\$600	
Wiring								
Thermoplastic	90%			2025	\$58,500	1		
Thermoplastic	10%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$44,300	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	\$8,400	
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$56,500	10	\$24,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2025	\$6,300	1		
Exit, Service	50%			2025	\$3,500	1		
Exterior Lighting								
HID	50%			2025	\$50,400	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$24,200	1	\$3,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	* *	1-3	\$5,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
HTHW/HW	100%			2025	\$59,100	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Supplied From Adjacent Building</i>								

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

**Asset # : 2064**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger	100%			2038	* *	1	\$13,000	
Distribution								
Steam Piping/Pump	100%			2025	\$178,800	4	\$1,300	
Terminal Devices								
Convactor/Radiator	100%			2023	\$241,800	1	\$8,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	30%	0-2	\$35,500	2035	* *	2	\$400	
			<i>Damaged, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Roof</i>					
Window/Wall Unit	60%			2020	\$31,600	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$4,400	
No Component	70%							
Exhaust Fans								
Roof	30%			2025	\$6,100	2	\$200	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$1,500	2035	* *	1		
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Street Supply Line</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2020	\$10,800	4	\$1,600	
Fixtures								
Generic	100%							

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3224 **Lot** : 1 **BIN** : 2014903

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$81,700	
Electrical	\$36,100	
<b>Total</b>	<b>\$117,700</b>	
Importance Code A	\$81,700	
Importance Code B	\$36,100	
<b>Total</b>	<b>\$117,700</b>	

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$12,200		\$200	
Interior Architecture	\$11,900		\$6,500	\$1,100
Electrical	\$600	\$600	\$2,100	\$600
Mechanical	\$800	\$1,400	\$4,200	\$1,100
<b>Total</b>	<b>\$25,500</b>	<b>\$2,000</b>	<b>\$13,000</b>	<b>\$2,800</b>
Importance Code A	\$12,600	\$500	\$700	\$500
Importance Code B	\$4,500	\$1,500	\$12,300	\$2,300
Importance Code C	\$8,400			
<b>Total</b>	<b>\$25,500</b>	<b>\$2,000</b>	<b>\$13,000</b>	<b>\$2,800</b>



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

**Asset # : 2068**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$42,700	LIFE	* *	5	\$14,500	
<i>Graffiti, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And East Elevations</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Chimney And Southeast Corner</i>								
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$8,300	2045	* *	5	\$4,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fascia</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fascia</i>								
<b>Windows</b>								
Aluminum	100%			2050	* *	5	\$400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Asphalt Shingle	100%	Now	\$3,900	2021	\$39,000			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,500	
Ceramic Tile	5%			2040	* *	5	\$700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	60%	Now	\$3,500	2035	* *	3	\$3,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	30%			2065	* *	5	\$8,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								

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

**Asset # : 2068**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%	Now	\$8,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Gypsum Board	85%			LIFE	**	5	\$6,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%			2045	**	5	\$4,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Exposed Concrete	20%			LIFE	**	5	\$500	
Plaster	50%			LIFE	**	5	\$4,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2051	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amp Main Disconnect Switch</i>								
<b>Raceway</b>								
Conduit	100%			2025	\$13,600	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2047	**	5		
Molded Case Bkrs	95%			2047	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2051	**	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2033	**	10	\$8,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

**Asset # : 2068**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting Emergency, Battery	50%			2025	\$6,200	10	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Gets Power From Adjacent Building Generator</i>					
Exit, Service	50%			2020	\$1,200	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Gets Power From Adjacent Building Generator</i>					
Exterior Lighting HID	100%			2020	\$36,100	10		
<b>Alarm</b>								
Security System No Component Generic	80%							
	20%			2035	**	1	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Main Entrance</i>					
			<i>Explanation : Cameras</i>					
Fire/Smoke Detection Generic, Analog	100%			2035	**	1-3	\$6,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : New System</i>					
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Fuel Oil No 2	100%			2035	**	5	\$2,900	
Conversion Equipment Hot Water Boiler	100%			2038	**	1	\$4,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 140,000 Btu Unit</i>					
Distribution Hot Wtr Piping/Pump	100%			2033	**	4	\$500	
Terminal Devices Convactor/Radiator	100%			2042	**	1	\$3,100	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2041	**	1		

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

**Asset # : 2068**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Split Unit	60%			2030	**			
No Component	40%							
<b>Distribution</b>								
Ductwork/Diffusers	60%			LIFE	**	2	\$7,400	
No Component	40%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	10%			2051	**	1		
Galv Iron/Steel	90%			2042	**	1		
<b>HW Heat Exchanger</b>								
Low Temp	100%			2051	**	4	\$1,400	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Backflow Preventer</b>								
No Component	50%							
Generic	50%			2025	\$500	1	\$300	
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
No Component	75%							
Generic	25%			2035	**	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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 24-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100255

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$36,200	\$35,100
Interior Architecture	\$167,600	
Electrical	\$57,600	\$44,300
Mechanical		\$360,900
<b>Total</b>	<b>\$261,400</b>	<b>\$440,300</b>
Importance Code A	\$36,200	\$35,100
Importance Code B	\$172,800	\$405,200
Importance Code C	\$52,400	
<b>Total</b>	<b>\$261,400</b>	<b>\$440,300</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$32,500		\$7,500	\$400
Interior Architecture	\$124,700			\$179,000
Electrical	\$5,800	\$1,000	\$18,400	\$1,100
Mechanical	\$50,200	\$2,200	\$58,100	\$2,200
<b>Total</b>	<b>\$213,200</b>	<b>\$3,200</b>	<b>\$84,000</b>	<b>\$182,700</b>
Importance Code A	\$33,400	\$900	\$8,700	\$1,300
Importance Code B	\$123,200	\$2,300	\$75,400	\$181,400
Importance Code C	\$56,500			
<b>Total</b>	<b>\$213,200</b>	<b>\$3,200</b>	<b>\$84,000</b>	<b>\$182,700</b>



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

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

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

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

**Asset # : 2065**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%			LIFE	**	5	\$26,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Elevations</i>								
Masonry: Brownstone	5%			LIFE	**	5	\$1,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Elevations</i>								
Masonry: Fieldstone	10%	Now	\$30,400	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas On East Side</i>								
<i>Explanation : Loose Units</i>								
<b>Windows</b>								
Aluminum	95%			2041	**	5	\$800	
Steel	5%	Now	\$2,200	2050	**	5	\$300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<b>Parapets</b>								
Wood Cornice	100%			2055	**	5-10	\$17,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Elevations</i>								
<b>Roof</b>								
Metal Panel	85%			2045	**	10	\$35,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Roof</i>								
Plaza Roof: Stone Panels	15%	Now	\$36,200	2051	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Basement</i>								

**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 SOUTH HALL**

**Asset # : 2065**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	50%			2021	\$171,100	3	\$27,500	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	10%	Now	\$5,600	LIFE	**	5	\$6,000	
	<i>Uneven Surface, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Ceramic Tile	5%	Now	\$13,000	2034	**	5	\$700	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Men's Restroom</i>							
	<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Men's Restroom</i>							
Vinyl Tile	20%	4+	\$2,300	2030	**	3	\$2,100	
	<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile 9" X 9"	10%	Now	\$8,900	2035	**	3	\$1,000	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Third Floor</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Third Floor</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Third Floor</i>							
	<i>Explanation : Vinyl Tile 9 X 9</i>							
Wood	5%	Now	\$26,500	2053	**	5	\$1,300	
	<i>Loose Units, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Uneven Surface, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							

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

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

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

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

**Asset # : 2065**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	10%	Now	\$10,600	LIFE	* *	5	\$1,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Mold / Mildew</i>								
Masonry: Brick	10%	Now	\$20,000	LIFE	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	5%	Now	\$25,900	LIFE	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Penetration And Missing Mortar Joints</i>								
Plaster	20%	Now	\$41,100	LIFE	* *	5	\$1,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement, Mens Toilet, Various Locations Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	55%	Now	\$11,300	LIFE	* *	5	\$4,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTile,Adhered	20%	Now	\$5,100	2038	* *	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 202 And Other Areas</i>								
Plaster	20%	Now	\$72,000	LIFE	* *	5	\$3,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, Men's Toilet</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement, Men's Toilet</i>								
Plaster	60%	Now	\$43,200	LIFE	* *	5	\$10,500	
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								

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

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

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

**Asset # : 2065**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2045	**	5	\$500	
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2045	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Amp Main Distribution Board</i>								
<b>Raceway</b>								
Conduit	80%			2045	**	1		
Conduit	20%			2025	\$4,300	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2024	\$2,900	5		
Molded Case Bkrs	20%			2024	\$5,800	5	\$100	
Molded Case Bkrs	70%			2041	**	5	\$400	
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$4,700	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Levels</i>								
Thermoplastic	80%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$44,300	5	\$100	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$5,800	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2030	**	10	\$16,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	**	1		
Exit, Service	50%			2030	**	1		
<b>Exterior Lighting</b>								
HID	30%			2030	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2025	\$5,600	1	\$700	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2020	\$57,600	1-3	\$3,500	

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.

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

**Asset # : 2065**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2025	\$41,300	1		
Conversion Equipment								
Heat Exchanger	100%			2038	* *	1	\$9,100	
Distribution								
Hot Wtr Piping/Pump	100%	2-4	\$27,000	2041	* *	4	\$900	
		<i>Corroded, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
		<i>Insul. Deteriorating, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
Terminal Devices								
Convactor/Radiator	90%			2023	\$152,300	1	\$5,300	
Fan Coil Unit/Heat	10%			2020	\$26,800	1	\$600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2020	\$29,500	1		
No Component	20%							
<b>Ventilation</b>								
Exhaust Fans								
Roof	100%			2033	* *	2	\$600	
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$21,400	2030	* *	1		
		<i>Corroded, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
Water Heater								
Electric	100%			2024	\$2,800	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 50 Gallons Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Not Accessible	100%							
Fixtures								
Generic	100%							
<b>Fire Suppression</b>								
Sprinkler								
No Component	20%							
Generic	80%			2025	\$167,300	1-2	\$4,100	

*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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 10-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2350 **Lot** : 24 **BIN** : 2001088

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$60,700	\$238,900
Electrical		\$48,600
Mechanical		\$61,800
<b>Total</b>	<b>\$60,700</b>	<b>\$349,300</b>
Importance Code A	\$60,700	\$238,900
Importance Code B		\$110,400
<b>Total</b>	<b>\$60,700</b>	<b>\$349,300</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture		\$1,200		\$2,000
Interior Architecture	\$1,300		\$4,300	
Electrical	\$100	\$16,700	\$100	\$100
Mechanical	\$1,000	\$15,800	\$1,300	\$1,100
<b>Total</b>	<b>\$2,400</b>	<b>\$33,700</b>	<b>\$5,800</b>	<b>\$3,200</b>
Importance Code A	\$700	\$1,900	\$700	\$2,700
Importance Code B	\$900	\$31,800	\$5,000	\$500
Importance Code C	\$700			
<b>Total</b>	<b>\$2,400</b>	<b>\$33,700</b>	<b>\$5,800</b>	<b>\$3,200</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%			LIFE	**	5	\$36,500	
Metal Coiling Doors	10%			2037	**	5	\$12,700	
<b>Windows</b>								
Aluminum	50%			2046	**	5	\$4,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Glass Block	50%			LIFE	**	5	\$2,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	95%			LIFE	**	5	\$11,800	
Metal Panel	5%			2044	**	5	\$2,400	
<b>Roof</b>								
Modified Bitumen	98%	Now	\$60,700	2024	\$202,400			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Garage</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Garage And Upper Roof</i>								
Skylight, Metal/Glass	2%			2034	**	10	\$2,400	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2023	\$59,200	3	\$7,100	
Cast in Place Concrete	10%			LIFE	**	5	\$5,200	
Ceramic Tile	5%			2033	**	5	\$1,200	
Vinyl Tile	65%			2029	**	3	\$5,800	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$1,500	
Concrete Masonry Unit	45%			LIFE	**	5	\$5,300	
Gypsum Board	50%			LIFE	**	5	\$8,900	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	55%			2037	**	5	\$13,100	
Exposed Concrete	20%			LIFE	**	5	\$700	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$1,500	
Plaster	5%			LIFE	**	5	\$700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$4,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating</i>								

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$100	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$300	
Wiring								
Thermoplastic	100%			2034	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	98%			2029	**	10	\$14,300	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2029	**	10	\$300	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Storage Area</i>						
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$1,900	
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2024		10	\$48,600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$1,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Electricity	30%			2034	**	1		
Natural Gas	70%			2034	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G**  
**Asset # : 14556**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Conversion Equipment								
Furnace	70%			2024	\$13,300	1	\$5,500	
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : 3 Units In Garage, 2 Package Units In Office Area</i>							
	<i>Explanation : 5 Units</i>							
Heat Pump	20%			2022	\$19,300	2	\$1,000	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Offices</i>							
	<i>Explanation : 4 Window Units</i>							
Radiant Heater	10%			2029	**	2	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : 3 Units</i>							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2022	\$61,800	2	\$200	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 2 Package Units In Office Area</i>							
Split Unit	10%			2029	**			
Window/Wall Unit	30%			2019	\$9,600	1		
No Component	40%							
Terminal Devices								
Fan Coil - Cooling	10%			2029	**	1	\$500	
No Component	90%							
Heat Rejection								
Remote Air Cond	10%			2029	**	2	\$1,100	
No Component	90%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,700	
No Component	70%							
Exhaust Fans								
Interior	20%			2024	\$3,400	2	\$100	
Roof	10%			2019	\$1,200	2	\$100	
No Component	70%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Electric	100%			2019	\$2,400	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Backflow Preventer								
Generic	100%			2019	\$1,500	1	\$1,000	
Fixtures								
Generic	100%							

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 10-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2346 **Lot** : 29 **BIN** : 2001038

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$491,600	\$194,500
Interior Architecture	\$587,100	\$412,000
Electrical	\$610,900	\$853,700
Mechanical	\$527,400	\$6,958,400
<b>Total</b>	<b>\$2,217,000</b>	<b>\$8,418,500</b>
Importance Code A	\$491,600	\$235,500
Importance Code B	\$1,725,400	\$8,024,700
Importance Code C		\$158,300
<b>Total</b>	<b>\$2,217,000</b>	<b>\$8,418,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture		\$94,600	\$14,600	
Interior Architecture		\$16,500	\$29,000	\$9,100
Electrical	\$34,400	\$20,000	\$15,600	\$15,600
Mechanical	\$76,500	\$81,000	\$96,000	\$52,100
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
<b>Total</b>	<b>\$145,500</b>	<b>\$246,600</b>	<b>\$189,700</b>	<b>\$111,300</b>
Importance Code A	\$18,200	\$113,200	\$32,800	\$18,200
Importance Code B	\$127,200	\$124,200	\$156,900	\$93,100
Importance Code C		\$9,200		
<b>Total</b>	<b>\$145,500</b>	<b>\$246,600</b>	<b>\$189,700</b>	<b>\$111,300</b>



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$46,300	
Masonry: Brick	30%			LIFE	**	5	\$55,600	
Metal Panel	10%			2044	**	5-10	\$127,300	
Stucco Cement	10%			2029	**	5	\$46,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Wall</i>								
Stucco Cement	15%			2037	**	5	\$69,500	
Window Wall	10%			2044	**	5	\$69,500	
Windows								
Aluminum	57%			2040	**	5	\$29,200	
Aluminum	38%	Now	\$238,800	2032	**	5	\$9,700	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Old Wing</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Old Wing</i>								
Metal Louvers	5%			2033	**	10	\$16,000	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,700	
Masonry: Brick	20%			LIFE	**	5	\$2,100	
Masonry: Brick	30%			LIFE	**	5	\$3,100	
Metal Panel	10%			2044	**	5	\$4,000	
Metal Rail	15%			2037	**	5-10	\$27,800	
Metal: Cage/Fence	5%			2037	**	5-10	\$4,000	
Stucco Cement	5%			2037	**	5	\$1,300	
Roof								
Built-Up (BUR)	40%	Now	\$190,900	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Old Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
Modified Bitumen	53%			2029	**	10	\$56,500	
Modified Bitumen	5%			2029	**	10	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Childrens Area</i>								
<i>Explanation : Covered With Rubber Pads</i>								
Skylight, Plastic	2%			2037	**	1		
Interior								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023	\$361,300	3	\$43,500	
Cast in Place Concrete	5%			LIFE	**	5	\$31,700	
Ceramic Tile	5%			2039	**	5	\$14,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Restrooms</i>								
Terrazzo	15%			LIFE	**	5	\$34,000	
Vinyl Tile	40%			2029	**	3	\$43,500	
Vinyl Tile	25%	Now	\$300,900	2029	**	3	\$27,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Old Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Wing</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2039	**	5	\$18,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Restrooms</i>								
Concrete Masonry Unit	40%			LIFE	**	5	\$58,900	
Gypsum Board	45%			LIFE	**	5	\$99,400	
Plaster	10%			LIFE	**	5	\$11,000	
<b>Ceilings</b>								
AcousTileConcealSpLn	50%			2037	**	5	\$181,200	
AcousTileSusp.Lay-In	25%	Now	\$286,200	2037	**	5	\$36,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
Exposed Concrete	10%			LIFE	**	5	\$4,500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$36,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$41,000	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Switches Rated @ 4000 Amperes, 3000 Amperes And 2000 Amperes</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2022	\$15,400	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1000 Kva And 750 Kva, 480/277/208 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	**	5	\$400	
Fused Disc Sw	50%			2024	\$119,300	5	\$400	
Raceway								
Conduit	90%			2024	\$254,000	1		
Conduit	10%			2034	**	1		
Panelboards								
Fused Disc Sw	5%			2032	**	5	\$200	
Fused Knife Sw	5%	2-4	\$12,400	2049	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	40%			2032	**	5	\$2,000	
Molded Case Bkrs	50%			2023	\$124,100	5	\$2,600	
Wiring								
Braided Cloth	20%	2-4	\$76,100	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Upper Floors</i>								
Thermoplastic	80%			2034	**	1		
Motor Controllers								
Locally Mounted	75%			2022	\$84,300	5	\$1,000	
Locally Mounted	20%			2029	**	5	\$300	
Locally Mounted	5%			2037	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location :</i>								
<i>Explanation : Covered With Insulation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$59,600	
Generators								
Diesel	50%			2033	**	1	\$37,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator 1 Rated @ 150 Kw</i>								
Diesel	50%			2027	\$59,300	1	\$37,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator 2 Rated @ 300 Kw</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Batteries</b>								
Lead/Acid	50%			2018	\$700	5	\$3,600	
Lead/Acid	50%			2018	\$700	5	\$3,600	
<b>Fuel Storage</b>								
Day Tank	50%			2032	**	5	\$18,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2039	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2029	**	10	\$159,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2029	**	10	\$17,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2029	**	1		
Exit, LED	10%			2052	**	1		
Exit, Service	40%			2029	**	1		
<b>Exterior Lighting</b>								
HID	50%			2029	**	10	\$300	
HID	50%			2019	\$357,100	10	\$300	
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
No Component	50%							
Generic	50%			2039	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Addition Building Roof</i>								
<i>Explanation : Copper Lightning Rods</i>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2024	\$171,700	1	\$21,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System</i>								
<b>Fire/Smoke Detection</b>								
Under Construction	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	10%			2044	**	1		
Interruptible Gas/Dual Fuel	90%			2044	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : #4 Fuel Oil</i>								
Conversion Equipment								
Furnace	10%			2032	**	1	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Gas Fired Roof Top Package Units</i>								
Steam Boiler	90%			2037	**	1	\$172,600	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : 2 Steam Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2040	**	4	\$5,700	
Steam Piping/Pump	40%			2034	**	4	\$5,700	
Terminal Devices								
Air Handler	30%			2029	**	1	\$35,900	
Convactor/Radiator	40%			2022	\$714,600	1	\$25,000	
Fan Coil Unit/Heat	30%			2029	**	1	\$18,800	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Centrifugal,Compressor Turbine	50%			2027	\$3,222,600	1	\$104,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : 2 Centrifugal Chillers Refrigerant - 134a</i>								
Int Pkg Unit - Heating/Cooling	35%	Now	\$527,400	2025	\$1,318,600	2	\$3,300	
<i>Damaged, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 2 Units Per Floor - Basement Through 4, Multiple Mechanical Defects</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 35%</i>								
<i>Location : Various Areas</i>								
Ext Pkg Unit - Heating/Cooling	15%			2024	\$187,100	2	\$1,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2 Units, New Wing Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	30%			2024	\$241,000	1	\$35,900	
Fan Coil - Cool/Heat	20%			2024	\$716,000	1	\$12,500	
No Component	50%							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Air Conditioning								
Heat Rejection								
Water Cooling Tower	50%	0-2	\$13,600	2022	\$271,400	2	\$78,000	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : 2 Cooling Towers</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$108,000	
Exhaust Fans								
Interior	30%			2024	\$62,700	2	\$1,800	
Roof	50%			2024	\$75,200	2	\$3,000	
Wall Unit	20%			2024	\$57,200	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$44,000	2	\$2,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%	0-2	\$3,200	2024	\$10,800	4	\$1,600	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : The Housing, Basement</i>								
Backflow Preventer								
Generic	100%			2029	**	1	\$11,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : 1 Unit 1-6, 1 Unit 1 - 5, 2 Units B - 5</i>								
<i>Explanation : 4 Units</i>								
Hydraulic	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library 2-3</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2034	**	1-5	\$97,600	
Sprinkler								
Generic	100%			2034	**	1-2	\$54,200	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
Fire Suppression									
	Fire Pump								
	No Component	40%							
	Generic	60%			2033	**	1	\$21,700	

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 11-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 2343 **Lot** : 32 **BIN** : 2001019

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$43,600	\$608,600
Interior Architecture	\$60,100	\$1,198,900
Electrical	\$58,300	\$2,269,300
Mechanical		\$199,700
<b>Total</b>	<b>\$161,900</b>	<b>\$4,276,500</b>
Importance Code A	\$43,600	\$649,600
Importance Code B	\$118,300	\$3,352,700
Importance Code C		\$274,200
<b>Total</b>	<b>\$161,900</b>	<b>\$4,276,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture		\$15,600	\$3,400	\$200
Interior Architecture	\$23,700		\$21,500	\$26,300
Electrical	\$6,700	\$6,100	\$7,000	\$5,800
Mechanical	\$36,700	\$35,300	\$38,000	\$19,500
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$82,000</b>	<b>\$71,800</b>	<b>\$84,600</b>	<b>\$66,500</b>
Importance Code A	\$1,200	\$17,000	\$4,600	\$1,400
Importance Code B	\$74,000	\$54,700	\$80,000	\$65,100
Importance Code C	\$6,800			
<b>Total</b>	<b>\$82,000</b>	<b>\$71,800</b>	<b>\$84,600</b>	<b>\$66,500</b>



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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	8%			LIFE	**	5	\$18,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Masonry: Brick	30%			LIFE	**	5	\$69,700	
Pre-Cast Concrete	40%			LIFE	**	5	\$302,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$75,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Northeast Corner</i>								
Stucco Cement	2%			2037	**	5	\$11,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Interior Face Of Penthouse</i>								
Window Wall	10%			2044	**	5	\$87,200	
<b>Windows</b>								
Aluminum	90%			2040	**	5	\$5,600	
Aluminum	5%			2046	**	5	\$300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs, Penthouse</i>								
Metal Louvers	5%			2033	**	10	\$2,000	
<b>Parapets</b>								
Masonry: Brick	25%			LIFE	**	5	\$1,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Metal Panel	5%			2050	**	5	\$1,100	
Metal Rail	25%			2029	**	5-10	\$25,600	
Pre-Cast Concrete	45%			LIFE	**	5	\$16,100	
<b>Roof</b>								
Modified Bitumen	100%			2032	**	10	\$98,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023		3	\$27,100	
Cast in Place Concrete	10%			LIFE	**	5	\$39,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2033	**	5	\$9,000	
Panel/Paver: Cer/Brk	5%			2040	**	5	\$20,300	
Terrazzo	5%			LIFE	**	5	\$7,100	
Vinyl Tile	55%			2024		3	\$49,700	
Vinyl Tile	10%			2032	**	3	\$6,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fifth Floor</i>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE B BUILDING (22001)**

**Asset # : 2121**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2027	\$232,700	5	\$8,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,900	
Gypsum Board	8%			LIFE	**	5	\$8,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fifth Floor</i>								
Gypsum Board	27%			LIFE	**	5	\$28,000	
Gypsum Board	5%			LIFE	**	5	\$5,200	
Marble Panels	5%			LIFE	**			
Plaster	5%	Now	\$6,800	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
Plaster	35%			LIFE	**	5	\$18,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	65%			2029	**	5	\$120,100	
AcousTileSusp.Lay-In	5%			2041	**	5	\$9,200	
AcousTileSusp.Lay-In	10%			2041	**	5	\$18,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fifth Floor</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,900	
Plaster	10%			LIFE	**	5	\$11,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$41,000	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2500 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2022	\$15,400	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 400 Kva, 480/277v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$190,900	5	\$500	
<b>Raceway</b>								
Conduit	80%			2024	\$163,000	1		
Conduit	10%			2034	**	1		
Conduit	10%			2050	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE B BUILDING (22001)**

**Asset # : 2121**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$21,900	5	\$300	
Molded Case Bkrs	10%			2046	**	5	\$300	
Molded Case Bkrs	60%			2023	\$131,400	5	\$2,000	
Molded Case Bkrs	20%			2032	**	5	\$700	
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$58,300	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	60%			2024	\$174,900	1		
Thermoplastic	10%			2034	**	1		
Thermoplastic	10%			2050	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2022	\$11,200	5	\$100	
Locally Mounted	5%			2037	**	5		
Motor Control Center	85%			2022	\$599,600	5	\$2,900	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,800	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2024	\$130,000	10	\$55,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	35%			2024	\$91,000	10	\$38,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staff Room And Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$11,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fifth Floor</i>								
Fluorescent	5%			2024	\$13,000	10	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Battery	40%			2024	\$63,600	10	\$11,700	
Emergency, Battery	10%			2032	**	10	\$2,900	
Exit, LED	10%			2059	**	1		
Exit, Service	40%			2024	\$12,700	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$460,600	10	\$400	
<b>Alarm</b>								

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**CITY UNIVERSITY OF NEW YORK - 042  
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)**

**Asset # : 2121**

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

**Alarm**

Security System

No Component

70%

Generic

30%

2024

\$110,700

1

\$14,000

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Corridors And Outside*

*Explanation : Internet Protocol Digital Video Surveillance System*

Fire/Smoke Detection

No Component

40%

Generic

60%

2032

\* \*

1-3

\$46,200

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways And Lobby*

*Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors*

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

**Heating**

Energy Source

Natural Gas

10%

2044

\* \*

1

No Component

90%

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Building C*

*Explanation : Hot And Chilled Water Sourced From Building C*

Conversion Equipment

Steam Boiler

10%

2037

\* \*

1

\$12,000

No Component

90%

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Building C*

*Explanation : Hot And Chilled Water Sourced From Building C*

Distribution

Hot Wtr Piping/Pump

90%

2032

\* \*

4

\$5,400

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

*Location : From East Complex*

*Explanation : Heating Hot Water From East Complex*

Steam Piping/Pump

10%

2044

\* \*

4

\$600

Terminal Devices

Air Handler

60%

2024

\$38,100

1

\$44,800

Convactor/Radiator

20%

2037

\* \*

1

\$7,800

Fan Coil Unit/Heat

20%

2029

\* \*

1

\$7,800

**Air Conditioning**

Energy Source

Electricity

15%

2040

\* \*

1

No Component

85%

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE B BUILDING (22001)**

**Asset # : 2121**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	15%			2032	* *	2	\$1,100	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 3 New Package Units</i>							
No Component	85%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Building C</i>							
	<i>Explanation : Hot And Chilled Water Sourced From Building C</i>							
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	85%			2034	* *	4	\$7,600	
No Component	15%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	85%			2024	\$63,800	1	\$63,500	
No Component	15%							
<b>Heat Rejection</b>								
Air Condenser Unit	15%			2032	* *	2	\$12,600	
No Component	85%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$67,300	
<b>Exhaust Fans</b>								
Interior	75%			2024	\$97,700	2	\$2,800	
Roof	25%			2029	* *	2	\$900	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	* *	1		
<b>Water Heater</b>								
Gas Fired	100%			2022	\$27,400	2	\$1,800	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Sump Pump(s)</b>								
Rigid Piping	100%	Now	\$10,800	2034	* *	4	\$1,600	
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Sub-basement, Multiple Mechanical Defects</i>							
<b>Backflow Preventer</b>								
Generic	100%			2029	* *	1	\$7,700	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								

*Note : 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 B BUILDING (22001)**

**Asset # : 2121**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Unit Sub-basement - 5th Floor, 1 Unit Basement - 5th Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$60,900	
Sprinkler								
No Component	80%							
Generic	20%			2034	**	1-2	\$6,800	
Fire Pump								
Generic	100%			2037	**	1	\$22,500	

*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.*

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 11-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2343 **Lot** : 1 **BIN** : 2820268

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$385,200	\$260,400
Interior Architecture	\$429,000	\$796,200
Electrical		\$4,215,800
Mechanical	\$153,600	\$4,421,000
<b>Total</b>	<b>\$967,900</b>	<b>\$9,693,400</b>
Importance Code A	\$385,200	\$260,400
Importance Code B	\$490,200	\$9,118,400
Importance Code C	\$92,500	\$314,500
<b>Total</b>	<b>\$967,900</b>	<b>\$9,693,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$22,200	\$25,000		
Interior Architecture	\$10,100		\$50,300	
Electrical	\$68,200	\$42,500	\$33,300	\$36,800
Mechanical	\$152,600	\$90,700	\$188,400	\$123,400
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
<b>Total</b>	<b>\$273,800</b>	<b>\$179,000</b>	<b>\$292,800</b>	<b>\$180,900</b>
Importance Code A	\$35,500	\$38,800	\$13,300	\$13,300
Importance Code B	\$238,300	\$140,100	\$279,500	\$167,600
Importance Code C				
<b>Total</b>	<b>\$273,800</b>	<b>\$179,000</b>	<b>\$292,800</b>	<b>\$180,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 EAST ACADEMIC COMPLEX - C**  
**Asset # : 4130**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$96,200	
Masonry: Brick	5%			LIFE	**	5	\$6,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : North Wall At Plaza</i>								
Metal Panel	5%	Now	\$9,000	2044	**	5	\$12,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Underside Of Connecting Bridge To Building A</i>								
Metal Coiling Doors	5%			2037	**	5	\$20,000	
Window Wall	10%			2044	**	5	\$48,100	
Windows								
Aluminum	93%	Now	\$221,700	2040	**	5	\$27,100	
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$18,200	
Under Construction	2%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : North Wall At Plaza</i>								
<i>Explanation : Glass Block Is Being Replaced</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$9,000	
Metal Panel	5%			2044	**	5	\$1,800	
Roof								
IRMA/Protected Membrane	5%	Now	\$13,200	2029	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Connecting Bridge</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Connecting Bridge To Building A</i>								
Modified Bitumen	85%	Now	\$163,500	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Cooling Tower, North Side</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Drains</i>								
Skylight, Plastic Sloped Glazing	3%			2037	**	1		
	7%			LIFE	**	5	\$157,800	

## Interior

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C**  
**Asset # : 4130**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2023	\$752,900	3	\$90,600	
Cast in Place Concrete	10%			LIFE	**	5	\$88,100	
Ceramic Tile	5%			2033	**	5	\$20,100	
Terrazzo	25%			LIFE	**	5	\$78,600	
Vinyl Tile	40%			2029	**	3	\$60,400	
Wood	5%			2052	**	5	\$37,700	
<b>Interior Walls</b>								
Ceramic Tile	30%			2033	**	5	\$185,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$24,700	
Gypsum Board	60%			LIFE	**	5	\$222,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	65%			2037	**	5	\$212,700	
Exposed Struc: Steel	5%	Now	\$336,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steel Beam In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Main Entrance</i>								
Gypsum Board	25%			LIFE	**	5	\$102,300	
Metal Panel	5%			LIFE	**	5	\$20,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Bolted Pressure Contact Switches Rated @ 4000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2029	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kva And 150 Kva, 460/277/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	90%			2034	**	5	\$1,000	
Molded Case Bkrs	10%			2034	**	5	\$700	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	30%			2032	**	5	\$1,900	
Molded Case Bkrs	70%			2032	**	5	\$5,000	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C**  
**Asset # : 4130**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	10%			2029	**	5	\$200	
Motor Control Center	90%			2029	**	5	\$6,600	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Fire Pump Room</i>						
		<i>Explanation : Connected To Metal Water Pipe</i>						
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2029	**	1	\$82,800	
<b>Generators</b>								
Diesel	100%			2027	\$118,600	1	\$104,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 700 Kw, Detroit Diesel Generator</i>						
<b>Batteries</b>								
Nickel Cadmium	100%			2018	\$1,500	5	\$60,000	
<b>Fuel Storage</b>								
Day Tank	50%			2032	**	5	\$25,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Underground Storage	50%			LIFE	**	5	\$8,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 2500 Gallon Capacity</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	94%			2024	\$544,700	10	\$231,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2024	\$29,000	10	\$12,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby And Hallways</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
HID	1%			2024	\$4,200	10	\$100	
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$64,600	1		
Exit, LED	25%			2039	**	1		
Exit, Service	25%			2024	\$17,700	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$992,100	10	\$800	
<b>Lightning Protection</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C**  
**Asset # : 4130**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	**	5	\$7,900	
Alarm								
Security System								
No Component	60%							
Generic	40%			2024	\$317,900	1	\$40,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Outside</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System</i>								
Fire/Smoke Detection								
No Component	30%							
Generic	70%			2024	\$1,904,600	1-3	\$119,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, Strobe Lights, Smoke Detectors</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : #4 Oil - One 20,000 Gallon Tank</i>								
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$133,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$26,400	2040	**	4	\$13,300	
<i>Broken, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Isolation Valve Not Holding, Boiler Room</i>								
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Below Main Entrance In Basement</i>								
Terminal Devices								
Air Handler	60%			2024	\$849,900	1	\$99,800	
Convactor/Radiator	20%	Now	\$24,800	2029	**	1	\$15,600	
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fins Are Severly Damaged On Perimeter Radiators</i>								
Fan Coil Unit/Heat	20%			2024	\$786,700	1	\$17,400	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C**

**Asset # : 4130**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%	Now	\$35,400	2027	\$708,200	1	\$262,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse, Defective Compressor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Room</i>								
<i>Explanation : Refrigerant R11</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$25,700	2034	* *	4	\$13,300	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dual Temp Loop</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$1,115,900	1	\$166,400	
Heat Rejection								
Water Cooling Tower	100%	Now	\$37,700	2025	\$754,100	2	\$216,600	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse Roof, Deteriorating Cells</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$45,300	LIFE	* *	2-5	\$150,000	
<i>Broken, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Basement File Room</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Heating Duct In East Stairway Not Operational</i>								
Exhaust Fans								
Interior	50%			2029	* *	2	\$4,100	
Roof	50%			2024	\$104,400	2	\$4,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger								
Low Temp	100%			2044	* *	4	\$26,600	
Sanitary Piping								
Cast Iron	100%	Now	\$11,400	LIFE	* *	1		
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement, Leaky House Trap</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C**  
**Asset # : 4130**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Pool Filter/Treatment Sand	100%			2029	**	4	\$66,600	
<i>Damaged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Pool Equipment Room, Valves Need To Be Replaced, Defective Chemical Controller</i>								
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Pool Mechanical Room</i>								
<i>Explanation : Plastic Piping</i>								
Backflow Preventer Generic	100%			2029	**	1	\$16,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (3) B-5</i>								
<i>Explanation : Two Passenger, One Freight</i>								
Fire Suppression								
Standpipe Generic	100%			2044	**	1-5	\$135,600	
Sprinkler Generic	50%			2044	**	1-2	\$37,700	
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Generic	50%			2044	**	1-2	\$37,700	
<i>No Backflow Preventer, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Fire Pump Generic	100%			2033	**	1	\$50,200	
Chemical System								
No Component Generic	98%							
Generic	2%			2019	\$500	1-3	\$1,000	

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

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 10-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2350 **Lot** : 39 **BIN** : 2001091

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$298,900	\$41,200
Interior Architecture		\$52,200
Electrical		\$917,400
Mechanical		\$202,700
<b>Total</b>	<b>\$298,900</b>	<b>\$1,213,600</b>
Importance Code A	\$298,900	\$41,200
Importance Code B		\$1,120,100
Importance Code C		\$52,200
<b>Total</b>	<b>\$298,900</b>	<b>\$1,213,600</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$35,000	\$1,600	\$600	
Interior Architecture	\$3,000		\$15,400	
Electrical	\$9,300	\$6,500	\$6,200	\$7,000
Mechanical	\$8,300	\$4,900	\$10,500	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$59,600</b>	<b>\$17,000</b>	<b>\$36,600</b>	<b>\$15,900</b>
Importance Code A	\$37,000	\$3,900	\$2,800	\$2,200
Importance Code B	\$20,200	\$13,000	\$33,800	\$13,600
Importance Code C	\$2,300			
<b>Total</b>	<b>\$59,600</b>	<b>\$17,000</b>	<b>\$36,600</b>	<b>\$15,900</b>



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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D**

**Asset # : 13556**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$28,000	
	<i>Efflorescence, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Northeast Corner</i>							
Metal Coiling Doors	5%			2037	**	5	\$6,700	
Stucco Cement	28%			2037	**	5	\$30,200	
Window Wall	2%			2044	**	5	\$3,200	
Windows								
Aluminum	75%	Now	\$39,300	2040	**	5	\$2,400	
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Fiberglass Panel	5%			2040	**	5	\$1,200	
Glass Block	20%			LIFE	**	5	\$800	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$700	
	<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : East Facade</i>							
Metal Rail	85%	Now	\$30,300	2037	**	5	\$41,200	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	2%	Now	\$4,800	LIFE	**	5	\$900	1
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Coping At East Parapet</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Coping At East Parapet</i>							
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
Roof								
Modified Bitumen	95%	Now	\$259,600	2034	**			
	<i>Blisters, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : At Drains</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Over Multipurpose Room</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Skylight, Plastic	5%			2037	**	1		
Interior								
Floors								
Carpet	30%			2023	\$251,800	3	\$30,300	
Cast in Place Concrete	5%			LIFE	**	5	\$7,400	
Ceramic Tile	2%			2033	**	5	\$1,300	
Vinyl Tile	63%			2029	**	3	\$15,900	

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  
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D**

**Asset # : 13556**

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

**Interior**

**Interior Walls**

Ceramic Tile	5%			2033	**	5	\$4,700	
Gypsum Board	93%			LIFE	**	5	\$52,200	
Masonry: Brick	2%			LIFE	**			

**Ceilings**

AcousTileSusp.Lay-In	93%			2037	**	5	\$62,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Multipurpose Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multipurpose Room</i>								
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$4,200	

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Bolted Pressure Contact Switch Rated @ 2500 Amperes</i>								

**Switchgear / Switchboard**

Fused Disc Sw	100%			2034	**	5	\$200	
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**Raceway**

Conduit	100%			2034	**	1		
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**Panelboards**

Fused Disc Sw	10%			2032	**	5	\$100	
Molded Case Bkrs	90%			2032	**	5	\$1,100	

**Wiring**

Thermoplastic	100%			2034	**	1		
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**Motor Controllers**

Locally Mounted	100%			2029	**	5	\$300	
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**Ground**

**Grounding Devices**

Not Accessible	100%							
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**Stand-by Power**

**Transfer Switches**

Automatic	100%			2029	**	1	\$13,800	
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**Generators**

Natural Gas	100%			2027	\$118,600	1	\$17,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 65 Kw Katolight Generator</i>								

**Batteries**

Lead/Acid	100%			2018	\$1,500	5	\$1,700	
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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**  
**HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D**  
**Asset # : 13556**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	90%			2024	\$87,200	10	\$37,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2024	\$9,700	10	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting Emergency, Service Exit, Service	50%			2024	\$10,800	1		
	50%			2024	\$5,900	1		
Exterior Lighting HID	100%			2024	\$165,900	10	\$100	
<b>Alarm</b>								
Security System No Component Generic	70%			2024	\$39,900	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System</i>								
Fire/Smoke Detection Generic	100%			2024	\$454,900	1-3	\$28,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Station, Strobe Lights And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment Hot Water Boiler	100%	Now	\$2,000	2029	**	1	\$20,000	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : #1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Triple Stage Sectional Hot Water Boilers</i>								
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$2,200	
Terminal Devices Fan Coil Unit/Heat	100%			2029	**	1	\$14,500	
<b>Air Conditioning</b>								

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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 SAVOY BLDG. - D**

**Asset # : 13556**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	* *	1		
<b>Conversion Equipment</b>								
Exterior Pkg Unit - Cooling	100%			2024	\$202,700	2	\$2,800	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 4 Roof Top Units</i>					
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,100	
<b>Exhaust Fans</b>								
Roof	100%			2029	* *	2	\$1,400	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%	Now	\$2,600	2044	* *	1		
			<i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : 1 Out Of 2 Booster Pump, Basement</i>					
<b>Water Heater</b>								
Gas Fired	100%			2023	\$10,200	2	\$700	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-2</i>					
			<i>Explanation : One Unit</i>					
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
Generic	100%			2034	* *	1-2	\$12,600	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE  
**Address** : 1915 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : KG117-097  
**Program / Asset #** : CUN0003.050 / 13594 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 50,435 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 04-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3326936

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$186,700	\$150,500
Interior Architecture	\$154,100	\$100,800
Electrical		\$46,300
<b>Total</b>	<b>\$340,800</b>	<b>\$297,600</b>
Importance Code A	\$186,700	\$150,500
Importance Code B	\$36,900	\$83,200
Importance Code C	\$117,200	\$63,900
<b>Total</b>	<b>\$340,800</b>	<b>\$297,600</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$40,100		\$44,400	
Interior Architecture	\$42,400	\$9,400	\$8,500	
Electrical	\$4,400	\$3,000	\$3,500	\$3,000
Mechanical	\$25,300	\$11,300	\$13,600	\$8,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$116,100</b>	<b>\$27,600</b>	<b>\$73,900</b>	<b>\$15,700</b>
Importance Code A	\$40,700		\$45,000	
Importance Code B	\$73,700	\$27,600	\$27,200	\$15,700
Importance Code C	\$1,700		\$1,700	
<b>Total</b>	<b>\$116,100</b>	<b>\$27,600</b>	<b>\$73,900</b>	<b>\$15,700</b>



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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**

**Asset # : 13594**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%			LIFE	**	5	\$105,300	
Metal Panel	10%			2053	**	5-10	\$51,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$24,500	
Stucco Cement	10%			2040	**	5	\$18,800	
Window Wall	5%			2053	**	5	\$14,100	
<b>Windows</b>								
Aluminum	95%	Now	\$96,800	2043	**	5	\$5,900	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2036	**	10	\$3,900	
<b>Parapets</b>								
Masonry: Brick	60%			LIFE	**	5-10	\$43,600	
Metal Rail	30%			2040	**	5-10	\$57,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$13,400	
<b>Roof</b>								
Copper/Terne	5%			2055	**	10	\$7,900	
Modified Bitumen	90%			2032	**	10	\$57,100	
Modified Bitumen	5%			2032	**	10	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Small Roof Section</i>								
<i>Explanation : Block Pavers Over Membrane</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2028	**	3	\$28,300	
Cast in Place Concrete	5%			LIFE	**	5	\$16,500	
Ceramic Tile	3%			2040	**	5	\$2,300	
Slate	7%			LIFE	**	5	\$11,200	
Vinyl Tile	60%			2032	**	3	\$17,000	
<b>Interior Walls</b>								
Ceramic Tile	3%			2040	**	5	\$3,400	
Glass: Single Pane	2%			LIFE	**	5	\$3,400	
Gypsum Board	95%			LIFE	**	5-10	\$181,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%			2040	**	5	\$73,800	
Exposed Struc: Steel	10%			LIFE	**	10	\$17,400	
Gypsum Board	5%			LIFE	**	5-10	\$14,900	

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

Under 600 Volts

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**

**Asset # : 13594**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 1600 Amperes.</i>							
<hr/>								
Transformers								
Dry Type	100%			2040	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 150 Kva, 480hv/208-120 Lv</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$200	
<hr/>								
Raceway								
Conduit	100%			2047	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	95%			2043	**	5	\$1,300	
<hr/>								
Wiring								
Thermoplastic	100%			2047	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$300	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
<hr/>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2040	**	1	\$15,500	
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2032	**	10	\$43,900	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2032	**	10	\$2,300	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
<hr/>								
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, LED	50%			2055	**	1		
<hr/>								
Exterior Lighting								
Fluorescent	20%			2032	**	10	\$900	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
No Component	80%							
<hr/>								
<b>Alarm</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**  
**Asset # : 13594**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2032

\* \*

1

\$5,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Cctv Surveillance Camera*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\* \*

1-3

\$9,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm**Bells*

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

**Heating**

## Energy Source

HTHW/HW

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Hot Water Provided From Building P*

## Conversion Equipment

HTHW/HW Exchanger

100%

2036

\* \*

2

\$3,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Equipment Room**Explanation : 5 Units*

## Distribution

Hot Wtr Piping/Pump

100%

2043

\* \*

4

\$3,700

## Terminal Devices

Air Handler

80%

2032

\* \*

1

\$25,000

Convactor/Radiator

20%

2040

\* \*

1

\$3,300

**Air Conditioning**

## Energy Source

District C.W.

100%

2047

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Chilled Water Provided From Building P*

## Distribution

Chilled Wtr Pipe/Pump

100%

2047

\* \*

4

\$3,700

## Terminal Devices

Air Handler/Cool/Ht

100%

2032

\* \*

1

\$31,200

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$44,500

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**  
**Asset # : 13594**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Ventilation</b>							
Exhaust Fans							
Interior	95%			2032	* *	2	\$1,500
Roof	5%			2032	* *	2	\$100
<b>Plumbing</b>							
H/C Water Piping							
Brass/Copper	100%			2047	* *	1	
Water Heater							
Electric	100%			2022	\$7,600	4	\$400
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Fixtures							
Generic	100%						
<b>Vertical Transport</b>							
Elevators							
Hydraulic	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1-2</i>					
		<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>							
Standpipe							
Generic	100%			2047	* *	1-5	\$25,400
Sprinkler							
Generic	100%			2047	* *	1-2	\$14,100

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : **KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG**  
**Address** : **2001 ORIENTAL BLVD.**  
**Borough** : **BROOKLYN** **Agency's Number** : **00A-230A**  
**Program / Asset #** : **CUN0003.0A0 / 2795** **Yr Built/Renovated** : **1977 / 2000**  
**Area Sq Ft** : **32,126** **Project Type** : **CITY UNIVERSITY OF NEW YORK**  
**Date of Survey** : **03-Feb-2016** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **8760** **Lot** : **60** **BIN** : **3326937**

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$456,800	\$454,700
Interior Architecture	\$106,800	\$216,500
Electrical		\$662,100
Mechanical		\$447,900
<b>Total</b>	<b>\$563,700</b>	<b>\$1,781,100</b>
Importance Code A	\$456,800	\$454,700
Importance Code B	\$43,300	\$1,326,500
Importance Code C	\$63,500	
<b>Total</b>	<b>\$563,700</b>	<b>\$1,781,100</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$32,500			\$19,500
Interior Architecture	\$163,000			\$19,500
Electrical	\$17,100	\$4,600	\$4,500	\$5,300
Mechanical	\$36,800	\$5,500	\$9,200	\$7,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$253,400</b>	<b>\$14,000</b>	<b>\$17,700</b>	<b>\$36,200</b>
Importance Code A	\$32,500			
Importance Code B	\$215,300	\$14,000	\$17,700	\$34,400
Importance Code C	\$5,600			\$1,800
<b>Total</b>	<b>\$253,400</b>	<b>\$14,000</b>	<b>\$17,700</b>	<b>\$36,200</b>



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

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

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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%	Now	\$247,700	LIFE	**	5	\$84,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Bridge Connecting G Building, Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	15%			2047	**	5	\$55,600	
<b>Windows</b>								
Aluminum	95%	Now	\$152,700	2035	**	5	\$9,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$6,100	
<b>Parapets</b>								
Metal Rail	100%	Now	\$32,500	2032	**	5	\$88,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Single Ply Membrane	97%	Now	\$56,400	2022	\$282,100			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Offices And Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Missing Drain Covers</i>								
Skylight, Plastic	3%			2040	**	1		
<b>Interior</b>								
<b>Floors</b>								
Carpet	45%	Now	\$65,000	2023	\$324,900	3	\$39,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$2,900	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%			2036	**	5	\$2,900	
Vinyl Tile	45%	Now	\$43,300	2027	\$216,500	3	\$9,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2036	**	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	

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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 ADMINISTRATION BLDG**  
**Asset # : 2795**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$29,700	2032	**	5	\$18,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Offices And Corridors, Throughout</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$3,600	
Exposed Struc: Steel	5%			LIFE	**	10	\$5,800	
Gypsum Board	15%			LIFE	**	5-10	\$29,900	
Gypsum Board	5%	Now	\$28,600	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Ceiling At North Side Near Connecting Bridge</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exterior Ceiling At North Side Near Connecting Bridge</i>								
Plaster	5%			LIFE	**	5-10	\$5,000	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$20,300	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 1- 3000 Amperes, 1- 2000 Amperes And 2- 1200 Amperes</i>								
Transformers								
Dry Type	100%			2025	\$15,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$119,300	5	\$100	
Raceway								
Conduit	95%			2027	\$55,000	1		
Conduit	5%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$2,900	5		
Molded Case Bkrs	95%			2026	\$55,500	5	\$800	
Wiring								
Thermoplastic	95%			2027	\$75,400	1		
Thermoplastic	5%			2037	**	1		
Motor Controllers								
Locally Mounted	5%			2025	\$1,400	5		
Motor Control Center	95%			2025	\$70,200	5	\$800	

## 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.

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%	Now	\$9,300	LIFE	**	5	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sprinkler Room</i>							
	<i>Explanation : Covered With Paint</i>							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2025	\$8,700	1	\$9,900	
<b>Generators</b>								
Diesel	100%			2023	\$71,500	1	\$12,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Emergency Generator Rated @ 205kw</i>							
<b>Batteries</b>								
Nickel Cadmium	100%			2019	\$1,500	5	\$7,200	
<b>Fuel Storage</b>								
Day Tank	50%			2026	\$1,400	5	\$3,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 50 Gallons Capacity</i>							
Main Tank	50%			2030	**	5	\$600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : 600 Gallons Capacity</i>							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	3%			2022	\$6,500	10	\$1,100	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Fluorescent	97%			2027	\$208,900	10	\$34,400	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$9,300	1		
Exit, Service	50%			2027	\$6,300	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$23,700	10		
No Component	80%							
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2030	**	5	\$900	
<b>Alarm</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance System</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$5,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$9,500	2035	**	4	\$1,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<hr/>								
Terminal Devices								
Air Handler	70%			2022		1	\$16,800	
Convactor/Radiator	30%			2025		1	\$3,800	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$9,200	2037	**	4	\$1,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2022		1	\$23,900	
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,200	

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	90%			2022	\$37,600	2	\$1,100	
Roof	10%			2027	\$3,000	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger								
Low Temp	100%			2037	* *	4	\$3,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 1 Unit. Share The Same Elevator With Pac Building</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047	* *	1-5	\$19,500	
Sprinkler								
No Component	80%							
Generic	20%			2037	* *	1-2	\$2,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE ART & SCIENCE BLDG - S  
**Address** : 2120 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230S  
**Program / Asset #** : CUN0003.0S0 / 2106 **Yr Built/Renovated** : 1976 / 2000  
**Area Sq Ft** : 105,724 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 02-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3326934

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$1,517,900	\$718,700
Interior Architecture	\$842,300	\$609,100
Electrical		\$2,162,600
Mechanical	\$372,100	\$964,400
<b>Total</b>	<b>\$2,732,200</b>	<b>\$4,454,800</b>
Importance Code A	\$1,517,900	\$806,400
Importance Code B	\$1,125,900	\$3,600,200
Importance Code C	\$88,400	\$48,200
<b>Total</b>	<b>\$2,732,200</b>	<b>\$4,454,800</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$55,800			
Interior Architecture	\$182,800			\$51,200
Electrical	\$30,600	\$11,200	\$12,400	\$15,800
Mechanical	\$61,000	\$15,900	\$23,500	\$14,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$334,100</b>	<b>\$31,000</b>	<b>\$39,900</b>	<b>\$85,200</b>
Importance Code A	\$57,200		\$1,300	\$100
Importance Code B	\$229,600	\$31,000	\$38,600	\$85,100
Importance Code C	\$47,300			
<b>Total</b>	<b>\$334,100</b>	<b>\$31,000</b>	<b>\$39,900</b>	<b>\$85,200</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$984,000	LIFE	**	5	\$167,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Lintels, Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$24,700	
Window Wall	10%	Now	\$267,400	2047	**	5	\$35,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms At West Wing, Throughout.</i>								
Windows								
Aluminum	90%	Now	\$62,100	2035	**	5	\$2,500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms, Throughout.</i>								
Metal Louvers	10%			2036	**	10	\$3,500	
Parapets								
Masonry: Brick	95%	Now	\$80,300	LIFE	**	5	\$14,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Parapet</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$2,600	LIFE	**	5	\$4,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Copper/Terne	25%			2055	**	10	\$71,600	
Modified Bitumen	45%	Now	\$58,600	2027	\$293,000			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	20%	Now	\$15,000	2022	\$75,200			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Wing, Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 162, Throughout.</i>								
Skylight, Plastic	5%	Now	\$25,800	2040	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	5%	Now	\$65,400	LIFE	**	5	\$76,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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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 ART & SCIENCE BLDG - S**  
**Asset # : 2106**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%	Now	\$86,800	2023	\$289,200	3	\$34,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	20%			LIFE	**	5	\$135,300	
Ceramic Tile	5%			2036	**	5	\$7,700	
Paver: Asphalt	25%			2036	**	5	\$58,000	
Vinyl Tile	35%	4+	\$449,500	2037	**	3	\$20,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	20%	Now	\$34,900	LIFE	**	5	\$12,900	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Corridor Of Art Wing</i>								
Fiberglass Panel	25%			LIFE	**	10	\$10,000	
Gypsum Board	50%			LIFE	**	5-10	\$136,700	
Masonry: Brick	5%			LIFE	**	10	\$2,400	
<b>Ceilings</b>								
Exposed Concrete	25%			LIFE	**	5-10	\$48,300	
Exposed Struc: Steel	5%	4+	\$31,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room S159, Throughout.</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Studios, Throughout.</i>								
Exposed Struc: Steel	15%			LIFE	**	10	\$46,400	
Fiber Board	50%	Now	\$148,000	2027	\$493,200			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5-10	\$26,600	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 162, Throughout.</i>								

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

Over 600 Volts

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

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Over 600 Volts</b>							
Service Equipment Fused Disc Sw	100%			2027	\$46,700	3	\$500
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Outside</i>						
Transformers Dry Type	100%			2025	\$134,200	3	\$600
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Outside</i>						
	<i>Explanation : 2000 Kva, 4160/480/277 Volts</i>						
Feeders Cable	100%			2026	\$15,100	1	
Raceway Conduit	100%			2027	\$40,000	1	
<b>Under 600 Volts</b>							
Service Equipment Fused Disc Sw	100%			2027	\$41,000	5	\$500
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : Three 3000 Amps Main Disconnect Switches</i>						
Transformers Dry Type	100%			2025	\$15,400	5	\$400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical And Mechanical Rooms</i>						
	<i>Explanation : 1- 300 Kva, 1- 112 Kva, 1- 75 Kva</i>						
Switchgear / Switchboard Fused Disc Sw	100%			2027	\$190,900	5	\$500
Raceway Conduit	100%			2027	\$203,800	1	
Panelboards Fused Disc Sw	10%			2026	\$17,500	5	\$200
Molded Case Bkrs	90%			2026	\$157,700	5	\$2,500
Wiring Thermoplastic	100%			2027	\$291,400	1	
Motor Controllers Locally Mounted	10%			2025	\$11,200	5	\$100
Motor Control Center	90%			2025	\$634,800	5	\$2,600
<b>Ground</b>							
Grounding Devices Generic	100%			LIFE	* *	5	\$3,100
<b>Stand-by Power</b>							
Transfer Switches Automatic	100%			2025	\$21,500	1	\$32,500
Generators Diesel	100%			2023	\$118,600	1	\$40,900
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Outside</i>						
	<i>Explanation : Generator Rated @ 150 Kw</i>						

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Batteries</b>								
Nickel Cadmium	100%			2019	\$1,500	5	\$23,600	
<b>Fuel Storage</b>								
Day Tank	50%			2026	\$3,700	5	\$9,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 8 Gallons Capacity</i>								
Main Tank	50%			2030	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	8%			2022	\$17,800	10	\$7,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	90%			2027	\$200,300	10	\$85,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2022	\$22,400	2		
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$24,800	1		
Exit, Service	50%			2027	\$13,600	1		
<b>Exterior Lighting</b>								
Incandescent	10%			2022	\$33,100	2		
No Component	90%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2032	**	1	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Cctv Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$19,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Mechanical Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
Conversion Equipment HTHW/HW Exchanger	100%			2030	**	2	\$6,300	
Distribution Hot Wtr Piping/Pump	100%	Now	\$50,700	2035	**	4	\$5,100	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room And Various Other Locations</i>								
Terminal Devices Air Handler	50%	0-2	\$272,100	2037	**	1	\$28,800	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Inside The Rtus On The Roof</i>								
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Coils Of Rtus Rotted Out - Rtus Are Exposed To Sea Air</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 4 Rtus On Roof And 1 In 2nd Floor Mechanical Room</i>								
Air Handler	10%			2027		1	\$6,400	
Convactor/Radiator	35%			2025		1	\$11,700	
Fan Coil Unit/Heat	5%			2022		1	\$1,700	
<b>Air Conditioning</b>								
Energy Source District C.W.	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Distribution Chilled Wtr Pipe/Pump	100%	Now	\$49,300	2037	**	4	\$5,100	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room And Various Other Locations</i>								
Terminal Devices Air Handler/Cool/Ht	100%			2022		1	\$63,900	
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,200	
Exhaust Fans Interior	10%			2027		2	\$300	
Roof	90%			2022		2	\$2,800	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%	Now	\$15,100	2037	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : HW Mixing Valve And Head Valve In 2nd Floor Mechanical Room</i>								
Water Heater Electric	100%			2025		4	\$600	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ART & 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
Plumbing								
HW Heat Exchanger HTHW/HW	100%			2037	**			
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-3 And Roof</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe Generic	100%			2037	**	1-5	\$52,100	
Sprinkler No Component	90%							
Generic	10%			2037	**	1-2	\$2,900	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : **KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P**  
**Address** : **1813 ORIENTAL BLVD.**  
**Borough** : **BROOKLYN** **Agency's Number** : **230P**  
**Program / Asset #** : **CUN0003.OP0 / 2105** **Yr Built/Renovated** : **1976 / 2012**  
**Area Sq Ft** : **78,965** **Project Type** : **CITY UNIVERSITY OF NEW YORK**  
**Date of Survey** : **26-Jan-2016** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **8760** **Lot** : **60** **BIN** : **3326939**

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$382,800	\$481,700
Interior Architecture	\$429,300	\$371,200
Electrical		\$2,746,300
Mechanical	\$1,192,600	\$2,123,000
<b>Total</b>	<b>\$2,004,700</b>	<b>\$5,722,200</b>
Importance Code A	\$382,800	\$481,700
Importance Code B	\$1,547,700	\$5,204,500
Importance Code C	\$74,200	\$36,100
<b>Total</b>	<b>\$2,004,700</b>	<b>\$5,722,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$101,800		\$7,000	
Interior Architecture	\$135,900		\$1,900	\$17,400
Electrical	\$11,600	\$8,000	\$8,900	\$12,800
Mechanical	\$70,300	\$29,500	\$45,700	\$24,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$323,600</b>	<b>\$41,400</b>	<b>\$67,400</b>	<b>\$58,100</b>
Importance Code A	\$106,100	\$4,300	\$11,300	\$4,300
Importance Code B	\$193,200	\$37,100	\$56,200	\$51,800
Importance Code C	\$24,300			\$2,100
<b>Total</b>	<b>\$323,600</b>	<b>\$41,400</b>	<b>\$67,400</b>	<b>\$58,100</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$24,800	LIFE	**	5	\$11,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard Wall, Loading Dock</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard, Loading Dock</i>								
Concrete Masonry Unit	8%			LIFE	**	5	\$11,200	
Masonry: Brick	75%	Now	\$248,400	LIFE	**	5	\$84,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	Now	\$62,300	2032	**	5	\$17,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Area</i>								
Stucco Cement	5%			2040	**	5	\$14,000	
Windows								
Aluminum	85%	Now	\$10,200	2035	**	5	\$1,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Metal Louvers	15%			2036	**	10	\$2,800	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5-10	\$26,800	
Metal Rail	85%	Now	\$72,100	2032	**	5	\$196,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Cast in Place Concrete	10%			LIFE	**	10	\$30,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	5%			2022	\$71,800	10	\$9,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	15%			2032	**	10	\$27,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	70%			2037	**	10	\$129,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$64,200	2023	\$321,200	3	\$38,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Cast in Place Concrete	62%			LIFE	**	5	\$349,400	
Ceramic Tile	3%			2030	**	5	\$3,900	
Vinyl Tile	15%	Now	\$32,100	2027	\$160,500	3	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	7%			LIFE	**	10	\$24,300	
Ceramic Tile	3%			2036	**	5	\$4,200	
Concrete Masonry Unit	65%			LIFE	**	5	\$72,100	
Gypsum Board	25%			LIFE	**	5-10	\$59,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%	Now	\$15,300	2032	**	5	\$19,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Offices And Corridors, Throughout.</i>								
Exposed Struc: Steel	70%			LIFE	**	10	\$180,400	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	75%			2027	\$3,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 2- 4000 Amperes And 1- 3000 Amperes</i>								
Fused Disc Sw	25%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 1200 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$44,100	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room, Chiller Room</i>								
<i>Explanation : 2- 112 Kva, 1- 75 Kva, 2- 30 Kva , 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	10%			2053	**	5		
Fused Disc Sw	90%			2027	\$537,400	5	\$300	

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	90%			2027	\$588,100	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$8,100	5	\$200	
Molded Case Bkrs	80%			2026	\$65,000	5	\$1,700	
Molded Case Bkrs	10%			2049	* *	5	\$200	
Wiring								
Thermoplastic	90%			2027	\$135,600	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	10%			2025	\$7,400	5	\$100	
Motor Control Center	20%			2032	* *	5	\$400	
Motor Control Center	60%			2025	\$141,000	5	\$1,300	
Variable Frequency Drive	10%			2044	* *			
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	50%			2025	\$4,400	1	\$12,200	
Automatic	50%			2044	* *	1	\$12,200	
Generators								
Diesel	30%			2023	\$21,400	1	\$9,200	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Chiller Room</i>			
					<i>Explanation : Diesel Generator Rated @ 675 Kw</i>			
Natural Gas	70%			2040	* *	1	\$21,400	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Outside</i>			
					<i>Explanation : 2- Emergency Generators Rated @ 250kw Each</i>			
Batteries								
Lead/Acid	70%			2022	\$1,000	5	\$2,000	
Nickel Cadmium	30%			2019	\$400	5	\$5,300	
Fuel Storage								
Day Tank	50%			2026	\$3,100	5	\$8,000	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Chiller Room</i>			
					<i>Explanation : 50 Gallons Capacity</i>			
Main Tank	50%			2030	* *	5	\$1,300	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Underground</i>			
					<i>Explanation : 3000 Gallons Capacity</i>			
<b>Lighting</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	97%			2027	\$824,200	10	\$76,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2027		10	\$100	
Incandescent	1%			2022	\$10,800	2		
<b>Egress Lighting</b>								
Emergency, Service	45%			2027	\$36,600	1		
Emergency, Battery	5%			2027	\$5,700	10	\$1,000	
Exit, Service	50%			2027	\$4,700	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$58,200	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2035	**	1	\$5,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Cctv Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2022	\$239,600	1-3	\$15,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells And Manual Pull Station</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2044	**	1	\$42,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Brand New Units, Boiler Room</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%			2035	**	4	\$2,500	
Hot Wtr Piping/Pump	60%			2049	**	4	\$2,500	
<b>Terminal Devices</b>								
Air Handler	80%			2022	\$362,600	1	\$42,600	
Fan Coil Unit/Heat	20%			2022	\$251,700	1	\$5,600	

**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.*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2035	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	95%			2030	**	1	\$88,500	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : AC Room</i>								
<i>Explanation : 4 Units - Major A C Source For The Entire Campus, Not For This Building.</i>								
<i>Refrigerant R-123a</i>								
Reciprocating Compr/Chiller	5%			2032	**	1	\$2,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2 Units, 2nd Floor Communication Room</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	95%	Now	\$19,500	2037	**	4	\$4,000	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
No Component	5%							
<b>Terminal Devices</b>								
Direct Expansion	5%			2032	**	1		
No Component	95%							
<b>Heat Rejection</b>								
Air Condenser Unit	5%			2027	\$8,400	2	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Water Cooling Tower	45%	2-4	\$1,129,800	2032	**	2	\$31,200	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Cooling Tower And Support Columns</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 45%</i>								
<i>Location : 2 Units. Roof</i>								
Water Cooling Tower	50%	Now	\$62,800	2025	\$1,255,400	2	\$34,600	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Support Columns</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,000	
<b>Exhaust Fans</b>								
Interior	100%			2022	\$92,900	2	\$2,600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2037	**	1		
<b>Water Heater</b>								
Electric	100%			2022	\$13,000	4	\$800	
<b>HW Heat Exchanger</b>								
Low Temp	100%			2047	**	4	\$12,800	

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Plumbing</b>							
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Backflow Preventer Generic	100%			2027	\$8,200	1	\$5,300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Campus Main Box Is Located Outside Of This Building</i>					
		<i>Explanation : Other Buildings Are Equipped With Pressure Regulator Valves</i>					
<b>Fixtures</b>							
Generic	100%						
<b>Vertical Transport</b>							
Elevators Hydraulic	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1-2</i>					
		<i>Explanation : One Unit</i>					
<b>Fire Suppression</b>							
Standpipe Generic	100%			2037	* *	1-5	\$43,400
<b>Sprinkler</b>							
No Component Generic	90%						
	10%			2027	\$98,100	1-2	\$2,400
<b>Fire Pump</b>							
Generic	100%			2023	\$62,300	1	\$16,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1st Floor</i>					
		<i>Explanation : Covers Most Of The Buildings On Campus</i>					

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : **KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U**  
**Address** : **1824 ORIENTAL BLVD.**  
**Borough** : **BROOKLYN** **Agency's Number** : **230U**  
**Program / Asset #** : **CUN0003.0U0 / 2108** **Yr Built/Renovated** : **1977 / 2000**  
**Area Sq Ft** : **98,604** **Project Type** : **CITY UNIVERSITY OF NEW YORK**  
**Date of Survey** : **26-Jan-2016** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **8760** **Lot** : **60** **BIN** : **3347727**

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$426,900	\$501,700
Interior Architecture	\$263,800	\$99,200
Electrical		\$1,734,500
Mechanical		\$1,338,900
<b>Total</b>	<b>\$690,700</b>	<b>\$3,674,200</b>
Importance Code A	\$426,900	\$537,800
Importance Code B	\$176,700	\$3,088,900
Importance Code C	\$87,000	\$47,500
<b>Total</b>	<b>\$690,700</b>	<b>\$3,674,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$20,900			
Interior Architecture	\$222,400		\$7,900	\$20,300
Electrical	\$6,400	\$5,800	\$7,100	\$7,600
Mechanical	\$102,300	\$19,800	\$51,000	\$27,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$359,800</b>	<b>\$33,400</b>	<b>\$74,000</b>	<b>\$63,300</b>
Importance Code A	\$20,900			
Importance Code B	\$297,800	\$33,400	\$74,000	\$61,400
Importance Code C	\$41,100			\$1,800
<b>Total</b>	<b>\$359,800</b>	<b>\$33,400</b>	<b>\$74,000</b>	<b>\$63,300</b>



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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$70,800	LIFE	**	5	\$32,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Stairs On South Facade</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Stairs On South Facade</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$8,000	
Masonry: Brick	70%	Now	\$265,100	LIFE	**	5	\$90,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$4,500	2047	**	5	\$12,000	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	15%			2047	**	5	\$72,300	
<b>Windows</b>								
Aluminum	95%	Now	\$12,300	2035	**	5	\$1,500	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2036	**	10	\$1,000	
<b>Parapets</b>								
Metal Rail	100%	Now	\$49,100	2032	**	5	\$133,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Cast in Place Concrete	15%			LIFE	**	10	\$42,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	25%			2067	**	10	\$104,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	60%			2037	**	10	\$100,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

**Interior**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U**

**Asset # : 2108**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	0-2	\$105,400	2026	\$351,300	3	\$42,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$14,300	LIFE	**	5	\$30,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%			2040	**	5	\$7,000	
Panel/Paver: Cer/Brk	10%			2043	**	5	\$31,700	
Marble Panels	5%			LIFE	**	5	\$10,600	
Vinyl Tile	25%	Now	\$87,800	2032	**	3	\$13,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2032	**	3	\$13,200	
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**	10	\$30,400	
Ceramic Tile	3%			2036	**	5	\$3,700	
Concrete Masonry Unit	13%			LIFE	**	5	\$12,700	
Glass: Single Pane	2%			LIFE	**	5	\$3,700	
Gypsum Board	65%			LIFE	**	5-10	\$134,500	
Masonry: Brick	7%			LIFE	**	10	\$2,600	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%	Now	\$40,800	2040	**	5	\$51,700	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$18,500	
Exposed Concrete	5%			LIFE	**	5-10	\$9,200	
Gypsum Board	5%			LIFE	**	5-10	\$25,400	
Metal Panel	10%	Now	\$48,200	LIFE	**	5	\$18,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Near Room U216</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$36,100	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 3000 Amperes.</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$15,400	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500kva, 480/208/120 Volts</i>								

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

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Under 600 Volts</b>							
Switchgear / Switchboard							
Fused Disc Sw	100%			2027	\$167,000	5	\$400
Raceway							
Conduit	95%			2027	\$160,100	1	
Conduit	5%			2037	* *	1	
Panelboards							
Fused Disc Sw	5%			2026	\$8,800	5	\$100
Molded Case Bkrs	90%			2026	\$157,700	5	\$2,300
Molded Case Bkrs	5%			2035	* *	5	\$100
Wiring							
Thermoplastic	95%			2027	\$237,100	1	
Thermoplastic	5%			2037	* *	1	
Motor Controllers							
Locally Mounted	25%			2025	\$18,400	5	\$200
Motor Control Center	75%			2025	\$214,200	5	\$2,000
<b>Ground</b>							
Grounding Devices							
Not Accessible	100%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
<i>Location : Sprinkler Room</i>							
<i>Explanation : Connected To Water Pipe. Point Of Contact Not Visible; Covered With Insulation</i>							
<b>Stand-by Power</b>							
Transfer Switches							
Automatic	100%			2025	\$21,500	1	\$30,300
<b>Lighting</b>							
Interior Lighting							
Fluorescent	2%			2027	\$4,200	10	\$1,800
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
<i>Location : Lobby</i>							
<i>Explanation : Compact Fluorescent Fixtures</i>							
Fluorescent	98%			2027	\$208,200	10	\$88,600
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout The Building</i>							
Egress Lighting							
Emergency, Service	50%			2027	\$23,700	1	
Exit, Service	50%			2027	\$13,000	1	
Exterior Lighting							
HID	20%			2022	\$72,700	10	\$100
No Component	80%						
<b>Alarm</b>							
Security System							
No Component	70%						
Generic	30%			2027	\$87,400	1	\$11,100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Hallways</i>							
<i>Explanation : Cctv Surveillance Camera</i>							

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

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$299,200

1-3

\$18,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors*

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

**Heating**

Energy Source

HTHW/HW

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Hot Water Provided From Building P*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$24,200

2035

\* \*

4

\$4,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : 2nd Floor Mechanical Room*

Terminal Devices

Air Handler

70%

2022

\$363,500

1

\$42,700

Convactor/Radiator

25%

2032

\* \*

1

\$8,000

Unit Heater-Stm/HW

5%

2022

\$31,100

4

\$700

**Air Conditioning**

Energy Source

District C.W.

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Chilled Water Provided From Building P*

Distribution

Chilled Wtr Pipe/Pump

100%

0-2

\$23,500

2027

\$470,600

4

\$4,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : 2nd Floor Mechanical Room*

Terminal Devices

Air Handler/Cool/Ht

100%

2022

\$409,000

1

\$61,000

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$87,100

Exhaust Fans

Interior

90%

2022

\$95,800

2

\$2,700

Roof

10%

2035

\* \*

2

\$300

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2037

\* \*

1

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

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

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



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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
Water Heater Electric	100%			2025	\$14,900	4	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Equipment Room</i>								
<i>Explanation : 2 Units, For Emergency Use Only</i>								
HW Heat Exchanger Low Temp	100%			2037	* *	4	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Equipment Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 3 Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2037	* *	1-5	\$49,700	
Sprinkler No Component Generic	70%			2037	* *	1-2	\$8,300	
Chemical System Generic	100%			2020	\$25,500	1-3	\$55,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 6 Sets</i>								

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE HEALTH & PHYSICAL EDUCATION CTR.  
**Address** : 1925 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230G  
**Program / Asset #** : CUN0003.0G0 / 2126 **Yr Built/Renovated** : 1976 / 2000  
**Area Sq Ft** : 72,282 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 08-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3347725

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$1,210,800	\$1,027,000
Interior Architecture	\$470,600	
Electrical		\$1,499,500
Mechanical	\$481,600	\$3,238,900
<b>Total</b>	<b>\$2,163,000</b>	<b>\$5,765,300</b>
Importance Code A	\$1,210,800	\$1,099,000
Importance Code B	\$812,300	\$4,666,300
Importance Code C	\$139,900	
<b>Total</b>	<b>\$2,163,000</b>	<b>\$5,765,300</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$34,800			
Interior Architecture	\$71,100		\$36,400	\$11,800
Electrical	\$28,600	\$8,700	\$9,900	\$12,100
Mechanical	\$52,800	\$16,600	\$15,800	\$19,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$191,200</b>	<b>\$29,200</b>	<b>\$66,100</b>	<b>\$47,500</b>
Importance Code A	\$34,900			\$100
Importance Code B	\$140,800	\$29,200	\$66,100	\$45,700
Importance Code C	\$15,500			\$1,700
<b>Total</b>	<b>\$191,200</b>	<b>\$29,200</b>	<b>\$66,100</b>	<b>\$47,500</b>



Note : 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**  
**KINGSBOROUGH COMMUNITY COLLEGE HEALTH & PHYSICAL EDUCATION CTR.**

**Asset # : 2126**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$133,200	LIFE	**	5	\$60,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Stairs</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Stairs</i>								
Masonry: Brick	80%	Now	\$285,100	LIFE	**	5	\$193,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	15%	Now	\$340,800	2047	**	5	\$68,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Explanation : Soft Joints Are Deteriorated</i>								
Windows								
Aluminum	95%	Now	\$9,500	2035	**	5	\$600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
Metal Louvers	5%			2036	**	10	\$400	
Parapets								
Masonry: Brick	70%			LIFE	**	5-10	\$186,000	
Metal Rail	25%	Now	\$25,300	2032	**	5	\$68,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$67,900	LIFE	**	5	\$12,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								

Note : 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**  
**KINGSBOROUGH COMMUNITY COLLEGE HEALTH & PHYSICAL EDUCATION CTR.**

**Asset # : 2126**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Single Ply Membrane	85%	Now	\$111,200	2022	\$370,600			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Sloped Glazing	15%	Now	\$113,800	LIFE	**	5	\$265,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Pool Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool Area</i>								
Interior								
Floors								
Carpet	10%			2023	\$167,100	3	\$26,800	
Cast in Place Concrete	5%	Now	\$6,800	LIFE	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms</i>								
Ceramic Tile	5%			2036	**	5	\$6,700	
Panel/Paver: Cer/Brk	15%			2043	**	5	\$45,200	
Sheet Vinyl/Rubber	10%			2032	**	5	\$20,100	
Vinyl Tile	30%			2032	**	3	\$15,100	
Wood	25%			2055	**	5	\$62,800	
Interior Walls								
Cast in Place Concrete	5%	Now	\$42,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pool Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pool Wall</i>								
Ceramic Tile	5%			2036	**	5	\$3,500	
Concrete Masonry Unit	65%	Now	\$97,300	LIFE	**	5	\$17,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Exit</i>								
Glass: Single Pane	5%			LIFE	**	5	\$5,200	
Gypsum Board	15%			LIFE	**	5-10	\$17,600	
Metal Panel	5%			LIFE	**	10	\$1,600	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE HEALTH & PHYSICAL EDUCATION CTR.**

**Asset # : 2126**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$8,900	2032	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%	Now	\$70,600	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corridor Near Room G207, Throughout</i>								
Exposed Struc: Steel	45%	Now	\$260,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	15%			LIFE	**	5	\$21,100	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$46,700	3	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4160 V Supplying Marine Development Building</i>								
Transformers								
Dry Type	100%			2025	\$134,200	3	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kva, 4160/480/220/120 Volts</i>								
Feeders								
Cable	100%			2026	\$15,100	1		
Raceway								
Conduit	100%			2027	\$40,000	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2027	\$25,300	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated @ 3000 Amperes And 2000 Amperes</i>								
Fused Disc Sw	30%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes Supplying The High School Building</i>								
Transformers								
Dry Type	100%			2025	\$15,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Rooms</i>								
<i>Explanation : 45kva, 30kva, 480/208/120 Volts</i>								

Note : 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**  
**KINGSBOROUGH COMMUNITY COLLEGE HEALTH & PHYSICAL EDUCATION CTR.**  
**Asset # : 2126**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$143,200	5	\$300	
Raceway								
Conduit	95%			2027	\$114,900	1		
Conduit	5%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$6,600	5	\$100	
Molded Case Bkrs	85%			2026	\$111,700	5	\$1,600	
Molded Case Bkrs	10%			2035	**	5	\$200	
Wiring								
Thermoplastic	95%			2027	\$161,300	1		
Thermoplastic	5%			2037	**	1		
Motor Controllers								
Locally Mounted	10%			2025	\$7,400	5		
Motor Control Center	90%			2025	\$257,100	5	\$1,800	
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Room</i>								
<i>Explanation : Corroded</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2025	\$21,500	1	\$22,200	
Generators								
Diesel	100%			2023	\$118,600	1	\$28,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 130kw</i>								
Batteries								
Nickel Cadmium	100%			2019	\$1,500	5	\$16,100	
Fuel Storage								
Day Tank	50%			2026	\$3,200	5	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 10 Gallons Rated Capacity</i>								
Main Tank	50%			2030	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallons Rated Capacity</i>								
<b>Lighting</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE HEALTH & PHYSICAL EDUCATION CTR.**  
**Asset # : 2126**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2027	\$135,000	10	\$57,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2022	\$9,600	10	\$4,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
HID	25%			2027	\$35,000	10	\$700	
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$21,500	1		
Exit, Service	50%			2027	\$11,800	1		
<b>Exterior Lighting</b>								
Fluorescent	20%			2027	\$45,300	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	80%							
<b>Lightning Protection</b>								
Arresters/Cabbling								
Generic	100%			2030	**	5	\$1,400	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2027	\$64,100	1	\$8,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Gymnasium</i>								
<i>Explanation : Cctv Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$13,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2035	**	4	\$6,600	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE HEALTH & PHYSICAL EDUCATION CTR.**  
**Asset # : 2126**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	80%	0-2	\$377,200	2037	**	1	\$39,900	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Inside The Rtus, Roof</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 9 Units, Roof</i>								
Convactor/Radiator	20%			2032	**	1	\$5,800	
Air Conditioning								
Energy Source								
District C.W.	95%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Electricity	5%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2022		1	\$9,000	
No Component	95%							
Distribution								
Chilled Wtr Pipe/Pump	30%	Now	\$1,300	2037	**	4	\$1,300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pump Room And Roof</i>								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2022		1	\$16,600	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Building Needs Additional Air Conditioning</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,100	
Exhaust Fans								
Interior	25%	Now	\$2,400	2022	\$24,200	2	\$500	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Pool Pump Room</i>								
Roof	75%			2022	\$52,100	2	\$2,100	
Plumbing								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE HEALTH & PHYSICAL EDUCATION CTR.**

**Asset # : 2126**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	60%	Now	\$15,700	2037	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Water Main, 1st Floor</i>							
Galv Iron/Steel	40%	Now	\$104,500	2047	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Bad Condition, Pool Pump Room</i>							
	<i>Not Insulated, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Pool Pump Room</i>							
	<i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Valves Pumps, Pool Pump Room</i>							
Water Heater Electric	100%			2025	\$13,600	4	\$500	
HW Heat Exchanger Low Temp	100%			2027	\$27,100	4	\$13,300	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment Diatomaceous Earth	100%			2025	\$3,186,700	4	\$22,200	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1-2</i>							
	<i>Explanation : One Unit</i>							
<b>Fire Suppression</b>								
Standpipe Generic	100%			2037	**	1-5	\$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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR  
**Address** : 2001 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230T  
**Program / Asset #** : CUN0003.0T0 / 2107 **Yr Built/Renovated** : 1977 / 2008  
**Area Sq Ft** : 46,768 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 03-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3326937

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$62,900	\$141,300
Interior Architecture	\$81,100	
Electrical		\$613,200
Mechanical		\$416,800
<b>Total</b>	<b>\$144,000</b>	<b>\$1,171,300</b>
Importance Code A	\$62,900	\$141,300
Importance Code B	\$81,100	\$1,030,000
<b>Total</b>	<b>\$144,000</b>	<b>\$1,171,300</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$18,800			
Interior Architecture	\$144,000		\$1,800	\$15,900
Electrical	\$2,700	\$2,700	\$3,700	\$3,400
Mechanical	\$38,100	\$6,700	\$15,400	\$6,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$207,500</b>	<b>\$13,400</b>	<b>\$24,800</b>	<b>\$29,300</b>
Importance Code A	\$18,800			
Importance Code B	\$155,500	\$13,400	\$24,800	\$29,300
Importance Code C	\$33,200			
<b>Total</b>	<b>\$207,500</b>	<b>\$13,400</b>	<b>\$24,800</b>	<b>\$29,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 LEON M. GOLDSTEIN PERF. ARTS CTR**  
**Asset # : 2107**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$125,800	
Window Wall	15%			2047	**	5	\$41,600	
Windows								
Metal Louvers	100%			2036	**	10		
Parapets								
Metal Rail	70%			2032	**	5-10	\$25,700	
No Component	30%							
Roof								
Copper/Terne	60%			2055	**	10	\$78,400	
Modified Bitumen	20%	Now	\$11,900	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	20%	Now	\$6,900	2022	\$34,300			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Carpet								
	50%	Now	\$72,200	2026	\$361,000	3	\$43,400	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$25,300	
Ceramic Tile	5%			2036	**	5	\$2,900	
Sheet Vinyl/Rubber	10%			2032	**	5	\$8,700	
Vinyl Tile	25%			2032	**	3	\$5,400	
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$46,200	
Gypsum Board	10%			LIFE	**	5-10	\$12,300	
Masonry: Brick	10%			LIFE	**	10	\$2,200	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$6,900	2032	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	70%			LIFE	**	10	\$81,100	
Gypsum Board	15%			LIFE	**	5-10	\$29,900	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2027	\$67,800	1		
Panelboards								
Fused Disc Sw	5%			2026	\$5,100	5	\$100	
Molded Case Bkrs	95%			2026	\$97,100	5	\$1,200	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2027	\$89,200	1		
Motor Controllers								
Locally Mounted	100%			2025	\$44,300	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2032	* *	10	\$7,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Workshops And Offices</i>								
HID	5%			2022	\$3,000	10	\$100	
Incandescent	75%			2027	\$314,900	2	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Stage</i>								
<i>Explanation : Stage Lights</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$9,300	1		
Exit, Service	50%			2027	\$5,100	1		
Exterior Lighting								
HID	20%			2022	\$34,500	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2032	* *	1-3	\$28,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
HTHW/HW	100%			2037	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P On Campus</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$9,500	2035	* *	4	\$1,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Terminal Devices								
Air Handler	80%			2022	\$163,000	1	\$19,200	
Convactor/Radiator	15%			2025	\$53,600	1	\$1,900	
Induction Unit	5%			2030	* *	1	\$600	
Air Conditioning								

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
District C.W.	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : Chilled Water Provided From Building P</i>						
Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$9,200	2037	**	4	\$1,900	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Mechanical Room</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	\$160,500	1	\$23,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,200	
Exhaust Fans								
Interior	95%			2022	\$39,700	2	\$1,100	
Roof	5%			2027	\$1,500	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2022	\$5,900	4	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2020	\$6,500	4	\$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$19,500	
Sprinkler								
No Component	50%							
Generic	50%			2037	**	1-2	\$5,400	

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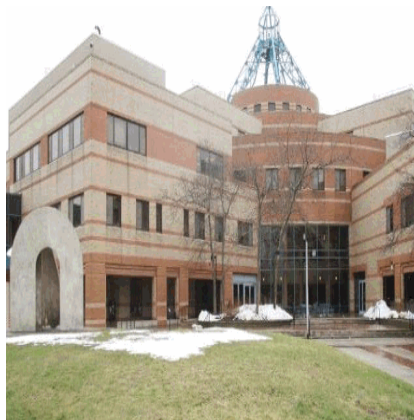
Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : **KINGSBOROUGH COMMUNITY COLLEGE MARINE & ACADEMIC CENTER - M**  
**Address** : **2110 ORIENTAL BLVD.**  
**Borough** : **BROOKLYN** **Agency's Number** : **230M**  
**Program / Asset #** : **CUN0003.0M0 / 4376** **Yr Built/Renovated** : **1991 / 2007**  
**Area Sq Ft** : **204,000** **Project Type** : **CITY UNIVERSITY OF NEW YORK**  
**Date of Survey** : **01-Feb-2016** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,3,4**  
**Block** : **8760** **Lot** : **60** **BIN** : **3326935**

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$1,172,100	\$545,400
Interior Architecture	\$559,500	\$384,000
Electrical		\$1,188,500
Mechanical	\$49,400	\$1,224,700
<b>Total</b>	<b>\$1,781,100</b>	<b>\$3,342,600</b>
Importance Code A	\$1,172,100	\$545,400
Importance Code B	\$353,400	\$2,657,600
Importance Code C	\$255,500	\$139,600
<b>Total</b>	<b>\$1,781,100</b>	<b>\$3,342,600</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$6,400		\$31,100	
Interior Architecture	\$253,900		\$24,200	\$44,800
Electrical	\$43,800	\$19,900	\$33,700	\$21,000
Mechanical	\$63,900	\$48,500	\$80,200	\$43,800
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$383,700</b>	<b>\$84,200</b>	<b>\$185,100</b>	<b>\$125,400</b>
Importance Code A	\$8,900		\$33,600	
Importance Code B	\$363,200	\$84,200	\$151,500	\$125,400
Importance Code C	\$11,600			
<b>Total</b>	<b>\$383,700</b>	<b>\$84,200</b>	<b>\$185,100</b>	<b>\$125,400</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINE & ACADEMIC CENTER - M**  
**Asset # : 4376**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	10%	Now	\$58,700	LIFE	**	5	\$39,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Masonry: Brick	55%			LIFE	**	5	\$438,300	
Metal Panel	5%			2047	**	5-10	\$137,000	
Metal Coiling Doors	5%			2040	**	5	\$62,300	
Stucco Cement	15%			2040	**	5	\$149,400	
Window Wall	10%	Now	\$374,300	2047	**	5	\$74,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rotunda</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rotunda</i>								
<b>Windows</b>								
Aluminum	90%	Now	\$42,600	2043	**	5	\$5,200	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	10%			2036	**	10	\$7,200	
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	5-10	\$126,700	
Metal Rail	15%			2040	**	5-10	\$62,700	
Pre-Cast Concrete	5%	Now	\$4,000	LIFE	**	5	\$7,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Cast in Place Concrete	2%	Now	\$2,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Room 130 C</i>								
IRMA/Protected Membrane	10%			2032	**	10	\$17,700	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Terrace</i>								
Modified Bitumen	85%	Now	\$256,300	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Room M402</i>								
Skylight, Metal/Glass	3%			2047	**	10	\$17,700	

**Interior**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINE & ACADEMIC CENTER - M**  
**Asset # : 4376**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%	Now	\$186,000	2026	\$930,100	3	\$111,900	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$130,600	
Ceramic Tile	5%			2036	**	5	\$14,900	
Panel/Paver: Cer/Brk	20%			2043	**	5	\$134,300	
Quarry Tile	5%			2040	**	5	\$22,400	
Vinyl Tile	35%			2032	**	3	\$39,200	
<b>Interior Walls</b>								
Concrete Masonry Unit	15%	0-2	\$101,000	LIFE	**	5	\$18,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Folding Partition	5%	Now	\$60,300	2049	**	5	\$19,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%			LIFE	**	5	\$23,300	
Gypsum Board	75%	Now	\$94,300	LIFE	**	5	\$139,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	5%	Now	\$11,800	2040	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	Now	\$11,800	2040	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Room 226</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corridor Near Room 226</i>								
AcousTileSusp.Lay-In	75%			2040	**	5	\$223,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room M402</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$59,700	
Gypsum Board	5%			LIFE	**	5-10	\$51,300	

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

Under 600 Volts

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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINE & ACADEMIC CENTER - M**  
**Asset # : 4376**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	49%			2037	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes For Emergency Distribution.</i>								
Photovoltaic Panel(s)	1%			2030	**	1		
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fed From Other Building</i>								
<b>Transformers</b>								
Dry Type	100%			2040	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1-500kva, 1-300kva, 1- 225kva, 1-150kva , 480/ 208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2037	**	5	\$5,400	
<b>Raceway</b>								
Conduit	100%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2035	**	5	\$200	
Molded Case Bkrs	95%			2035	**	5	\$5,100	
<b>Wiring</b>								
Thermoplastic	100%			2037	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2032	**	5	\$100	
Motor Control Center	90%			2032	**	5	\$5,000	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2032	**	1	\$62,800	
<b>Generators</b>								
Diesel	100%			2030	**	1	\$79,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Generator Rated @ 350 Kw</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2020	\$1,500	5	\$45,500	

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 MARINE & ACADEMIC CENTER - M**  
**Asset # : 4376**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2035	**	5	\$18,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 60 Gallons Capacity</i>								
Main Tank	50%			2042	**	5	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 1000 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	3%			2027	\$12,900	10	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Fluorescent	97%			2032	**	10	\$177,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$47,900	1		
Exit, Service	50%			2027	\$26,300	1		
<b>Exterior Lighting</b>								
HID	20%			2027	\$150,500	10	\$100	
No Component	80%							
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2042	**	5	\$1,900	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2027	\$180,800	1	\$22,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance System</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2027	\$619,000	1-3	\$38,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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

**Heating**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINE & ACADEMIC CENTER - M**  
**Asset # : 4376**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
Conversion Equipment HTHW/HW Exchanger	100%			2030	**	2	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 4 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$14,700	
Terminal Devices Air Handler	70%			2027	\$734,900	1	\$86,300	
Convector/Radiator	20%			2032	**	1	\$12,900	
Fan Coil Unit/Heat	10%			2027	\$291,600	1	\$6,400	
<b>Air Conditioning</b>								
Energy Source District C.W.	90%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Electricity	10%			2043	**	1		
Conversion Equipment Reciprocating Compr/Chiller	10%			2027	\$66,100	1	\$9,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Mechanical Equipment Room - For The Theatre Only</i>								
No Component	90%							
Distribution Chilled Wtr Pipe/Pump	100%			2037	**	4	\$9,800	
Terminal Devices Air Handler/Cool/Ht	100%			2027	\$82,700	1	\$123,300	
Heat Rejection Water Cooling Tower	10%			2025	\$5,600	2	\$20,100	
No Component	90%							
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$176,000	
Exhaust Fans Interior	95%			2032	**	2	\$5,800	
Roof	5%			2027	\$7,700	2	\$300	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2047	**	1		
Water Heater Electric	100%			2025	\$30,200	4	\$1,200	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINE & ACADEMIC CENTER - M**  
**Asset # : 4376**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
HW Heat Exchanger Low Temp	100%	Now	\$12,100	2037	* *	4	\$19,700	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment Sand	100%			2032	* *	4	\$49,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit For The Fish Tank</i>								
Sewage Ejector(s) Electric	100%			2027	\$10,800	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room # M158d</i>								
<i>Explanation : 1 Unit</i>								
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) 1-4 (2) 1-3</i>								
<i>Explanation : 4 Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2047	* *	1-5	\$100,500	
Sprinkler No Component Generic	60%			2047	* *	1-2	\$22,300	
Chemical System Generic	100%			2025	\$25,500	1-3	\$50,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : 2 Sets</i>								

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : **KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB & MEDIA CTR**  
**Address** : **2000 ORIENTAL BLVD.**  
**Borough** : **BROOKLYN** **Agency's Number** : **230L**  
**Program / Asset #** : **CUN0003.0L0 / 2116** **Yr Built/Renovated** : **1977 / 2011**  
**Area Sq Ft** : **122,364** **Project Type** : **CITY UNIVERSITY OF NEW YORK**  
**Date of Survey** : **28-Jan-2016** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,3,5,7,8,p**  
**Block** : **8760** **Lot** : **60** **BIN** : **3348024**

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$1,209,900	\$543,300
Interior Architecture	\$704,400	\$669,300
Electrical		\$2,051,600
Mechanical	\$30,800	\$1,395,200
<b>Total</b>	<b>\$1,945,100</b>	<b>\$4,659,400</b>
Importance Code A	\$1,209,900	\$543,300
Importance Code B	\$668,500	\$4,066,700
Importance Code C	\$66,600	\$49,400
<b>Total</b>	<b>\$1,945,100</b>	<b>\$4,659,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$59,500		\$12,600	
Interior Architecture	\$386,400			\$44,200
Electrical	\$34,700	\$17,500	\$21,400	\$23,200
Mechanical	\$87,000	\$20,700	\$26,900	\$24,500
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$583,500</b>	<b>\$54,000</b>	<b>\$76,600</b>	<b>\$107,700</b>
Importance Code A	\$59,500		\$12,600	
Importance Code B	\$493,400	\$54,000	\$64,100	\$107,700
Importance Code C	\$30,600			
<b>Total</b>	<b>\$583,500</b>	<b>\$54,000</b>	<b>\$76,600</b>	<b>\$107,700</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%	Now	\$718,400	LIFE	**	5	\$121,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Window Wall	20%	Now	\$286,300	2047	**	5	\$57,100	
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<b>Windows</b>								
Aluminum	95%	Now	\$48,600	2035	**	5	\$2,000	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 8th Floor, Throughout</i>							
Metal Louvers	5%			2036	**	10	\$1,300	
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%	Now	\$5,700	LIFE	**	5	\$3,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	60%	Now	\$31,000	LIFE	**	5	\$2,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2047	**	5	\$900	
Metal Rail	25%			2040	**	5-10	\$20,700	
<b>Roof</b>								
Cast in Place Concrete	10%			LIFE	**	10	\$22,800	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Copper/Terne	35%			2067	**	10	\$119,900	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Modified Bitumen	45%			2037	**	10	\$61,700	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Sloped Glazing	10%	Now	\$156,600	LIFE	**	5	\$182,700	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Reception Area, Throughout.</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Information Area, Ramp, Throughout.</i>							

**Interior**

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	35%	0-2	\$324,500	2023	\$811,200	3	\$97,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$122,000	
Ceramic Tile	5%			2036	**	5	\$9,300	
Panel/Paver: Cer/Brk	15%			2043	**	5	\$62,800	
Vinyl Tile	30%	Now	\$139,000	2027	\$463,200	3	\$20,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
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	70%	Now	\$66,600	LIFE	**	5	\$49,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%	Now	\$75,700	2032	**	5	\$23,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	35%	Now	\$210,700	LIFE	**	5	\$10,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor Under Ramp And L130, Throughout.</i>								
Gypsum Board	40%	Now	\$151,400	LIFE	**	5	\$95,800	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Near Reference Desk On First Floor, Throughout.</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Service Equipment</b>								
Not Accessible	100%							
<b>Transformers</b>								
Dry Type	100%			2025	\$134,200	3	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 2000 Kva, 4160/ 480/ 277 Volts Serving Buildings T5 And Arts And Science Building.</i>								
<b>Feeders</b>								
Busway	100%			2025	\$15,100	1		
<b>Raceway</b>								
Tray	100%			2025	\$40,000	1		

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	20%			2027	\$4,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 4000 Amps Main Disconnect Switch</i>								
Air Circuit Breaker	60%			2027	\$12,200	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 3000 Amps Mains Service Swicthes Serving T5 Building And Arts And Science Building</i>								
Fused Disc Sw	20%			2027	\$4,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 3000 Amps Main Disconnect Switch Serving Mac Building.</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$15,400	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750kva, 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$79,200	5	\$500	
<b>Raceway</b>								
Conduit	100%			2027	\$81,100	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$5,100	5	\$300	
Molded Case Bkrs	90%			2026	\$46,000	5	\$2,900	
<b>Wiring</b>								
Thermoplastic	90%			2027	\$71,800	1		
Thermoplastic	10%			2037	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2025	\$38,400	5	\$200	
Motor Control Center	80%			2025	\$37,800	5	\$2,700	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	50%			LIFE	**	5	\$1,800	
Generic	50%			LIFE	**	5	\$1,800	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2025	\$8,700	1	\$37,700	
<b>Generators</b>								
Diesel	100%			2023	\$71,500	1	\$47,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Generator Rated @ 285 Kw</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2019	\$1,500	5	\$27,300	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2026	\$4,400	5	\$11,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 25 Gallons Capacity</i>								
Main Tank	50%			2030	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	3%			2022	\$36,400	10	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Fluorescent	97%			2027	\$1,178,300	10	\$110,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$29,800	1		
Exit, Service	50%			2027	\$8,700	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$90,300	10	\$100	
No Component	80%							
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2030	**	5	\$1,400	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2027	\$36,200	1	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$75,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors</i>								

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

**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 ROBERT J KIBEE LIB & MEDIA CTR**  
**Asset # : 2116**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
Distribution Hot Wtr Piping/Pump	100%	Now	\$30,500	2035	**	4	\$6,100	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Terminal Devices Air Handler	80%			2027		1	\$61,500	
Convector/Radiator	20%			2025		1	\$8,000	
Air Conditioning								
Energy Source District C.W.	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Distribution Chilled Wtr Pipe/Pump	100%	Now	\$29,600	2037	**	4	\$6,100	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Terminal Devices Air Handler/Cool/Ht	100%			2027		1	\$76,800	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$109,700	
Exhaust Fans Interior	95%			2027		2	\$3,600	
Roof	5%			2027		2	\$200	
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	**	1		
HW Heat Exchanger Low Temp	100%			2037	**	4	\$12,300	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-8</i>								
<i>Explanation : Two Units</i>								

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression								
Standpipe								
Generic	100%			2037	* *	1-5	\$62,600	
Sprinkler								
No Component	85%							
Generic	15%			2037	* *	1-2	\$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.

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)  
**Address** : 2085 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230T  
**Program / Asset #** : CUN0003.1T0 / 2109 **Yr Built/Renovated** : 1967 / 2002  
**Area Sq Ft** : 19,200 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852579

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture		\$248,800
<b>Total</b>		<b>\$248,800</b>
Importance Code A		\$248,800
<b>Total</b>		<b>\$248,800</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture				
Interior Architecture	\$29,700	\$400	\$11,300	
Electrical	\$1,200	\$1,500	\$1,600	\$1,200
Mechanical	\$10,000	\$6,900	\$5,200	\$7,300
<b>Total</b>	<b>\$40,900</b>	<b>\$8,700</b>	<b>\$18,100</b>	<b>\$8,600</b>
Importance Code A	\$900	\$900	\$900	\$900
Importance Code B	\$13,400	\$7,800	\$17,200	\$7,600
Importance Code C	\$26,600			
<b>Total</b>	<b>\$40,900</b>	<b>\$8,700</b>	<b>\$18,100</b>	<b>\$8,600</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
Exterior Walls								
Metal Panel	100%			2057	**	5-10	\$154,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%			2052	**	5	\$900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Metal Panel	95%			2047	**	10	\$94,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	5%			2047	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
Floors								
Carpet	80%			2029	**	3	\$34,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
Mosaic Tile	5%			2032	**	5	\$3,500	
Vinyl Tile	10%			2037	**	3	\$1,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior Walls								
Gypsum Board	100%			LIFE	**	5-10	\$41,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	100%			2047	**	5	\$28,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2053	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2049	**	5	\$500	
<hr/>								
Wiring								
Thermoplastic	100%			2053	**	1		

**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 #1 (UAPC)**

**Asset # : 2109**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$14,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	15%			2035	**	10	\$2,600	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2035	**	10	\$2,300	
Exit, LED	50%			2062	**	1		
<b>Exterior Lighting</b>								
HID	20%			2022		10	\$14,200	
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2035	**	1	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storage Area And Hallways</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2035	**	1-3	\$11,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2053	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2044	**	1	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 New Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2049	**	4	\$900	

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Terminal Devices							
Air Handler	50%			2035	**	1	\$5,900
Fan Coil Unit/Heat	50%			2035	**	1	\$3,100
<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
<i>Location : Various In The Ceiling</i>							
<i>Explanation : Induct Reheat Coils</i>							
Air Conditioning							
Energy Source							
Electricity	100%			2049	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	100%			2035	**	1	\$8,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Gas Room</i>							
<i>Explanation : 2 New Units. R-410 Refrigerant</i>							
Terminal Devices							
Fan Coil - Cool/Heat	100%			2035	**	1	\$6,200
Heat Rejection							
Remote Air Cond	100%			2035	**	2	\$13,400
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,000
Exhaust Fans							
Interior	100%			2035	**	2	\$600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2037	**	1	
Water Heater							
Not Accessible	100%						
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%			2053	**	1-2	\$5,400

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

Maintenance \$ are aggregated over a 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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2  
**Address** : 2065 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2302T  
**Program / Asset #** : CUN0003.2T0 / 2110 **Yr Built/Renovated** : 1967 / 2005  
**Area Sq Ft** : 36,000 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 09-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852580

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$139,600	\$419,100
Interior Architecture	\$39,800	\$173,000
Electrical		\$352,000
Mechanical		\$241,200
<b>Total</b>	<b>\$179,400</b>	<b>\$1,185,400</b>
Importance Code A	\$139,600	\$419,100
Importance Code B		\$766,300
Importance Code C	\$39,800	
<b>Total</b>	<b>\$179,400</b>	<b>\$1,185,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$13,000			
Interior Architecture	\$213,400	\$5,200	\$1,300	\$9,400
Electrical	\$3,000	\$2,400	\$3,100	\$2,800
Mechanical	\$45,000	\$4,500	\$10,000	\$4,800
<b>Total</b>	<b>\$276,500</b>	<b>\$12,100</b>	<b>\$14,400</b>	<b>\$17,100</b>
Importance Code A	\$39,500	\$1,800	\$1,800	\$1,800
Importance Code B	\$213,800	\$10,300	\$12,600	\$15,300
Importance Code C	\$23,100			
<b>Total</b>	<b>\$276,500</b>	<b>\$12,100</b>	<b>\$14,400</b>	<b>\$17,100</b>



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

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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Metal Panel	100%	Now	\$67,900	2037	**	5	\$60,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	95%			2043	**	5	\$4,100	
Steel	5%	Now	\$11,000	2052	**	5	\$1,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Connecting Corridor To T1</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Connecting Corridor To T1</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Connecting Corridor To T1</i>								
<hr/>								
Roof								
Single Ply Membrane	100%	Now	\$71,800	2027			\$358,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
Floors								
Carpet	25%	0-2	\$162,300	2029	**	3	\$19,500	
<i>Loose/MISS Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$11,400	
Mosaic Tile	5%			2032	**	5	\$6,500	
Vinyl Tile	40%			2027			\$173,000	
Vinyl Tile	5%	Now	\$21,600	2037	**	3	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Connecting Corridor To T1</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Connecting Corridor To T1</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Connecting Corridor To T1</i>								
Vinyl Tile	20%			2032	**	3	\$3,900	
<hr/>								
Interior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$15,700	
Gypsum Board	20%			LIFE	**	5-10	\$16,700	
Metal Panel	20%			LIFE	**	10	\$4,400	
Metal Panel	20%	Now	\$39,800	LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Connecting Corridor To T1</i>								

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

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

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

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	80%			2032	**	5	\$41,700	
AcousTileSusp.Lay-In	20%			2044	**	5	\$10,400	

*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Rooms 248, 252 And Various Others*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2027	\$2,500	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 1600 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$31,600	5	\$200	
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## Raceway

Conduit	90%			2027	\$27,600	1		
Conduit	10%			2047	**	1		

## Panelboards

Fused Disc Sw	5%			2026	\$1,100	5		
Molded Case Bkrs	75%			2026	\$16,400	5	\$700	
Molded Case Bkrs	20%			2043	**	5	\$200	

## Wiring

Thermoplastic	90%			2027	\$24,400	1		
Thermoplastic	10%			2047	**	1		

## Motor Controllers

Variable Frequency Drive	100%			2044	**			
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$1,100	
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## Lighting

## Interior Lighting

Fluorescent	100%			2027	\$352,000	10	\$33,000	
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

## Egress Lighting

Emergency, Battery	50%			2032	**	10	\$4,300	
Exit, LED	10%			2055	**	1		
Exit, Service	40%			2032	**	1		

## Exterior Lighting

HID	20%			2027	\$26,600	10		
No Component	80%							

## Alarm

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

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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**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2032

\* \*

1

\$4,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : New Wing**Explanation : CCTV Surveillance Camera*

## Fire/Smoke Detection

Generic, Digital

100%

2032

\* \*

1-3

\$22,200

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

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

**Heating**

## Energy Source

Natural Gas

100%

Now

\$1,400

2037

\* \*

1

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Incoming Service*

## Conversion Equipment

Furnace

60%

0-2

\$25,800

2037

\* \*

1

\$9,600

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : Various Locations In The Ceiling, Old Section**Explanation : 8 Old Units - Each Unit Has 2 Gas Fired Heaters*

Hot Water Boiler

40%

2044

\* \*

1

\$7,100

*Other Observation, Extent : Light, Area Affected : 40%**Location : New Section Mechanical Room**Explanation : 1 Unit For New Section*

## Distribution

Hot Wtr Piping/Pump

40%

2049

\* \*

4

\$700

No Component

60%

## Terminal Devices

Air Handler

40%

2035

\* \*

1

\$8,900

*Other Observation, Extent : Light, Area Affected : 40%**Location : Outside Of The Building**Explanation : 1 New Unit*

No Component

60%

**Air Conditioning**

## Energy Source

Electricity

100%

2035

\* \*

1

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Reciprocating Compr/Chiller	60%			2027	\$71,600	1	\$10,000
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>						
	<i>Location : 3 Units. Outside Of The Building</i>						
Ext Pkg Unit - Heating/Cooling	40%			2035	**	2	\$900
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
	<i>Location : Outside Of The Building</i>						
	<i>Explanation : 1 Unit For New Section. R-410 Refrigerant</i>						
Terminal Devices							
Direct Expansion	40%			2022	\$43,600	1	
Direct Expansion	20%			2032	**	1	
No Component	40%						
Heat Rejection							
Remote Air Cond	60%			2022	\$126,000	2	\$15,000
No Component	40%						
Ventilation							
Distribution							
Ductwork/Diffusers	60%			LIFE	**	2-5	\$19,100
Ductwork/Diffusers	40%			LIFE	**	2-5	\$12,700
Exhaust Fans							
Interior	60%			2022	\$23,300	2	\$700
Roof	40%			2035	**	2	\$400
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2037	**	1	
Water Heater							
Gas Fired	100%			2022	\$8,200	2	\$500
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	60%						
Generic	40%			2053	**	1-2	\$4,000

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3  
**Address** : 2055 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2303T  
**Program / Asset #** : CUN0003.3T0 / 2111 **Yr Built/Renovated** : 1970 / 2000  
**Area Sq Ft** : 10,200 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 09-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852581

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$140,400	
Interior Architecture		\$85,800
Electrical		\$95,500
Mechanical		\$43,800
<b>Total</b>	<b>\$140,400</b>	<b>\$225,100</b>
Importance Code A	\$140,400	
Importance Code B		\$225,100
<b>Total</b>	<b>\$140,400</b>	<b>\$225,100</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$6,100			
Interior Architecture	\$59,300			\$2,400
Electrical	\$400	\$200	\$200	\$300
Mechanical	\$29,000	\$600	\$6,000	\$600
<b>Total</b>	<b>\$94,800</b>	<b>\$800</b>	<b>\$6,200</b>	<b>\$3,400</b>
Importance Code A	\$13,400	\$500	\$500	\$500
Importance Code B	\$68,100	\$300	\$5,700	\$2,900
Importance Code C	\$13,300			
<b>Total</b>	<b>\$94,800</b>	<b>\$800</b>	<b>\$6,200</b>	<b>\$3,400</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3**

**Asset # : 2111**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
Metal Panel	90%	Now	\$5,600	2047	**	5	\$14,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Base</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners</i>								
<hr/>								
<b>Windows</b>								
Steel	100%	Now	\$44,600	2052	**	5	\$5,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Spray-on Foam	100%	Now	\$95,800	2037	**	5	\$17,900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%	Now	\$2,800	2023	\$27,600	3	\$3,300	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$1,500	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%	Now	\$4,300	2032	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%	Now	\$25,700	2027	\$85,800	3	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior Walls</b>								
Concrete Masonry Unit	25%			LIFE	**	5	\$3,200	
Gypsum Board	60%			LIFE	**	5-10	\$16,400	
Metal Panel	15%			LIFE	**	10	\$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.

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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. T3**  
**Asset # : 2111**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	100%	Now	\$11,600	2032	**	5	\$7,400	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

*Water Penetration, Extent : Light, Area Affected : 25%*

*Location : Various Classrooms*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2027	\$1,400	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated @ 600 Amperes*

## Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$31,600	5		
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## Raceway

Conduit	90%			2027	\$27,600	1		
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Conduit	10%			2037	**	1		
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## Panelboards

Fused Disc Sw	5%			2026	\$700	5		
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Molded Case Bkrs	85%			2026	\$12,400	5	\$200	
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Molded Case Bkrs	10%			2035	**	5		
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## Wiring

Thermoplastic	90%			2027	\$24,400	1		
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Thermoplastic	10%			2037	**	1		
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## Motor Controllers

Locally Mounted	100%			2025	\$29,500	5	\$100	
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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## Lighting

## Interior Lighting

Fluorescent	99%			2027	\$95,500	10	\$9,000	
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

HID	1%			2027	\$700	10		
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## Egress Lighting

Emergency, Battery	50%			2027	\$6,500	10	\$1,200	
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Exit, Service	50%			2027	\$700	1		
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## Exterior Lighting

HID	20%			2022	\$7,500	10		
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No Component	80%							
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## Alarm

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3**

**Asset # : 2111**

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$31,000

1-3

\$1,900

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

*Explanation : Alarm Bells And Manual Pull Station*

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

**Heating**

Energy Source

Natural Gas

100%

2037

\*\*

1

Conversion Equipment

Furnace

60%

0-2

\$7,100

2037

\*\*

1

\$2,600

*Damaged, Extent : Moderate, Area Affected : 25%*

*Location : Mechanical Room*

*Other Observation, Extent : Light, Area Affected : 60%*

*Location : Mechanical Room*

*Explanation : 4 Obsolete Units*

Furnace

30%

2027

\$3,500

1

\$1,500

Furnace

10%

2035

\*\*

1

\$500

**Air Conditioning**

Energy Source

Electricity

100%

2035

\*\*

1

Conversion Equipment

Split Unit

40%

Now

\$17,800

2037

\*\*

*Malfunctioning, Extent : Severe, Area Affected : 40%*

*Location : 6 Condemn Units, Backyard*

*R-22 Refrigerant, Extent : Severe, Area Affected : 40%*

*Location : Backyard*

Window/Wall Unit

20%

2020

\$4,000

1

No Component

40%

Terminal Devices

Fan Coil - Cool/Heat

40%

2022

\$43,800

1

\$1,300

No Component

60%

Heat Rejection

Remote Air Cond

40%

2022

\$13,800

2

\$2,800

No Component

60%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$8,700

Exhaust Fans

Interior

100%

2022

\$10,600

2

\$300

**Plumbing**

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

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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. T3**

**Asset # : 2111**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
H/C Water Piping Brass/Copper	100%			2027	\$28,800	1		
Water Heater Gas Fired	100%			2025	\$2,200	2	\$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.  
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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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

Asset Name : **KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4**  
 Address : **2111 ORIENTAL BLVD.**  
 Borough : **BROOKLYN** Agency's Number : **2304T**  
 Program / Asset # : **CUN0003.4T0 / 2112** Yr Built/Renovated : **1970 / 2000**  
 Area Sq Ft : **53,718** Project Type : **CITY UNIVERSITY OF NEW YORK**  
 Date of Survey : **10-Feb-2016** Landmark Status : **NONE**  
 Areas Surveyed : **Roof, Floors 1,2**  
 Block : **8760** Lot : **60** BIN : **3852582**

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$675,500	\$182,500
Interior Architecture	\$680,200	\$465,000
Electrical		\$846,800
Mechanical	\$170,900	\$982,300
<b>Total</b>	<b>\$1,526,600</b>	<b>\$2,476,600</b>
Importance Code A	\$739,600	\$182,500
Importance Code B	\$787,000	\$2,248,200
Importance Code C		\$45,900
<b>Total</b>	<b>\$1,526,600</b>	<b>\$2,476,600</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$64,500			
Interior Architecture	\$335,500			\$17,200
Electrical	\$1,200	\$1,000	\$1,300	\$1,800
Mechanical	\$20,500	\$8,300	\$22,200	\$8,300
<b>Total</b>	<b>\$421,700</b>	<b>\$9,300</b>	<b>\$23,400</b>	<b>\$27,400</b>
Importance Code A	\$64,500	\$2,700	\$2,700	\$2,700
Importance Code B	\$316,100	\$6,700	\$20,800	\$24,700
Importance Code C	\$41,200			
<b>Total</b>	<b>\$421,700</b>	<b>\$9,300</b>	<b>\$23,400</b>	<b>\$27,400</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%	Now	\$31,800	LIFE	**	5	\$28,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$46,500	LIFE	**	5	\$3,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Metal Panel	80%	Now	\$32,500	2047	**	5	\$86,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	5%			2043	**	5	\$400	
Steel	95%	Now	\$338,900	2052	**	5	\$41,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Spray-on Foam	100%	Now	\$290,100	2037	**	5	\$54,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Rooms 4210 And 4211</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%	Now	\$285,900	2029	**	3	\$34,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$16,700	
Mosaic Tile	5%			2032	**	5	\$9,600	
Vinyl Tile	60%	Now	\$76,200	2027	\$380,900	3	\$17,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

## Interior

## Interior Walls

Concrete Masonry Unit	25%			LIFE	**	5	\$20,400
Gypsum Board	75%	Now	\$31,000	LIFE	**	5	\$45,900

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

*Water Penetration, Extent : Light, Area Affected : 20%*

*Location : Throughout*

## Ceilings

AcousTileSusp.Lay-In	100%	0-2	\$604,000	2047	**	5	\$38,200
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*

*Location : Throughout*

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2027	\$4,700	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Available Ratings*

## Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$31,600	5	\$200
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## Raceway

Conduit	90%			2027	\$27,600	1	
Conduit	10%			2037	**	1	

## Panelboards

Fused Disc Sw	10%			2026	\$2,900	5	\$100
Molded Case Bkrs	80%			2026	\$23,400	5	\$1,100
Molded Case Bkrs	10%			2035	**	5	\$100

## Wiring

Thermoplastic	90%			2027	\$24,400	1	
Thermoplastic	10%			2037	**	1	

## Motor Controllers

Locally Mounted	100%			2025	\$88,500	5	\$400
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## Ground

## Grounding Devices

Not Accessible	100%						
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## Lighting

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	98%			2027	\$514,800	10	\$48,300	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	2%			2027	\$10,500	10	\$1,000	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Staircase</i>					
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$35,400	10	\$6,500	
Exit, Service	50%			2027	\$3,700	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$39,600	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2032	**	1	\$4,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : CCTV Surveillance Camera</i>					
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Analog	20%			2022	\$108,700	1-3	\$6,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Manual Pull Station And Alarm Bells</i>					
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	**	1		
<b>Conversion Equipment</b>								
Furnace	100%	0-2	\$64,100	2037	**	1	\$23,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : In The Ceiling</i>					
			<i>Explanation : 4 Obsolete Units - Each Has 4 Gas Fired Heaters</i>					
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	60%	0-2	\$106,800	2037	* *	1	\$13,500	
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>							
	<i>Location : 4 Units, Ceiling</i>							
Ext Pkg Unit - Heating/Cooling	30%			2032	* *	2	\$1,000	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>							
	<i>Location : 1 Unit, Outside Of The Building</i>							
Window/Wall Unit	10%			2020	\$10,800	1		
Terminal Devices								
Fan Coil - Cool/Heat	60%			2022	\$595,900	1	\$10,400	
No Component	40%							
Heat Rejection								
Remote Air Cond	40%			2027	\$125,400	2	\$15,000	
Remote Air Cond	20%			2022	\$62,700	2	\$7,500	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,400	
Exhaust Fans								
Roof	100%			2022	\$41,700	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$156,700	1		
Water Heater								
Gas Fired	100%			2025	\$12,200	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5  
**Address** : 2100 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2305T  
**Program / Asset #** : CUN0003.5T0 / 2113 **Yr Built/Renovated** : 1970 / 2000  
**Area Sq Ft** : 17,852 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852583

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$154,300	\$85,200
Interior Architecture	\$194,200	\$173,500
Electrical		\$174,600
Mechanical		\$52,100
<b>Total</b>	<b>\$348,500</b>	<b>\$485,400</b>
Importance Code A	\$154,300	\$85,200
Importance Code B	\$194,200	\$400,200
<b>Total</b>	<b>\$348,500</b>	<b>\$485,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture				
Interior Architecture	\$70,600			\$2,600
Electrical	\$2,600	\$100	\$200	\$400
Mechanical	\$25,600	\$1,200	\$8,900	\$1,200
<b>Total</b>	<b>\$98,700</b>	<b>\$1,300</b>	<b>\$9,100</b>	<b>\$4,200</b>
Importance Code A	\$21,300	\$900	\$900	\$900
Importance Code B	\$54,100	\$400	\$8,200	\$3,300
Importance Code C	\$23,300			
<b>Total</b>	<b>\$98,700</b>	<b>\$1,300</b>	<b>\$9,100</b>	<b>\$4,200</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5**  
**Asset # : 2113**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$41,600	2037	**	5	\$37,000	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Eaves</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Windows								
Steel	100%	Now	\$112,700	2052	**	5	\$13,800	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Roof								
Single Ply Membrane	100%			2037	**	10	\$48,200	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,800	
Mosaic Tile	5%	Now	\$7,200	2032	**	5	\$1,500	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : North Entrance</i>							
Vinyl Tile	85%	Now	\$34,700	2027	\$173,500	3	\$7,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$6,200	
Gypsum Board	50%			LIFE	**	5-10	\$26,200	
Gypsum Board	15%	Now	\$1,900	LIFE	**	5	\$2,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corridors</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	10%			LIFE	**	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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%	4+	\$194,200	2047	* *	5	\$12,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$1,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$31,600	5	\$100	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2027	\$30,600	1		
<hr/>								
<b>Panelboards</b>								
Molded Case Bkrs	100%			2026	\$14,600	5	\$500	
<hr/>								
<b>Wiring</b>								
Thermoplastic	100%			2027	\$27,100	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2025	\$29,500	5	\$100	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$500	
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2027	\$174,600	10	\$16,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2022	\$11,800	10	\$2,200	
Exit, Service	50%			2022	\$1,200	1		
<hr/>								
<b>Exterior Lighting</b>								
HID	20%			2022	\$13,200	10		
No Component	80%							
<hr/>								
<b>Alarm</b>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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**

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

## Alarm

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2022

\$18,100

1-3

\$1,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Alarm Bells And Manual Pull Station*

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

## Heating

Energy Source

Natural Gas

100%

2037

\* \*

1

Conversion Equipment

Furnace

100% Now

\$21,300

2037

\* \*

1

\$7,900

*Corroded, Extent : Severe, Area Affected : 50%**Location : Various Areas**Not Energy Efficient, Extent : Severe, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : 2 In Mechanical Room And 3 In The Ceilings**Explanation : 5 Obsolete Package Units*

## Air Conditioning

Energy Source

Electricity

100%

2035

\* \*

1

Conversion Equipment

Reciprocating  
Compr/Chiller

35%

2022

\$20,700

1

\$2,900

*R-22 Refrigerant, Extent : Light, Area Affected : 35%**Location : 2 Units, Outside Of The Building*

Window/Wall Unit

15%

2020

\$5,400

1

No Component

50%

Terminal Devices

Direct Expansion

35%

2022

\$9,500

1

No Component

65%

Heat Rejection

Remote Air Cond

35%

2022

\$18,200

2

\$4,400

No Component

65%

## Ventilation

Distribution

Ductwork/Diffusers

100% Now

\$3,000

LIFE

\* \*

2-5

\$10,000

*Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : In The Ceiling*

Exhaust Fans

Interior

90%

2022

\$17,300

2

\$500

Roof

10%

2022

\$1,400

2

\$100

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5**

**Asset # : 2113**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2027	\$52,100	1		
Water Heater Gas Fired	100%			2025	\$4,100	2	\$300	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6  
**Address** : 2105 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2306T  
**Program / Asset #** : CUN0003.6T0 / 2114 **Yr Built/Renovated** : 1970 / 2000  
**Area Sq Ft** : 12,070 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852584

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$166,100	
Interior Architecture		\$137,800
Electrical		\$149,600
<b>Total</b>	<b>\$166,100</b>	<b>\$287,500</b>
Importance Code A	\$166,100	
Importance Code B		\$287,500
<b>Total</b>	<b>\$166,100</b>	<b>\$287,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$21,900			
Interior Architecture	\$67,700		\$900	\$2,100
Electrical	\$400	\$300	\$300	\$500
Mechanical	\$4,600	\$1,000	\$4,300	\$1,000
<b>Total</b>	<b>\$94,500</b>	<b>\$1,300</b>	<b>\$5,500</b>	<b>\$3,600</b>
Importance Code A	\$22,500	\$600	\$600	\$600
Importance Code B	\$50,500	\$700	\$4,900	\$3,000
Importance Code C	\$21,600			
<b>Total</b>	<b>\$94,500</b>	<b>\$1,300</b>	<b>\$5,500</b>	<b>\$3,600</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6**

**Asset # : 2114**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$21,900	2037	**	5	\$19,500	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : At Base</i>							
	<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Windows								
Steel	100%	Now	\$52,700	2052	**	5	\$6,500	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Roof								
Spray-on Foam	100%	Now	\$113,400	2037	**	5	\$21,200	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Classrooms</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Interior								
Floors								
Mosaic Tile	5%			2032	**	5	\$2,200	
Vinyl Tile	50%			2027		3	\$4,400	
Vinyl Tile	45%	Now	\$32,600	2027		3	\$2,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$6,200	LIFE	**	5	\$1,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	65%			LIFE	**	5-10	\$21,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Panel	20%			LIFE	**	10	\$1,700	
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6**  
**Asset # : 2114**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%	Now	\$12,400	2032	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Classrooms</i>								
AcousTileSusp.Lay-In	10%			2040	**	5	\$1,700	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$31,600	5	\$100	
<b>Raceway</b>								
Conduit	95%			2027	\$29,100	1		
Conduit	5%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	90%			2026	\$13,100	5	\$300	
Molded Case Bkrs	5%			2035	**	5		
<b>Wiring</b>								
Thermoplastic	95%			2027	\$25,700	1		
Thermoplastic	5%			2037	**	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	99%			2027	\$113,000	10	\$10,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2027	\$800	10		
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$2,800	1		
Exit, Service	50%			2027	\$800	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$8,900	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2035	**	1	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Cctv Surveillance Camera</i>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6**  
**Asset # : 2114**

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$36,600

1-3

\$2,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station And Alarm Bells*

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

**Heating**

Energy Source

Natural Gas

100%

2037

\* \*

1

Conversion Equipment

Furnace

100%

2022

\$13,900

1

\$5,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : In The Ceiling**Explanation : 3 Units***Air Conditioning**

Energy Source

Electricity

100%

2035

\* \*

1

Conversion Equipment

Reciprocating  
Compr/Chiller

20%

2027

\$7,700

1

\$1,100

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : 1 Unit, Outside Of The Building*

Window/Wall Unit

80%

2022

\$18,700

1

Terminal Devices

Direct Expansion

20%

2027

\$7,100

1

No Component

80%

Heat Rejection

Remote Air Cond

20%

2027

\$13,600

2

\$1,600

No Component

80%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$10,300

Exhaust Fans

Interior

80%

2022

\$10,100

2

\$300

Roof

20%

2022

\$1,800

2

\$100

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2027

\$34,000

1

Water Heater

Gas Fired

100%

2020

\$2,700

2

\$200

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042  
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6**

**Asset # : 2114**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7  
**Address** : 2131 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2307T  
**Program / Asset #** : CUN0003.7T0 / 2115 **Yr Built/Renovated** : 1972 / 2000  
**Area Sq Ft** : 27,072 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3852585

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture		\$168,700
Interior Architecture	\$46,500	\$136,200
Electrical		\$319,500
Mechanical	\$45,600	\$306,100
<b>Total</b>	<b>\$92,100</b>	<b>\$930,500</b>
Importance Code A		\$168,700
Importance Code B	\$45,600	\$761,900
Importance Code C	\$46,500	
<b>Total</b>	<b>\$92,100</b>	<b>\$930,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$35,300			
Interior Architecture	\$249,400		\$2,300	\$8,700
Electrical	\$600	\$500	\$500	\$900
Mechanical	\$39,500	\$1,500	\$7,700	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$328,700</b>	<b>\$5,900</b>	<b>\$14,400</b>	<b>\$15,000</b>
Importance Code A	\$64,400	\$1,500	\$1,200	\$1,500
Importance Code B	\$255,700	\$4,500	\$13,200	\$13,500
Importance Code C	\$8,700			
<b>Total</b>	<b>\$328,700</b>	<b>\$5,900</b>	<b>\$14,400</b>	<b>\$15,000</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Metal Panel	100%			2047	**	5-10	\$168,700	
Windows								
Aluminum	100%	Now	\$3,900	2043	**	5	\$500	
			<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Roof								
Built-Up (BUR)	98%	Now	\$31,400	2032	**			
			<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Ponding, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : At Drains</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Skylight, Metal/Glass	2%			2037	**	10	\$2,400	
<b>Interior</b>								
Floors								
Carpet	35%	0-2	\$159,100	2029	**	3	\$19,100	
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Classrooms</i>					
			<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Classrooms</i>					
Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
Mosaic Tile	5%			2040	**	5	\$4,600	
Vinyl Tile	45%	Now	\$13,600	2027	\$136,200	3	\$6,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	5%	0-2	\$15,100	2037	**	3	\$700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Sections At Corridors</i>					
			<i>Explanation : 9x9 Tiles</i>					
Interior Walls								
Concrete Masonry Unit	50%	Now	\$46,500	LIFE	**	5	\$8,600	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Gypsum Board	50%	Now	\$8,700	LIFE	**	5	\$12,900	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$5,800	2032	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	80%			LIFE	**	5-10	\$36,500	
Gypsum Board	10%	Now	\$7,200	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
<hr/>								
<b>Raceway</b>								
Conduit	90%			2027	\$27,600	1		
Conduit	10%			2037	**	1		
<hr/>								
<b>Panelboards</b>								
Molded Case Bkrs	90%			2026	\$19,700	5	\$600	
Molded Case Bkrs	10%			2035	**	5	\$100	
<hr/>								
<b>Wiring</b>								
Thermoplastic	90%			2027	\$24,400	1		
Thermoplastic	10%			2037	**	1		
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2027	\$259,400	10	\$24,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2027	\$5,300	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$17,800	10	\$3,300	
Exit, Service	50%			2027	\$1,900	1		
<hr/>								
<b>Exterior Lighting</b>								
HID	20%			2022	\$20,000	10		
No Component	80%							

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

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

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

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

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

**Alarm**

## Security System

No Component

80%

Generic

20%

2027

\$16,000

1

\$2,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Cctv Surveillance Camera*

## Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2022

\$54,800

1-3

\$3,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Station*

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

**Heating**

## Energy Source

Electricity

10%

2037

\* \*

1

Natural Gas

90%

2037

\* \*

1

## Conversion Equipment

Furnace

90% Now

\$29,100

2037

\* \*

1

\$10,800

*Damaged, Extent : Severe, Area Affected : 60%**Location : Insulation Peeling Off, Roof**Malfunctioning, Extent : Severe, Area Affected : 75%**Location : Roof**Other Observation, Extent : Light, Area Affected : 90%**Location : Roof**Explanation : 7 Obsolete Rtu Package Units Need To Be Replaced Soon*

Radiant Heater

10%

2027

\$11,600

2

\$1,300

*Other Observation, Extent : Light, Area Affected : 10%**Location : Various**Explanation : 5 Ele. Units***Air Conditioning**

## Energy Source

Electricity

100%

2035

\* \*

1

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2022

\$174,300

2

\$1,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 7 Obsolete Rtu Package Units Need To Be Replaced Soon.*

## Heat Rejection

Air Condenser Unit

100%

2022

\$52,800

2

\$18,900

**Ventilation**

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7**

**Asset # : 2115**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$45,600	LIFE	**	2-5	\$15,100	
	<i>Insul. Deteriorating, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Ductwork On Roof Is Damaged And Corroded</i>							
Exhaust Fans								
Roof	100%			2022	\$21,000	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$79,000	1		
Water Heater								
Gas Fired	100%	Now	\$6,200	2027	\$6,200	2	\$300	
	<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Rm#7214</i>							
	<i>Not Energy Efficient, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Rm#7214</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1-2</i>							
	<i>Explanation : 1 Unit</i>							

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8  
**Address** : 2101 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2308T  
**Program / Asset #** : CUN0003.8T0 / 2095 **Yr Built/Renovated** : 1972 / 2008  
**Area Sq Ft** : 18,187 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3852586

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$315,400	
Interior Architecture		\$129,900
Electrical		\$233,000
Mechanical		\$117,100
<b>Total</b>	<b>\$315,400</b>	<b>\$480,000</b>
Importance Code A	\$315,400	
Importance Code B		\$480,000
<b>Total</b>	<b>\$315,400</b>	<b>\$480,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$5,800		\$23,400	
Interior Architecture	\$127,300			\$3,900
Electrical	\$600	\$400	\$400	\$800
Mechanical	\$40,100	\$500	\$3,000	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$177,700</b>	<b>\$4,900</b>	<b>\$30,800</b>	<b>\$9,200</b>
Importance Code A	\$39,700	\$500	\$24,600	\$500
Importance Code B	\$125,200	\$4,400	\$6,100	\$8,700
Importance Code C	\$12,900			
<b>Total</b>	<b>\$177,700</b>	<b>\$4,900</b>	<b>\$30,800</b>	<b>\$9,200</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8**  
**Asset # : 2095**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	93%	Now	\$216,400	LIFE	**	5	\$11,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Pre-Cast Concrete	2%	0-2	\$1,200	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	5%	Now	\$4,500	2037	**	5	\$1,800	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$99,000	2052	**	5	\$12,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%			2040	**	5-10	\$38,600	
Roof								
Modified Bitumen	95%			2032	**	10	\$25,700	
Skylight, Metal/Glass	5%			2047	**	10	\$4,500	

## Interior

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8**  
**Asset # : 2095**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%	0-2	\$48,700	2029	**	3	\$5,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Cast in Place Concrete	10%	Now	\$2,600	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	15%	Now	\$11,000	2040	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	60%	Now	\$26,000	2027	\$129,900	3	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	50%			LIFE	**	5	\$6,900	
Gypsum Board	50%			LIFE	**	5-10	\$14,600	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2032	**	5	\$3,800	
Exposed Concrete	75%			LIFE	**	5-10	\$23,500	
Gypsum Board	10%			LIFE	**	5-10	\$8,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$1,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$31,600	5	\$100	
<b>Raceway</b>								
Conduit	100%			2027	\$30,600	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2026	\$14,600	5	\$500	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$27,100	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8**  
**Asset # : 2095**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	98%			2027	\$174,300	10	\$16,300	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	2%			2027	\$3,600	10	\$300	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$12,000	10	\$2,200	
Exit, Service	50%			2027	\$1,300	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$13,400	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2035	**	1	\$1,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Cctv Surveillance Camera</i>							
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2022	\$55,200	1-3	\$3,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Manual Pull Station And Alarm Bells</i>							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Electricity	40%			2037	**	1		
Natural Gas	60%			2037	**	1		
<b>Conversion Equipment</b>								
Furnace	60%	2-4	\$2,600	2027	\$13,000	1	\$4,900	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Rtu - There Are 2 Gas Fired Coils In It. Inefficient Unit. Needs To Be Upgrade.</i>							
Radiant Heater	40%	0-2	\$31,300	2037	**	2	\$2,700	
	<i>Damaged, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Various Areas</i>							
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Various</i>							
	<i>Explanation : 23 Units</i>							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8**  
**Asset # : 2095**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2035	* *	1	
<b>Conversion Equipment</b>							
Ext Pkg Unit - Heating/Cooling	100%			2022	\$117,100	2	\$1,100
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1 Package Unit On Roof. Inefficient Unit. Needs To Be Upgrade.</i>							
<b>Ventilation</b>							
<b>Distribution</b>							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,100
<b>Exhaust Fans</b>							
Roof	100%			2022	\$14,100	2	\$600
<b>Plumbing</b>							
<b>H/C Water Piping</b>							
Brass/Copper	100%			2037	* *	1	
<b>Water Heater</b>							
Electric	100%			2025	\$2,800	4	\$100
<b>Sanitary Piping</b>							
Cast Iron	100%			LIFE	* *	1	
<b>Storm Drain Piping</b>							
Cast Iron	100%			LIFE	* *	1	
<b>Fixtures</b>							
Generic	100%						
<b>Vertical Transport</b>							
<b>Elevators</b>							
Hydraulic	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1-2</i>							
<i>Explanation : 1 Unit</i>							

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z  
**Address** : 1530 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : CUN0003.060 / 13607 **Yr Built/Renovated** : 1992 /  
**Area Sq Ft** : 4,065 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 28-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 250 **BIN** : 3349320

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Electrical		\$41,100
<b>Total</b>		<b>\$41,100</b>
Importance Code B		\$41,100
<b>Total</b>		<b>\$41,100</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$2,700		\$21,900	
Interior Architecture	\$22,200			
Electrical	\$300	\$200	\$300	\$300
Mechanical	\$8,300	\$4,300	\$3,900	\$8,700
<b>Total</b>	<b>\$33,500</b>	<b>\$4,500</b>	<b>\$26,100</b>	<b>\$9,000</b>
Importance Code A	\$2,700	\$400	\$21,900	\$400
Importance Code B	\$30,800	\$4,100	\$4,100	\$8,600
<b>Total</b>	<b>\$33,500</b>	<b>\$4,500</b>	<b>\$26,100</b>	<b>\$9,000</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	80%	Now	\$2,100	2047	**	5	\$1,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade, North Facade</i>								
Metal Coiling Doors	20%			2040	**	5	\$800	
Windows								
Aluminum	50%			2043	**	5	\$100	
Metal Louvers	50%	Now	\$500	2036	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%			2040	**	10	\$21,500	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$26,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Struc: Steel	35%			LIFE	**	10	\$4,200	
Metal Panel	65%			LIFE	**	5	\$9,700	
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2032	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 45 Kva, 480/208/120 Volts</i>								
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5		
Molded Case Bkrs	90%			2035	**	5	\$100	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5		
Lighting								
Interior Lighting								
Fluorescent	10%			2027	\$900	10	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cafeteria Room</i>								
<i>Explanation : T-8 Lamps</i>								
HID	90%			2027	\$28,800	10	\$100	

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$500	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$3,000	10		
No Component	80%							
<b>Alarm</b>								
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$41,100	1-3	\$2,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Open Space Electrical Section</i>					
			<i>Explanation : Bells, Manual Pull Station</i>					
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Radiant Heater	100%			2027	\$17,200	2	\$1,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : 6 Gas Fired Modine Units</i>					
<b>Ventilation</b>								
Exhaust Fans								
Wall Unit	100%			2022	\$5,900	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Electric	100%			2022	\$600	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2032	**	1	\$300	
<b>Fire Suppression</b>								
Sprinkler								
Generic	100%			2037	**	1-2	\$1,100	
Chemical System								
Dry	100%			2022	\$25,500	1-3	\$55,000	
			<i>Dry System, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gas Station, Outside</i>					

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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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : **KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Address** : **1950 ORIENTAL BLVD.**  
**Borough** : **BROOKLYN** **Agency's Number** : **230C**  
**Program / Asset #** : **CUN0003.0C0 / 2122** **Yr Built/Renovated** : **1977 / 2000**  
**Area Sq Ft** : **33,130** **Project Type** : **CITY UNIVERSITY OF NEW YORK**  
**Date of Survey** : **27-Jan-2016** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,3**  
**Block** : **8760** **Lot** : **60** **BIN** : **3347724**

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$448,400	\$131,900
Interior Architecture		\$220,600
Electrical		\$335,000
Mechanical	\$193,800	\$640,300
<b>Total</b>	<b>\$642,200</b>	<b>\$1,327,800</b>
Importance Code A	\$448,400	\$131,900
Importance Code B	\$193,800	\$1,195,900
<b>Total</b>	<b>\$642,200</b>	<b>\$1,327,800</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$28,100			
Interior Architecture	\$169,800			\$9,500
Electrical	\$1,700	\$900	\$1,500	\$1,500
Mechanical	\$38,900	\$4,900	\$6,900	\$5,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$242,400</b>	<b>\$9,800</b>	<b>\$12,400</b>	<b>\$20,800</b>
Importance Code A	\$28,100			
Importance Code B	\$163,600	\$9,800	\$12,400	\$19,700
Importance Code C	\$50,700			\$1,200
<b>Total</b>	<b>\$242,400</b>	<b>\$9,800</b>	<b>\$12,400</b>	<b>\$20,800</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$232,300	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5-10	\$16,900	
Window Wall	15%	Now	\$69,400	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$15,200	2043	**	5	\$900	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
Parapets								
Masonry: Brick	85%	Now	\$38,000	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2032	**	5-10	\$7,200	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Roof</b>								
IRMA/Protected Membrane	10%	Now	\$12,900	2027	\$32,200			
	<i>Paver Block Ballast, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Lower Terrace</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Lower Terrace</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Offices</i>							
Single Ply Membrane	85%	Now	\$37,000	2027	\$92,400			
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%	Now	\$71,600	2047	**			
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Above Lobby, Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Lobby, Throughout</i>							
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%	Now	\$30,700	2023	\$153,300	3	\$18,400	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	20%			LIFE	**	5	\$43,000	
Ceramic Tile	5%	0-2	\$4,700	2036	**	5	\$1,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	15%			2043	**	5	\$16,600	
Vinyl Tile	35%	0-2	\$14,300	2027	\$142,900	3	\$6,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$5,900	
Ceramic Tile	5%			2036	**	5	\$2,400	
Concrete Masonry Unit	20%	0-2	\$20,500	LIFE	**	5	\$3,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	60%	Now	\$22,900	LIFE	**	5	\$17,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$7,800	2025	\$77,700	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%	0-2	\$13,600	2032	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%			LIFE	**	5-10	\$15,400	
Gypsum Board	20%	Now	\$4,900	LIFE	**	5	\$12,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2025	\$15,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 75 Kva, 480/208/120 Volts</i>								
Raceway								
Conduit	90%			2027	\$46,200	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$7,300	5	\$100	
Molded Case Bkrs	80%			2026	\$58,400	5	\$700	
Molded Case Bkrs	10%			2035	**	5	\$100	
Wiring								
Thermoplastic	90%			2027	\$58,500	1		
Thermoplastic	10%			2037	**	1		
Motor Controllers								
Motor Control Center	100%			2025	\$1,400	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	2%			2022	\$1,400	10	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Fluorescent	98%			2027	\$69,900	10	\$29,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$8,000	1		
Exit, Service	50%			2027	\$4,400	1		

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting								
HID	20%			2022	\$24,400	10		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2027	\$29,400	1	\$3,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2027	\$100,500	1-3	\$6,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Mechanical Room</i>						
		<i>Explanation : Smoke Detectors, Horns, Alarm Bells, Strobe Lights And Manual Pull Stations</i>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
		<i>Explanation : Hot Water Provided From Building P. Building C &amp; F Share The Same Mech Room.</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$16,300	2026	\$162,500	4	\$1,600	
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
<b>Terminal Devices</b>								
Air Handler	50%			2022	\$87,200	1	\$10,200	
Convactor/Radiator	10%			2025	\$30,600	1	\$1,100	
Fan Coil Unit/Heat	40%	0-2	\$193,800	2037	**	1	\$3,900	
		<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : Various Locations</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : Rusted And Leaking</i>						
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
		<i>Explanation : Chilled Water Provided From Building P</i>						

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$7,900	2027	\$158,100	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
Air Handler/Cool/Ht	80%			2022	\$109,900	1	\$16,400	
Fan Coil - Cool/Heat	20%			2022	\$122,500	1	\$2,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$29,300	
Exhaust Fans								
Interior	95%			2022	\$34,000	2	\$1,000	
Roof	5%			2022	\$1,300	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger								
Low Temp	100%			2037	* *	4	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Unit Shared With Building F</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-3, Penthouse</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2037	* *	1-5	\$16,700	
Sprinkler								
No Component	80%							
Generic	20%			2037	* *	1-2	\$1,900	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D  
**Address** : 1950 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230D  
**Program / Asset #** : CUN0003.0D0 / 2123 **Yr Built/Renovated** : 1977 / 2000  
**Area Sq Ft** : 35,362 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 27-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,p  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$365,900	\$131,900
Interior Architecture		\$204,200
Electrical		\$455,100
Mechanical	\$206,800	\$875,500
<b>Total</b>	<b>\$572,700</b>	<b>\$1,666,600</b>
Importance Code A	\$365,900	\$131,900
Importance Code B	\$206,800	\$1,534,800
<b>Total</b>	<b>\$572,700</b>	<b>\$1,666,600</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$81,300			
Interior Architecture	\$148,800			\$9,200
Electrical	\$3,800	\$2,100	\$2,600	\$2,700
Mechanical	\$49,800	\$5,100	\$7,300	\$6,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$287,600</b>	<b>\$11,100</b>	<b>\$13,900</b>	<b>\$22,100</b>
Importance Code A	\$81,300			
Importance Code B	\$152,500	\$11,100	\$13,900	\$22,100
Importance Code C	\$53,800			
<b>Total</b>	<b>\$287,600</b>	<b>\$11,100</b>	<b>\$13,900</b>	<b>\$22,100</b>



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%	Now	\$232,300	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5-10	\$16,900	
Window Wall	15%	Now	\$34,700	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$15,200	2043	**	5	\$900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
<b>Parapets</b>								
Masonry: Brick	85%	Now	\$38,000	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2032	**	5-10	\$7,200	
<b>Roof</b>								
IRMA/Protected Membrane	10%	Now	\$12,900	2027			\$32,200	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Lower Terrace</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Terrace</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
Single Ply Membrane	85%	Now	\$18,500	2027			\$92,400	
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
Skylight, Metal/Glass	5%	Now	\$95,500	2037	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Main Lobby</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	0-2	\$24,500	2023	\$122,600	3	\$14,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$21,500	
Ceramic Tile	5%			2036	**	5	\$2,500	
Panel/Paver: Cer/Brk	15%			2043	**	5	\$16,600	
Vinyl Tile	50%	0-2	\$20,400	2027	\$204,200	3	\$9,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$5,900	
Ceramic Tile	5%	0-2	\$3,200	2036	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	20%	0-2	\$20,500	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	60%	Now	\$22,900	LIFE	**	5	\$17,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**	10	\$1,400	
<b>Ceilings</b>								
AcousTileConcealSpLn	20%	0-2	\$7,800	2032	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%			2032	**	5	\$17,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%			LIFE	**	5-10	\$15,400	
Gypsum Board	20%	0-2	\$9,700	LIFE	**	5	\$12,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$8,100	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated @ 2500 Amperes</i>							
Transformers								
Dry Type	100%			2025	\$15,400	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 112.5kva, 480/208/120 Volts</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$95,500	5	\$200	
Raceway								
Conduit	95%			2027	\$48,800	1		
Conduit	5%			2037	* *	1		
Panelboards								
Fused Disc Sw	5%			2026	\$3,700	5		
Molded Case Bkrs	90%			2026	\$65,700	5	\$800	
Molded Case Bkrs	5%			2035	* *	5		
Wiring								
Thermoplastic	95%			2027	\$61,700	1		
Thermoplastic	5%			2037	* *	1		
Motor Controllers								
Motor Control Center	100%			2025	\$1,400	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$21,500	1	\$10,900	
Lighting								
Interior Lighting								
Fluorescent	3%			2022	\$2,300	10	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Lobby And Hallways</i>							
	<i>Explanation : Compact Fluorescent Fixtures</i>							
Fluorescent	97%			2027	\$73,900	10	\$31,500	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Service	50%			2027	\$8,500	1		
Exit, Service	50%			2027	\$4,700	1		
Exterior Lighting								
HID	20%			2022	\$26,100	10		
No Component	80%							
Alarm								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2027

\$31,300

1

\$4,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera System*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$107,300

1-3

\$6,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Mechanical Rooms**Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Horns And Manual Pull Stations*

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

**Heating**

## Energy Source

HTHW/HW

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building D & E Share The Same Mech Room.*

## Distribution

Hot Wtr Piping/Pump

100%

Now

\$17,300

2026

\$173,500

4

\$1,700

*Corroded, Extent : Light, Area Affected : 20%**Location : Mechanical Room*

## Terminal Devices

Air Handler

50%

2022

\$93,100

1

\$10,900

Convactor/Radiator

10%

2025

\$32,600

1

\$1,100

Fan Coil Unit/Heat

40%

0-2

\$206,800

2037

\* \*

1

\$4,100

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 40%**Location : Various Locations***Air Conditioning**

## Energy Source

District C.W.

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room In Penthouse**Explanation : Chilled Water Provided From Building P*

## Distribution

Chilled Wtr Pipe/Pump

100%

Now

\$16,900

2027

\$168,800

4

\$1,700

*Corroded, Extent : Light, Area Affected : 20%**Location : Penthouse Mechanical Room*

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

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

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



**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	70%			2022	\$102,700	1	\$15,300
Fan Coil - Cool/Heat	30%			2022	\$196,100	1	\$3,400
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,200
Exhaust Fans							
Interior	100%			2022	\$38,200	2	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 1%</i>							
<i>Location : Roof</i>							
<i>Explanation : There Is A Condemn Roof Exhaust Fan Has Not Been Used For Long Time, It's Recommended To Be Removed From Roof.</i>							
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2027	\$103,100	1	
HW Heat Exchanger							
Low Temp	100%			2037	* *	4	\$3,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Penthouse Mechanical Room</i>							
<i>Explanation : Unit Shared With Building E</i>							
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1-3, Penthouse</i>							
<i>Explanation : 1 Unit</i>							
Fire Suppression							
Standpipe							
Generic	100%			2037	* *	1-5	\$17,800
Sprinkler							
No Component	80%						
Generic	20%			2037	* *	1-2	\$2,000

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E  
**Address** : 1950 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230E  
**Program / Asset #** : CUN0003.0E0 / 2124 **Yr Built/Renovated** : 1977 / 2000  
**Area Sq Ft** : 35,362 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 27-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,p  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$472,300	\$131,900
Interior Architecture		\$204,200
Electrical		\$365,500
Mechanical	\$206,800	\$770,400
<b>Total</b>	<b>\$679,100</b>	<b>\$1,471,900</b>
Importance Code A	\$472,300	\$131,900
Importance Code B	\$206,800	\$1,340,100
<b>Total</b>	<b>\$679,100</b>	<b>\$1,471,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$42,200			
Interior Architecture	\$179,200			\$9,200
Electrical	\$900	\$700	\$700	\$1,400
Mechanical	\$49,800	\$5,100	\$7,300	\$6,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$276,100</b>	<b>\$9,800</b>	<b>\$12,000</b>	<b>\$20,800</b>
Importance Code A	\$42,200			
Importance Code B	\$163,800	\$9,800	\$12,000	\$20,800
Importance Code C	\$70,100			
<b>Total</b>	<b>\$276,100</b>	<b>\$9,800</b>	<b>\$12,000</b>	<b>\$20,800</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	\$232,300	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%	Now	\$17,300	2057	**	5	\$4,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade Of Lobby Wing</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade Of Lobby Wing</i>								
Window Wall	15%	Now	\$69,400	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	95%	Now	\$15,200	2035	**	5	\$900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
Parapets								
Masonry: Brick	85%	Now	\$38,000	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, South Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2032	**	5-10	\$7,200	

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
IRMA/Protected Membrane	10%	Now	\$9,700	2032		**		
	<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Lower Terrace, Throughout</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> <i>Location : Lower Terrace, Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Offices</i>							
Single Ply Membrane	85%	Now	\$37,000	2027	\$92,400			
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Third Floor, Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>							
Skylight, Metal/Glass	5%	Now	\$95,500	2047		**		
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i> <i>Location : Over Main Lounge, Throughout</i> <i>Water Penetration, Extent : Light, Area Affected : 20%</i> <i>Location : Main Lounge, Throughout</i>							
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%	0-2	\$30,700	2023	\$153,300	3	\$18,400	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i>							
Cast in Place Concrete	5%			LIFE		**	\$10,800	
Ceramic Tile	5%	0-2	\$4,700	2036		**	\$1,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	15%			2043		**	\$16,600	
Vinyl Tile	50%	0-2	\$20,400	2027	\$204,200	3	\$9,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> <i>Location : Throughout</i>							

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$5,900	
Ceramic Tile	5%	0-2	\$6,400	2036	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	20%	0-2	\$20,500	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%	Now	\$15,300	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Below Skylight At Corner Of Main Lounge</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Below Skylight At Corner Of Main Lounge</i>								
Gypsum Board	40%			LIFE	**	5-10	\$32,100	
Masonry: Brick	10%			LIFE	**	10	\$1,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	45%	0-2	\$17,500	2032	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%			LIFE	**	5-10	\$18,400	
Gypsum Board	25%	Now	\$6,100	LIFE	**	5	\$15,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2027	\$51,300	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$7,300	5	\$100	
Molded Case Bkrs	90%			2026	\$65,700	5	\$800	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$65,000	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2027	\$76,200	10	\$32,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$8,500	1		
Exit, Service	50%			2027	\$4,700	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$26,100	10		
No Component	80%							

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

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

**Alarm**

## Security System

No Component

90%

Generic

10%

2027

\$10,400

1

\$1,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Camera System*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$107,300

1-3

\$6,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Room**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

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

**Heating**

## Energy Source

HTHW/HW

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building D & E Share The Same Mech Room.*

## Distribution

Hot Wtr Piping/Pump

100%

Now

\$17,300

2026

\$173,500

4

\$1,700

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Mechanical Room*

## Terminal Devices

Air Handler

50%

2022

\$93,100

1

\$10,900

Convactor/Radiator

10%

2025

\$32,600

1

\$1,100

Fan Coil Unit/Heat

40%

0-2

\$206,800

2037

\* \*

1

\$4,100

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 40%**Location : Various Locations***Air Conditioning**

## Energy Source

District C.W.

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Chilled Water Provided From Building P*

## Distribution

Chilled Wtr Pipe/Pump

100%

Now

\$16,900

2027

\$168,800

4

\$1,700

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Mechanical Room*

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	70%			2022	\$102,700	1	\$15,300	
Fan Coil - Cool/Heat	30%			2022	\$196,100	1	\$3,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,200	
Exhaust Fans								
Interior	95%			2022	\$36,300	2	\$1,000	
Roof	5%			2022	\$1,400	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger								
Low Temp	100%			2037	* *	4	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : Unit Shared With Building D</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-3</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2037	* *	1-5	\$17,800	
Sprinkler								
No Component	80%							
Generic	20%			2037	* *	1-2	\$2,000	

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F  
**Address** : 1950 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230F  
**Program / Asset #** : CUN0003.0F0 / 2125 **Yr Built/Renovated** : 1977 / 2000  
**Area Sq Ft** : 33,130 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 27-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,p  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$472,300	\$131,900
Interior Architecture	\$46,400	\$204,200
Electrical		\$346,600
Mechanical	\$193,800	\$640,300
<b>Total</b>	<b>\$712,400</b>	<b>\$1,322,900</b>
Importance Code A	\$472,300	\$131,900
Importance Code B	\$240,100	\$1,191,100
<b>Total</b>	<b>\$712,400</b>	<b>\$1,322,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$28,100		\$4,400	
Interior Architecture	\$150,700			\$9,200
Electrical	\$1,100	\$900	\$900	\$1,500
Mechanical	\$38,900	\$4,900	\$6,900	\$5,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$222,800</b>	<b>\$9,800</b>	<b>\$16,200</b>	<b>\$20,600</b>
Importance Code A	\$28,100		\$4,400	
Importance Code B	\$137,600	\$9,800	\$11,800	\$20,600
Importance Code C	\$57,000			
<b>Total</b>	<b>\$222,800</b>	<b>\$9,800</b>	<b>\$16,200</b>	<b>\$20,600</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%	Now	\$232,300	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2037	**	5-10	\$16,900	
Window Wall	15%	Now	\$69,400	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$15,200	2035	**	5	\$900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
<b>Parapets</b>								
Masonry: Brick	85%	Now	\$38,000	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2040	**	5-10	\$7,200	
<b>Roof</b>								
IRMA/Protected Membrane	10%	Now	\$12,900	2027			\$32,200	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Terrace, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Offices, Throughout</i>								
Single Ply Membrane	85%	Now	\$37,000	2027			\$92,400	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Upper Roof, Throughout.</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor, Throughout.</i>								
Skylight, Metal/Glass	5%	Now	\$95,500	2047	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Lobby</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%	0-2	\$30,700	2023	\$153,300	3	\$18,400	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	5%			LIFE	**	5	\$10,800	
Ceramic Tile	5%	2-4	\$4,700	2036	**	5	\$1,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	15%			2043	**	5	\$16,600	
Vinyl Tile	50%	0-2	\$20,400	2027	\$204,200	3	\$9,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$5,900	
Ceramic Tile	5%	0-2	\$6,400	2036	**	5	\$1,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	20%	2-4	\$20,500	LIFE	**	5	\$3,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	60%	Now	\$22,900	LIFE	**	5	\$17,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	10%			LIFE	**	10	\$1,400	
<b>Ceilings</b>								
AcousTileConcealSpLn	15%	Now	\$5,800	2032	**	5	\$4,600	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
AcousTileSusp.Lay-In	35%	Now	\$13,600	2032	**	5	\$8,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Exposed Concrete	30%	Now	\$46,400	LIFE	**	5	\$2,300	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Room 327 Below Machine Room, Throughout</i>							
Gypsum Board	20%	Now	\$4,900	LIFE	**	5	\$12,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2027	\$51,300	1		
Panelboards								
Fused Disc Sw	20%			2026	\$14,600	5	\$200	
Molded Case Bkrs	80%			2026	\$58,400	5	\$700	
Wiring								
Thermoplastic	100%			2027	\$65,000	1		
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2027	\$71,400	10	\$30,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throputhought The Building</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$8,000	1		
Exit, Service	50%			2027	\$4,400	1		
Exterior Lighting								
HID	20%			2022	\$24,400	10		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2027	\$29,400	1	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	\$100,500	1-3	\$6,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells, Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P. Building C &amp; F Share The Same Mech Room.</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$16,300	2026	\$162,500	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse Mechanical Room</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%			2022	\$87,200	1	\$10,200	
Convactor/Radiator	10%			2025	\$30,600	1	\$1,100	
Fan Coil Unit/Heat	40%	0-2	\$193,800	2037	**	1	\$3,900	
<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Rusted And Leaking</i>								
Air Conditioning								
Energy Source								
District C.W.	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$7,900	2027	\$158,100	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
Air Handler/Cool/Ht	80%			2022	\$109,900	1	\$16,400	
Fan Coil - Cool/Heat	20%			2022	\$122,500	1	\$2,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,300	
Exhaust Fans								
Interior	95%			2022	\$34,000	2	\$1,000	
Roof	5%			2022	\$1,300	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Low Temp	100%			2037	**	4	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Unit Shared With Building C</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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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
Vertical Transport Elevators Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1-3</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression Standpipe Generic	100%			2037	**	1-5	\$16,700	
Sprinkler No Component Generic	80%			2037	**	1-2	\$1,900	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,7,9  
**Block** : 273 **Lot** : 1 **BIN** : 4003516

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$761,900	\$3,175,300
Interior Architecture	\$928,200	\$2,698,700
Electrical	\$4,092,200	\$693,400
Mechanical	\$7,625,600	\$25,538,000
<b>Total</b>	<b>\$13,407,800</b>	<b>\$32,105,500</b>
Importance Code A	\$5,003,100	\$3,175,300
Importance Code B	\$8,234,200	\$28,426,700
Importance Code C	\$170,500	\$503,500
<b>Total</b>	<b>\$13,407,800</b>	<b>\$32,105,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture			\$29,200	\$29,900
Interior Architecture			\$75,100	\$33,400
Electrical	\$115,000	\$104,900	\$106,500	\$97,000
Mechanical	\$137,900	\$198,200	\$298,400	\$202,700
Elevators/Escalators	\$124,300	\$124,300	\$124,300	\$124,300
<b>Total</b>	<b>\$377,200</b>	<b>\$427,500</b>	<b>\$633,500</b>	<b>\$487,200</b>
Importance Code A		\$90,300	\$117,500	\$118,200
Importance Code B	\$377,200	\$337,200	\$516,000	\$369,000
<b>Total</b>	<b>\$377,200</b>	<b>\$427,500</b>	<b>\$633,500</b>	<b>\$487,200</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	77%			LIFE	**	5	\$2,875,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$14,900	
Masonry: Brick	10%			LIFE	**	5	\$47,800	
Metal Panel	3%			2050	**	5-10	\$98,600	
Metal Sect. OHD	3%	Now	\$87,500	2029	**	5	\$22,400	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Service Area</i>								
<i>Explanation : Broken / Missing Elements</i>								
Stucco Cement	2%			2041	**	5	\$23,900	
Windows								
Aluminum	20%			2040	**	5	\$4,500	
Aluminum	5%			2046	**	5	\$1,100	
Aluminum	10%			2046	**	5	\$2,300	
Glass Block	3%			LIFE	**	5	\$400	
Metal Louvers	2%			2033	**	10	\$2,800	
Steel	5%	Now	\$57,700	2049	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Service Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Service Area</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Service Area</i>								
Wood	55%	Now	\$341,200	2049	**	5	\$62,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$76,300	
Masonry: Brick	30%			LIFE	**	5	\$4,400	
Metal Panel	10%			2050	**	5	\$5,700	
Metal Rail	10%			2041	**	5-10	\$26,700	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$107,600	2034	**			
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over Loading Dock</i>							
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Loading Dock</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Loading Dock</i>							
Modified Bitumen	47%			2032	**	10	\$113,100	
Modified Bitumen	40%			2029	**	10	\$96,200	
Skylight, Metal/Glass	3%			2050	**	10	\$24,100	
Interior								
Floors								
Carpet	5%			2023	\$832,300	3	\$100,100	
Cast in Place Concrete	40%			LIFE	**	5	\$1,168,300	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Terrazzo	10%			LIFE	**	5	\$104,300	
Vinyl Tile	20%			2029	**	3	\$100,100	
Vinyl Tile	5%			2032	**	3	\$25,000	
Wood	20%	Now	\$430,100	2039	**	5	\$250,400	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 9th Floor</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : 9th Floor</i>							
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	5%			2033	**	5	\$70,900	
Concrete Masonry Unit	45%			LIFE	**	5	\$255,300	
Gypsum Board	20%			LIFE	**	5	\$170,200	
Gypsum Board	5%			LIFE	**	5	\$42,500	
Masonry: Brick	5%	Now	\$135,000	LIFE	**			
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Service Area</i>							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	23%			2037	**	5	\$307,100	
AcousTileSusp.Lay-In	5%			2041	**	5	\$66,800	
Exposed Concrete	55%			LIFE	**	5	\$114,700	
Exposed Struc: Steel	2%	Now	\$109,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Service Area</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Service Area</i>								
Gypsum Board	10%			LIFE	**	5	\$166,900	
Metal Panel	5%	Now	\$217,700	LIFE	**	5	\$83,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Service Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Service Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024		5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 4000 Amperes Main Service Disconnect Switches</i>								
Transformers								
Dry Type	100%			2022	\$15,400	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 600 Kva , 480/277v</i>								
Switchgear / Switchboard								
Fused Disc Sw	95%			2024		5	\$3,600	
Molded Case Bkrs	5%			2024		5	\$1,200	
Raceway								
Conduit	90%			2034	**	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	20%			2032	**	5	\$4,100	
Molded Case Bkrs	70%			2032	**	5	\$16,400	
Molded Case Bkrs	10%			2040	**	5	\$2,300	
Wiring								
Thermoplastic	90%			2034	**	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	70%			2022		5	\$4,200	
Locally Mounted	30%			2029	**	5	\$1,800	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Covered With Insulation</i>							
<b>Stand-by Power</b>								
Transfer Switches Automatic	100%			2029	* *	1	\$274,500	
Generators Diesel	100%			2027	\$118,600	1	\$345,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 200 Kw, 208/120 Caterpillar Genset</i>							
Batteries Lead/Acid	100%			2018	\$1,500	5	\$33,000	
Fuel Storage Day Tank	50%			2032	* *	5	\$82,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : No Available Nameplate Rating Capacity</i>							
Main Tank	50%			2027	\$52,700	5	\$13,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2000 Gallon Capacity</i>							
<b>Lighting</b>								
Interior Lighting Fluorescent	98%			2029	* *	10	\$801,800	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	2%			2024	\$38,400	10	\$16,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
Egress Lighting Exit, LED	50%			2052	* *	1		
Exit, Battery	50%			2024	\$400,900	10	\$30,100	
Exterior Lighting HID	100%			2019	\$3,290,300	10	\$2,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Signage Lighting</i>							
<b>Alarm</b>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

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

**Alarm**

Security System

No Component

70%

Generic

30%

2029

\*\*

1

\$100,000

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

*Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

No Component

50%

Generic

50%

2029

\*\*

1-3

\$274,900

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways And Mechanical Spaces*

*Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors*

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

**Heating**

Energy Source

Fuel Oil No 6

100%

2-4

\$429,200

2034

\*\*

5

\$138,200

*On Extended Life, Extent : Moderate, Area Affected : 40%*

*Location : Tanks In Vault*

Conversion Equipment

Steam Boiler

100%

0-2

\$4,241,200

2044

\*\*

1

\$795,100

*Leak Evident, Extent : Moderate, Area Affected : 20%*

*Location : Two Units, 1 Is Out Of Service Due To Leaks*

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

*Location : Basement*

*Explanation : 2 Units. They Are Scheduled To Be Replaced This Summer*

Distribution

Hot Wtr Piping/Pump

40%

Now

\$35,000

2023

\$1,750,600

4

\$17,600

*Corroded, Extent : Severe, Area Affected : 25%*

*Location : Vacuum Pump, Sub-basement*

*Leak Evident, Extent : Moderate, Area Affected : 10%*

*Location : Boiler Room*

Steam Piping/Pump

60%

2024

\$3,649,800

4

\$26,400

Terminal Devices

Air Handler

60%

2024

\$2,818,500

1

\$331,000

Convactor/Radiator

35%

2022

\$2,880,200

1

\$100,800

Fan Coil Unit/Heat

5%

2024

\$652,300

1

\$14,400

**Air Conditioning**

Energy Source

Electricity

100%

2032

\*\*

1

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Int Pkg Unit - Heating/Cooling	10%			2018	\$1,735,400	2	\$5,500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Mechanical Equipment Rooms - 2nd, 3rd, 4th, And 7th Floors</i>						
Reciprocating Compr/Chiller	20%			2019	\$591,400	1	\$82,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Mechanical Room</i>						
No Component	70%							
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	20%			2024	\$255,500	4	\$8,800	
No Component	80%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	15%			2024	\$166,500	1	\$82,800	
Fan Coil - Cool/Heat	5%			2024	\$247,400	1	\$14,400	
No Component	80%							
<b>Heat Rejection</b>								
Water Cooling Tower	10%	Now	\$75,000	2029	**	2	\$71,800	
		<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Corroded And Leaking Extensively, Roof</i>						
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Water Cooling Tower	10%	0-2	\$7,500	2018	\$75,000	2	\$71,800	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
No Component	80%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$149,200	
No Component	70%							
<b>Exhaust Fans</b>								
Interior	30%			2019	\$288,900	2	\$8,200	
No Component	70%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	40%			2034	**	1		
Galv Iron/Steel	60%			2022	\$1,561,200	1		
<b>HW Heat Exchanger</b>								
Low Temp	50%			2024	\$135,100	4	\$44,100	
No Component	50%							
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$37,800	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Various Locations</i>						

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2019	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	80%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : B-9</i>						
		<i>Explanation : 11 Units</i>						
Hydraulic	20%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 3 Units</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2024	\$3,109,100	1-5	\$466,500	
<b>Sprinkler</b>								
Generic	100%			2024	\$7,990,700	1-2	\$249,900	
<b>Fire Pump</b>								
Not Accessible	100%							
<b>Chemical System</b>								
No Component	98%							
Generic	2%			2019	\$500	1-3	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 2%</i>						
		<i>Location : 2nd Floor Kitchen</i>						
		<i>Explanation : For The Stove</i>						

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 279 **Lot** : 1 **BIN** : 4003535

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$3,023,000	\$131,000
Interior Architecture	\$414,400	\$3,639,900
Electrical	\$359,500	\$1,623,400
Mechanical	\$172,600	\$4,958,400
<b>Total</b>	<b>\$3,969,500</b>	<b>\$10,352,700</b>
Importance Code A	\$3,023,000	\$197,500
Importance Code B	\$946,600	\$9,873,500
Importance Code C		\$281,600
<b>Total</b>	<b>\$3,969,500</b>	<b>\$10,352,700</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture		\$10,700		
Interior Architecture	\$75,100		\$702,300	\$47,400
Electrical	\$41,400	\$46,000	\$43,300	\$39,900
Mechanical	\$144,000	\$149,700	\$229,100	\$171,300
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
<b>Total</b>	<b>\$285,100</b>	<b>\$231,100</b>	<b>\$999,300</b>	<b>\$283,300</b>
Importance Code A	\$33,600	\$42,800	\$33,600	\$31,400
Importance Code B	\$234,000	\$188,300	\$965,700	\$251,900
Importance Code C	\$17,500			
<b>Total</b>	<b>\$285,100</b>	<b>\$231,100</b>	<b>\$999,300</b>	<b>\$283,300</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement-Fiber Panel	65%	Now	\$213,100	2029	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : E365</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs, E365, E507, Throughout</i>								
Glass Block	10%			LIFE	**	5	\$14,800	
Masonry: Brick	15%			LIFE	**	5	\$35,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$38,500	
Stucco Cement	5%			2037	**	5	\$29,600	
Windows								
Aluminum	95%	Now	\$194,300	2040	**	5	\$11,900	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$7,800	
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$57,000	
Metal Panel	47%			2044	**	5	\$20,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Parapets</i>								
<i>Explanation : This Material Is Actually Cement Fiber Panel</i>								
Metal Panel	3%			2044	**	5	\$1,300	
Roof								
Fiberglass Panel	5%			2033	**	1		
IRMA/Protected Membrane	95%	Now	\$2,615,600	2034	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Cooling Tower Area</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Mer # 6</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room E507, Corridor Near Rooms E238 And E271, Near 5th Floor Elevator</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%			2020	\$675,200	3	\$81,200	
Cast in Place Concrete	15%			LIFE	**	5	\$177,700	
Ceramic Tile	5%			2033	**	5	\$27,100	
Vinyl Tile	65%			2024	\$2,923,300	3	\$176,000	
Vinyl Tile	5%	Now	\$224,900	2034	**	3	\$10,200	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor Near Room 240</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor Near Room 240</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2033	**	5	\$35,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$42,000	
Glass: Single Pane	3%			LIFE	**	5	\$15,800	
Gypsum Board	57%			LIFE	**	5	\$239,600	
Plaster	15%			LIFE	**	5	\$31,500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%			2029	**	5	\$379,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Room E271, Room E238, Near 5th Floor Elevator</i>								
Exposed Concrete	15%			LIFE	**	5	\$12,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$67,700	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- 2500 Amperes Main Disconnect Switches</i>								
<b>Transformers</b>								
Dry Type	100%			2029	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4-750 Kva, 480/277/208 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2034	**	5	\$1,600	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	15%			2032	**	5	\$1,300	
Molded Case Bkrs	85%			2032	**	5	\$8,200	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$2,500	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2029	**	1	\$112,900	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2027	\$118,600	1	\$142,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Emergency Generator Rated @ 450 Kw</i>							
<b>Batteries</b>								
Nickel Cadmium	100%			2018	\$1,500	5	\$81,800	
<b>Fuel Storage</b>								
Day Tank	50%			2032	* *	5	\$33,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 460 Gallon Capacity</i>							
Main Tank	50%			2039	* *	5	\$5,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : No Available Nameplate Rating Capacity</i>							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	96%			2029	* *	10	\$318,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	3%			2024	\$23,400	10	\$10,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
HID	1%			2024	\$5,700	10	\$100	
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$86,900	1		
Exit, LED	30%			2052	* *	1		
Exit, Service	10%			2024	\$9,500	1		
Exit, Battery	10%			2024	\$32,500	10	\$2,400	
<b>Exterior Lighting</b>								
HID	100%			2024	\$1,353,600	10	\$1,100	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	* *	1	\$41,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic	50%			2029	* *	1-3	\$113,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Mechanical Rooms</i>							
	<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells And Horns</i>							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**  
**Asset # : 2823**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
Energy Source							
Electricity	10%			2044	**	1	
Natural Gas	5%			2044	**	1	
Interruptible Gas/Dual Fuel	85%			2044	**	1	
<b>Conversion Equipment</b>							
Furnace	5%			2029	**	1	\$9,000
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : 1 Roof Top Package Unit</i>					
Heat Pump	10%			2022	\$66,500	2	\$11,200
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : 2 Roof Mounted Package Units</i>					
Steam Boiler	85%			2037	**	1	\$304,600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 2 Units</i>					
<b>Distribution</b>							
Hot Wtr Piping/Pump	20%			2032	**	4	\$3,600
Steam Piping/Pump	65%			2034	**	4	\$17,400
No Component	15%						
<b>Terminal Devices</b>							
Air Handler	65%			2024	\$1,238,500	1	\$145,500
Convactor/Radiator	15%			2037	**	1	\$17,500
Fan Coil Unit/Heat	5%			2024	\$264,600	1	\$5,800
No Component	15%						
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2040	**	1	
<b>Conversion Equipment</b>							
Centrifugal, Elec Chiller	85%			2027	\$809,700	1	\$332,900
		<i>Other Observation, Extent : Light, Area Affected : 85%</i>					
		<i>Location : A C Room</i>					
		<i>Explanation : 2 Units, Using Refrigerant R123</i>					
Heat Pump	10%			2022	\$1,300	2	\$2,200
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
		<i>Location : 2 Units, Roof</i>					
Ext Pkg Unit - Heating/Cooling	5%			2029	**	2	\$1,100
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>					
		<i>Location : Roof</i>					
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : 1 Roof Mounted Air Handler With Gas Fired Furnace</i>					

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	85%			2034	**	4	\$22,700	
No Component	15%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	85%			2024	\$1,275,900	1	\$190,200	
No Component	15%							
<b>Heat Rejection</b>								
Remote Air Cond	5%			2029	**	2	\$12,600	
Water Cooling Tower	85%	Now	\$43,100	2022	\$862,200	2	\$247,600	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
No Component	10%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$201,800	
<b>Exhaust Fans</b>								
Interior	85%			2029	**	2	\$9,400	
Roof	15%			2024	\$42,100	2	\$1,700	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2044	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2019	\$82,200	2	\$5,300	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2019	\$10,800	4	\$2,500	
<b>Pool Filter/Treatment</b>								
Sand	100%			2029	**	4	\$89,600	
<b>Sewage Ejector(s)</b>								
Electric	100%			2019	\$10,800	4	\$2,500	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	50%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 1-5</i>						
		<i>Explanation : 2 Units</i>						
Hydraulic	50%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : (2) 1-2 (1) 1-3</i>						
		<i>Explanation : 3 Units</i>						

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Standpipe							
	Generic	100%			2044	* *	1-5	\$182,400
	Sprinkler							
	Generic	100%			2034	* *	1-2	\$101,400
	Fire Pump							
	Generic	100%			2027	\$261,800	1	\$67,600

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 278 **Lot** : 1 **BIN** : 4003534

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$1,182,400	\$2,046,400
Interior Architecture	\$978,800	\$2,307,700
Electrical	\$910,900	\$4,359,700
Mechanical	\$2,639,100	\$2,339,500
<b>Total</b>	<b>\$5,711,200</b>	<b>\$11,053,300</b>
Importance Code A	\$1,182,400	\$3,065,700
Importance Code B	\$4,528,800	\$7,838,200
Importance Code C		\$149,500
<b>Total</b>	<b>\$5,711,200</b>	<b>\$11,053,300</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture		\$21,100		
Interior Architecture	\$73,100	\$24,100	\$249,800	\$31,300
Electrical	\$34,300	\$28,200	\$25,500	\$25,500
Mechanical	\$94,700	\$113,100	\$146,100	\$70,200
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$217,900</b>	<b>\$202,200</b>	<b>\$437,100</b>	<b>\$142,700</b>
Importance Code A	\$21,700	\$40,100	\$21,700	\$18,500
Importance Code B	\$171,300	\$162,100	\$415,400	\$124,300
Importance Code C	\$24,900			
<b>Total</b>	<b>\$217,900</b>	<b>\$202,200</b>	<b>\$437,100</b>	<b>\$142,700</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$447,700	LIFE	**	5	\$151,900	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Penthouse</i>					
			<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Penthouse</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : North Facade</i>					
Window Wall	5%			2044	**	5	\$30,000	
Windows								
Aluminum	97%	Now	\$135,500	2032	**	5	\$8,300	
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Metal Louvers	3%			2033	**	10	\$3,200	
Parapets								
Masonry: Brick	85%	Now	\$135,400	LIFE	**	5	\$8,000	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Metal Panel	5%			2044	**	5	\$1,800	
Metal Rail	5%			2029	**	5-10	\$8,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,000	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	30%	Now	\$211,500	2024	\$705,200			
			<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Over Third Floor</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over Third Floor</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Over Third Floor</i>					
Single Ply Membrane	50%	Now	\$148,800	2024	\$495,900			
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over 4th Floor</i>					
			<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Over Gymnasium, 4th Floor</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Gymnasium, Room M400, Over Lobby</i>					
Sloped Glazing	15%	Now	\$103,500	LIFE	**	5	\$603,800	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over Study Lounges</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Area Near Little Theater, Study Lounges</i>					
Traffic Topping	5%			2024	\$89,600	10	\$25,200	
Interior								
Floors								
Carpet	5%			2020	\$240,200	3	\$28,900	
Cast in Place Concrete	10%			LIFE	**	5	\$84,300	
Ceramic Tile	10%			2033	**	5	\$38,500	
Terrazzo	5%			LIFE	**	5	\$15,100	
Vinyl Tile	60%			2024	\$1,919,800	3	\$115,600	
Vinyl Tile	5%	Now	\$160,000	2034	**	3	\$7,200	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Basement Corridor</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Basement Corridor</i>					
Wood	5%			2052	**	5	\$36,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Foundation</i>					
Ceramic Tile	10%			2033	**	5	\$49,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$10,000	
Gypsum Board	50%			LIFE	**	5	\$149,500	
Masonry: Brick	20%			LIFE	**			
Plaster	10%			LIFE	**	5	\$15,000	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	10%			2029	**	5	\$48,200	
AcousTileSusp.Lay-In	25%	Now	\$761,000	2044	**	5	\$48,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Basement Corridor</i>								
AcousTileSusp.Lay-In	30%			2029	**	5	\$115,600	
AcousTileSusp.Lay-In	5%			2037	**	5	\$19,300	
Exposed Concrete	15%			LIFE	**	5	\$9,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$48,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Study Lounges</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$82,100	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 4000 Amperes Main Disconnect Switches And 1-2000 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$477,300	5	\$1,100	
<b>Raceway</b>								
Conduit	80%			2024	\$451,600	1		
Conduit	20%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$46,700	5	\$600	
Fused Disc Sw	5%			2032	**	5	\$300	
Molded Case Bkrs	65%			2023	\$303,600	5	\$4,500	
Molded Case Bkrs	20%			2032	**	5	\$1,400	
<b>Wiring</b>								
Thermoplastic	80%			2024	\$609,200	1		
Thermoplastic	20%			2034	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2022	\$157,400	5	\$1,200	
Locally Mounted	15%			2029	**	5	\$300	
Motor Control Center	15%			2022	\$211,600	5	\$1,100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$3,800	
<b>Stand-by Power</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2022	\$21,500	1	\$80,300	
Generators								
Diesel	100%			2020	\$118,600	1	\$101,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated @ 75 Kw</i>						
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$9,700	
Fuel Storage								
Main Tank	100%			2027	\$30,400	5	\$7,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 550 Gallon Capacity</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	94%			2024	\$521,300	10	\$222,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2024	\$27,700	10	\$11,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
HID	1%			2024	\$4,000	10	\$100	
Egress Lighting								
Emergency, Service	40%			2024	\$49,500	1		
Emergency, Battery	10%			2024	\$33,900	10	\$6,200	
Exit, LED	20%			2052	**	1		
Exit, Service	30%			2024	\$20,300	1		
Exterior Lighting								
HID	100%			2024	\$963,000	10	\$800	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2027	\$225,100	5	\$3,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Stacks</i>						
		<i>Explanation : Lightning Rods In The Stacks Only</i>						
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	**	1	\$29,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30%

2019

\$792,300

1-3

\$48,300

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways And Mechanical Rooms*

*Explanation : Alarm Bells And Manual Pull Station, Smoke Detectors*

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

**Heating**

Energy Source

Electricity

20%

2034

\*\*

1

Fuel Oil No 4

65%

2034

\*\*

5

\$51,800

Natural Gas

15%

2034

\*\*

1

Conversion Equipment

Furnace

15%

2024

\$46,100

1

\$19,100

*Other Observation, Extent : Light, Area Affected : 15%*

*Location : Roof*

*Explanation : 1 Roof Mounted Air Handler With Gas Fired Furnace*

Heat Pump

20%

2022

\$95,600

2

\$15,900

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

*Location : Roof*

*Explanation : 5 Roof Top Package Units*

Steam Boiler

65%

2022

\$795,500

1

\$165,700

*Boiler Used For Hot Water, Extent : Light, Area Affected : 100%*

*Location : Boiler Room*

*Other Observation, Extent : Light, Area Affected : 65%*

*Location : Boiler Room*

*Explanation : 3 Old Units, And No Hw Htr So Boilers Have To Run All Summer*

Distribution

Hot Wtr Piping/Pump

25%

2032

\*\*

4

\$3,200

Steam Piping/Pump

40%

Now

\$35,100

2034

\*\*

4

\$5,100

*Malfunctioning, Extent : Severe, Area Affected : 10%*

*Location : Pneumatic Controls Not In Service*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : No Temp Zone Control System*

No Component

35%

Terminal Devices

Air Handler

40%

2019

\$542,200

1

\$63,700

Convactor/Radiator

20%

2029

\*\*

1

\$16,600

Fan Coil Unit/Heat

5%

2024

\$188,200

1

\$4,200

No Component

35%

**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**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	80%	Now	\$54,200	2020	\$542,200	1	\$200,600	
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : 1 Of 3 Units Is Out Of Service</i>					
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units Using R11, 1unit Using R22</i>					
Reciprocating Compr/Chiller	20%			2024	\$170,700	1	\$23,900	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	80%			2034	**	4	\$15,200	
No Component	20%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	80%			2019	\$854,300	1	\$127,400	
No Component	20%							
<b>Heat Rejection</b>								
Air Condenser Unit	20%			2024	\$100,400	2	\$35,900	
Water Cooling Tower	80%	Now	\$28,900	2018	\$577,300	2	\$165,800	
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$143,600	
<b>Exhaust Fans</b>								
Interior	75%			2024	\$208,400	2	\$5,900	
Roof	25%			2024	\$50,000	2	\$2,000	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	80%			2034	**	1		
Galv Iron/Steel	20%			2029	**	1		
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2019	\$10,800	4	\$2,500	
<b>Sewage Ejector(s)</b>								
Under Construction	100%							
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								

*Note : 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**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Vertical Transport									
Elevators									
	Geared Traction	50%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
		<i>Location : B-4</i>							
		<i>Explanation : 2 Units</i>							
	Hydraulic	50%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
		<i>Location : B-1</i>							
		<i>Explanation : 2 Units</i>							
Fire Suppression									
Standpipe									
	Generic	100%			2034	* *	1-5	\$129,800	
Sprinkler									
	No Component	80%							
	Generic	20%			2024	\$587,100	1-2	\$14,400	
Chemical System									
	No Component	98%							
	Generic	2%			2019	\$500	1-3	\$1,000	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & 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** : 18-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 7490 **Lot** : 2 **BIN** : 4862628

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$324,800	\$414,300
Interior Architecture	\$378,900	\$269,600
Electrical	\$443,400	\$711,800
Mechanical		\$264,900
<b>Total</b>	<b>\$1,147,100</b>	<b>\$1,660,600</b>
Importance Code A	\$324,800	\$452,700
Importance Code B	\$822,200	\$1,207,900
<b>Total</b>	<b>\$1,147,100</b>	<b>\$1,660,600</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$1,100	\$12,600	\$32,700	
Interior Architecture	\$5,900	\$5,300	\$16,300	\$5,900
Electrical	\$8,100	\$17,600	\$7,000	\$10,700
Mechanical	\$39,600	\$22,000	\$17,200	\$11,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$64,600</b>	<b>\$67,300</b>	<b>\$83,000</b>	<b>\$37,900</b>
Importance Code A	\$3,400	\$15,300	\$36,300	\$2,600
Importance Code B	\$61,200	\$52,000	\$46,700	\$35,300
Importance Code C				
<b>Total</b>	<b>\$64,600</b>	<b>\$67,300</b>	<b>\$83,000</b>	<b>\$37,900</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG**  
**Asset # : 2085**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	2%			LIFE	**	5	\$13,400	
Masonry: Brick	70%			LIFE	**	5	\$93,900	
Masonry: Brick	5%	Now	\$39,500	LIFE	**	5	\$6,700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Metal Panel	5%			2044	**	5-10	\$46,100	
Metal Panel	3%			2050	**	5-10	\$27,700	
Stucco Cement	5%			2037	**	5	\$16,800	
Window Wall	5%	Now	\$63,000	2044	**	5	\$12,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices On 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices On 5th Floor</i>								
Window Wall	5%			2050	**	5	\$25,100	
<b>Windows</b>								
Aluminum	95%	Now	\$184,900	2032	**	5	\$11,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$7,400	
<b>Parapets</b>								
Masonry: Brick	85%			LIFE	**	5	\$2,800	
Metal Rail	10%			2037	**	5-10	\$5,900	
Pre-Cast Concrete	5%	Now	\$1,100	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Built-Up (BUR)	55%			2024		10	\$31,400	
Modified Bitumen	15%			2024		10	\$8,600	
Paver: Asphalt	25%	Now	\$37,400	2027			\$124,800	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace Over 4th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Terrace Over 4th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth And Fifth Floor Offices</i>								
Single Ply Membrane	5%			2032	**	10	\$2,900	
<b>Interior</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG**  
**Asset # : 2085**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2023	\$324,700	3	\$39,100	
Carpet	5%			2025	\$64,900	3	\$7,800	
Cast in Place Concrete	5%			LIFE	**	5	\$11,400	
Cast in Place Concrete	5%			LIFE	**	5	\$11,400	
Ceramic Tile	5%			2033	**	5	\$5,200	
Slate	5%			LIFE	**	5	\$5,500	
Vinyl Tile	25%			2029	**	3	\$9,800	
Vinyl Tile	25%			2024	\$216,300	3	\$13,000	
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,000	
Glass: Single Pane	5%			LIFE	**	5	\$3,700	
Gypsum Board	40%			LIFE	**	5	\$23,900	
Gypsum Board	5%			LIFE	**	5	\$3,000	
Masonry: Brick	25%			LIFE	**			
Metal Panel	15%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	45%	Now	\$378,900	2044	**	5	\$30,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2029	**	5	\$5,300	
AcousTileSusp.Lay-In	5%			2041	**	5	\$5,300	
Exposed Concrete	5%			LIFE	**	5	\$800	
Gypsum Board	40%			LIFE	**	5	\$53,300	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$38,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 3000 Amperes And 600 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$167,000	5	\$300	
<b>Raceway</b>								
Conduit	90%			2024	\$101,000	1		
Conduit	10%			2034	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG**  
**Asset # : 2085**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2023	\$11,700	5	\$200	
Molded Case Bkrs	30%			2032	**	5	\$600	
Molded Case Bkrs	60%			2023	\$70,100	5	\$1,100	
Wiring								
Braided Cloth	50%	2-4	\$75,300	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2034	**	1		
Thermoplastic	30%			2024	\$45,200	1		
Motor Controllers								
Locally Mounted	100%			2022	\$28,800	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$22,200	
Generators								
Diesel	100%			2039	**	1	\$27,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 100 Kw</i>								
Batteries								
Nickel Cadmium	100%			2019	\$1,500	5	\$16,100	
Fuel Storage								
Day Tank								
	50%			2046	**	5	\$6,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 330 Gallon Capacity</i>								
Main Tank								
	50%			2059	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	93%			2029	**	10	\$59,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	2%			2024	\$7,700	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Incandescent								
	5%			2019	\$43,000	2	\$100	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG**  
**Asset # : 2085**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	50%			2029	**	1		
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2019	\$265,700	10	\$200	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2024	\$63,800	1	\$8,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : C C T V Surveillance Camera</i>						
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$218,600	1-3	\$13,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Manual Pull Station, Smoke Detectors, Strobe Lights And Horns</i>						
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Electricity	25%			2044	**	1		
HTHW/HW	75%			2034	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : High Temp. Water From Adjacent Building " Kennedy Hall Gymnasium"</i>						
Conversion Equipment								
Heat Exchanger	75%	Now	\$2,200	2027	\$10,900	1	\$23,200	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement Mechanical Room</i>						
Heat Pump	25%	Now	\$100	2028	**	2	\$4,300	
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Lower Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Lower Roof</i>						
		<i>Explanation : 3 Roof Top Package Units</i>						
Distribution								
Steam Piping/Pump	75%	0-2	\$17,800	2034	**	4	\$2,600	
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Various Areas</i>						
No Component	25%							

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Estimates are rounded to the nearest hundred dollars.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG**  
**Asset # : 2085**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	40%			2024	\$146,600	1	\$17,200	
Air Handler	10%			2032	**	1	\$4,300	
Convactor/Radiator	25%			2029	**	1	\$5,600	
No Component	25%							
<b>Air Conditioning</b>								
Energy Source								
District C.W.	75%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Chilled Water From " Medical Arts Building"</i>								
Electricity	25%			2040	**	1		
<b>Conversion Equipment</b>								
Heat Pump	25%			2028	**	2	\$1,100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3 Roof Top Units, Lower Roof</i>								
No Component	75%							
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	75%			2034	**	4	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Through First Floor</i>								
<i>Explanation : Supplied Form Medical Arts Building</i>								
No Component	25%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	65%			2024	\$46,900	1	\$28,000	
Air Handler/Cool/Ht	10%			2032	**	1	\$4,300	
No Component	25%							
<b>Heat Rejection</b>								
Air Condenser Unit	15%			2029	**	2	\$7,300	
No Component	85%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,800	
<b>Exhaust Fans</b>								
Interior	95%			2024	\$71,400	2	\$2,000	
Roof	5%			2029	**	2	\$100	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%	Now	\$10,200	2034	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<b>Water Heater</b>								
Electric	100%			2023	\$10,500	4	\$600	
<b>HW Heat Exchanger</b>								
HTHW/HW	100%			2034	**			
<b>Sanitary Piping</b>								
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**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG**

**Asset # : 2085**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-5</i>						
		<i>Explanation : Two Units. One Undergoing Repair</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2034	* *	1-5	\$35,100	
<b>Sprinkler</b>								
No Component	90%							
Generic	10%			2044	* *	1-2	\$2,000	

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 18-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7490 **Lot** : 2 **BIN** : 4439439

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$55,600	\$72,800
Interior Architecture	\$47,400	
Electrical	\$76,700	\$368,100
<b>Total</b>	<b>\$179,700</b>	<b>\$441,000</b>
Importance Code A	\$55,600	\$72,800
Importance Code B	\$124,100	\$368,100
<b>Total</b>	<b>\$179,700</b>	<b>\$441,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture			\$1,200	
Interior Architecture	\$800		\$3,400	
Electrical	\$700	\$500	\$400	\$500
Mechanical	\$4,300	\$1,100	\$5,900	\$1,100
<b>Total</b>	<b>\$5,800</b>	<b>\$1,700</b>	<b>\$10,800</b>	<b>\$1,600</b>
Importance Code A	\$1,100	\$900	\$2,300	\$900
Importance Code B	\$4,700	\$700	\$8,500	\$700
Importance Code C				
<b>Total</b>	<b>\$5,800</b>	<b>\$1,700</b>	<b>\$10,800</b>	<b>\$1,600</b>



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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**

**Asset # : 2087**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
Concrete Masonry Unit	27%	Now	\$26,300	LIFE	**	5	\$4,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near North Exit</i>								
Concrete Masonry Unit	3%	Now	\$29,300	LIFE	**	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Chimney</i>								
Stucco Cement	65%			2037	**	5	\$39,400	
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$2,400	
<b>Parapets</b>								
Metal Rail	75%			2037	**	5-10	\$4,500	
Metal: Cage/Fence	25%			2037	**	5-10	\$600	
<b>Roof</b>								
Asphalt Shingle	65%			2033	**	10	\$4,000	
Modified Bitumen	35%			2024	\$72,800	10	\$12,800	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2033	**	5	\$1,500	
Vinyl Tile	90%			2029	**	3	\$10,200	
<b>Interior Walls</b>								
Concrete Masonry Unit	100%			LIFE	**	5	\$13,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%	Now	\$47,400	2029	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 29%</i>								
<i>Location : First Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$4,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes</i>								

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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**

**Asset # : 2087**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	80%			2024	\$76,400	5	\$100	
Fused Disc Sw	20%			2034	**	5		
<b>Raceway</b>								
Conduit	80%			2024	\$41,100	1		
Conduit	20%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$3,700	5		
Molded Case Bkrs	90%			2023	\$65,700	5	\$500	
Molded Case Bkrs	5%			2032	**	5		
<b>Wiring</b>								
Thermoplastic	20%			2034	**	1		
Thermoplastic	80%			2024	\$52,000	1		
<b>Motor Controllers</b>								
Locally Mounted	60%			2022	\$26,600	5	\$100	
Locally Mounted	40%			2029	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2024	\$43,300	10	\$18,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$4,800	1		
Exit, Service	50%			2024	\$2,700	1		
<b>Exterior Lighting</b>								
HID	100%			2019	\$76,700	10	\$100	
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2024	\$63,100	1-3	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors And Strobe Lights</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Electricity	10%			2044	**	1		
Natural Gas	90%			2044	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**

**Asset # : 2087**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Furnace	90%			2032	**	1	\$9,000	
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : 2 On Side Of The Building, 2 On The Roof</i>							
	<i>Explanation : 4 Gas Fired Package Units</i>							
Radiant Heater	10%			2024	\$8,700	2	\$900	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 20 Units</i>							
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$1,200	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2 On Side Of The Building, 2 On The Roof</i>							
Heat Rejection Air Condenser Unit	100%			2032	**	2	\$14,000	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,200	
Exhaust Fans Interior	20%			2029	**	2	\$100	
Roof	80%			2029	**	2	\$500	
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	**	1		
Water Heater Gas Fired	100%			2022	\$4,600	2	\$300	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2029	**	1	\$1,300	
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.

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,1m,2  
**Block** : 7490 **Lot** : 2 **BIN** : 4862627

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$213,700	\$85,300
Interior Architecture	\$59,700	\$141,900
Electrical		\$124,500
Mechanical		\$504,300
<b>Total</b>	<b>\$273,400</b>	<b>\$855,900</b>
Importance Code A	\$213,700	\$85,300
Importance Code B	\$59,700	\$770,700
<b>Total</b>	<b>\$273,400</b>	<b>\$855,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$47,800	\$15,200		
Interior Architecture	\$139,100	\$14,000		\$7,000
Electrical	\$11,600	\$33,800	\$4,000	\$3,700
Mechanical	\$39,100	\$27,000	\$19,500	\$9,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$241,500</b>	<b>\$94,000</b>	<b>\$27,500</b>	<b>\$24,600</b>
Importance Code A	\$54,500	\$16,900	\$1,600	\$1,600
Importance Code B	\$187,000	\$77,100	\$25,900	\$23,000
Importance Code C				
<b>Total</b>	<b>\$241,500</b>	<b>\$94,000</b>	<b>\$27,500</b>	<b>\$24,600</b>



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

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

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



**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$24,200	
Masonry: Brick	75%	Now	\$213,700	LIFE	**	5	\$36,300	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Resting Masonry Supt, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Equipment Room At North Facade</i>								
Metal Panel	10%	Now	\$6,800	2044	**	5	\$9,100	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Connecting Bridge To Oakland Building</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, West Facade</i>								
Window Wall	5%			2044	**	5	\$9,100	
Windows								
Aluminum	100%	Now	\$11,100	2040	**	5	\$700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$1,000	
Masonry: Brick	35%			LIFE	**	5	\$1,100	
Metal Rail	30%			2037	**	5-10	\$16,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
Roof								
Built-Up (BUR)	5%	Now	\$12,000	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Connecting Bridge</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Connecting Bridge</i>								
Cast in Place Concrete	5%	Now	\$17,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Concrete Steps Over Old Kitchen</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Concrete Steps Over Old Kitchen</i>								
Metal Panel	50%			2037	**	10	\$49,000	
Modified Bitumen	20%			2029	**	10	\$10,700	
Paver: Asphalt	20%			2033	**	10	\$16,000	
Interior								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$121,700	2026	\$121,700	3	\$14,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mezzanine</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mezzanine</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mezzanine</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$5,300	
Ceramic Tile	10%			2033	**	5	\$4,900	
Quarry Tile	25%			2037	**	5	\$18,300	
Vinyl Tile	35%			2024	\$141,900	3	\$8,500	
Vinyl Tile	5%			2019	\$20,300	3	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room Adjacent To Bridge</i>								
<i>Explanation : 9x9 Tiles</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	25%			LIFE	**	5	\$4,700	
Gypsum Board	55%			LIFE	**	5	\$15,400	
Masonry: Brick	10%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	55%			2029	**	5	\$27,500	
AcousTileSusp.Lay-In	10%	Now	\$39,400	2044	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Game Room, Corridor Near Elevator</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Game Room, Corridor Near Elevator</i>								
Exposed Concrete	5%			LIFE	**	5	\$400	
Gypsum Board	10%			LIFE	**	5	\$6,200	
Plaster	20%	Now	\$12,800	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mezzanine, Stair</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mezzanine</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mezzanine</i>								

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

Under 600 Volts

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2024	\$2,500	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switches Rated @ 2000 Amperes And 1200 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$31,600	5	\$100	
Raceway								
Conduit	90%			2024	\$27,600	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	10%			2023	\$2,200	5	\$100	
Molded Case Bkrs	80%			2023	\$17,500	5	\$700	
Molded Case Bkrs	10%			2040	**	5	\$100	
Wiring								
Braided Cloth	20%	2-4	\$5,400	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	60%			2024	\$16,300	1		
Thermoplastic	20%			2044	**	1		
Motor Controllers								
Locally Mounted	30%			2022	\$17,700	5	\$100	
Motor Control Center	70%			2022	\$10,200	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$10,400	
Generators								
Diesel	100%			2033	**	1	\$13,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside The Building</i>							
	<i>Explanation : Emergency Generator Rated @ 100 Kw</i>							
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$1,300	
Fuel Storage								
Main Tank	100%			2052	**	5	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside The Building</i>							
	<i>Explanation : 275 Gallon Capacity</i>							
Lighting								

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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2029	* *	10	\$28,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2029	* *	10	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2029	* *	1		
Exit, Service	10%			2024	\$500	1		
Exit, Service	40%			2029	* *	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$124,500	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2029	* *	1	\$6,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic	40%			2029	* *	1-3	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%			2034	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temp. Water From Adjacent Building " Kennedy Hall Gymnasium"</i>								
<b>Conversion Equipment</b>								
Heat Exchanger	100%	0-2	\$6,800	2039	* *	1	\$14,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Obsolete Units</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Steam Piping/Pump	100%	0-2	\$11,100	2034	**	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	80%			2024	\$137,400	1	\$16,100	
Convactor/Radiator	20%			2029	**	1	\$2,100	
<b>Air Conditioning</b>								
Energy Source								
Steam/HW System	100%			2034	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2027	\$105,000	1	\$35,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Unit - Refrigerant Is R22</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$7,800	2034	**	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$135,300	1	\$20,200	
Heat Rejection								
Water Cooling Tower	100%	Now	\$4,600	2022	\$91,400	2	\$26,300	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Supporting Beams, Roof</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,200	
Exhaust Fans								
Interior	100%			2024	\$35,200	2	\$1,000	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$7,400	2	\$500	
HW Heat Exchanger								
HTHW/HW	100%			2044	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2019	\$10,800	4	\$2,500	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B To 2</i>						
		<i>Explanation : One Unit</i>						
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2034	* *	1-5	\$16,400	
Sprinkler								
No Component	60%							
Generic	40%			2034	* *	1-2	\$3,700	
Chemical System								
No Component	98%							
Generic	2%			2019	\$500	1-3	\$1,000	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 18-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 7490 **Lot** : 2 **BIN** : 4439431

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$795,000	\$988,100
Interior Architecture	\$865,400	\$138,700
Electrical	\$664,700	\$2,014,500
Mechanical	\$48,800	\$1,863,800
<b>Total</b>	<b>\$2,373,900</b>	<b>\$5,005,100</b>
Importance Code A	\$795,000	\$1,029,100
Importance Code B	\$1,578,900	\$3,976,000
<b>Total</b>	<b>\$2,373,900</b>	<b>\$5,005,100</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$7,800	\$24,600		
Interior Architecture	\$5,400		\$25,400	
Electrical	\$26,800	\$34,800	\$15,300	\$14,400
Mechanical	\$27,100	\$90,300	\$38,700	\$35,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$71,000</b>	<b>\$153,700</b>	<b>\$83,400</b>	<b>\$53,600</b>
Importance Code A	\$10,800	\$32,000	\$7,100	\$7,100
Importance Code B	\$60,200	\$121,700	\$76,300	\$46,600
Importance Code C				
<b>Total</b>	<b>\$71,000</b>	<b>\$153,700</b>	<b>\$83,400</b>	<b>\$53,600</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$65,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$8,200	
Masonry: Brick	30%	Now	\$232,400	LIFE	**	5	\$78,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Pre-Cast Concrete	55%	Now	\$233,400	LIFE	**	5	\$470,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 206, 208, 209</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 208</i>								
Window Wall	5%			2044	**	5	\$49,300	
<b>Windows</b>								
Aluminum	95%	Now	\$291,800	2032	**	5	\$17,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$11,700	
<b>Parapets</b>								
Cast in Place Concrete	5%	Now	\$5,000	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
Masonry: Brick	25%			LIFE	**	5	\$2,000	
Metal Rail	35%			2037	**	5-10	\$51,000	
Pre-Cast Concrete	30%			LIFE	**	5	\$15,200	
Pre-Cast Concrete	5%	Now	\$2,800	LIFE	**	5	\$2,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Cast in Place Concrete	20%			LIFE	**			
Modified Bitumen	75%	Now	\$37,400	2024			\$373,500	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
Skylight, Metal/Glass	5%			2034	**	10	\$14,600	
<b>Interior</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023	\$267,000	3	\$32,100	
Cast in Place Concrete	15%			LIFE	**	5	\$70,300	
Ceramic Tile	5%			2033	**	5	\$10,700	
Terrazzo	15%			LIFE	**	5	\$25,100	
Vinyl Tile	55%			2029	**	3	\$44,200	
<b>Interior Walls</b>								
Concrete Masonry Unit	35%			LIFE	**	5	\$28,700	
Masonry: Brick	10%			LIFE	**			
Plaster	55%			LIFE	**	5	\$33,800	
<b>Ceilings</b>								
AcousTileConcealSpLn	50%	Now	\$865,400	2044	**	5	\$68,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	40%			LIFE	**	5	\$13,700	
Gypsum Board	10%			LIFE	**	5	\$27,400	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$41,000	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 3000 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2022	\$15,400	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kva, 480v-208/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$214,800	5	\$600	
<b>Raceway</b>								
Conduit	95%			2024	\$229,600	1		
Conduit	5%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	15%			2023	\$32,800	5	\$500	
Molded Case Bkrs	20%			2032	**	5	\$800	
Molded Case Bkrs	65%			2023	\$142,300	5	\$2,500	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Thermoplastic	95%			2024	\$322,300	1		
Thermoplastic	5%			2044	* *	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2022	\$11,200	5	\$100	
Motor Control Center	70%			2022	\$493,800	5	\$2,800	
Motor Control Center	20%			2029	* *	5	\$800	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$2,200	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2022	\$21,500	1	\$45,600	
<b>Generators</b>								
Diesel	100%			2020	\$118,600	1	\$57,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated @ 100 Kw</i>					
<b>Batteries</b>								
Lead/Acid	100%			2018	\$1,500	5	\$5,500	
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2023	\$5,100	5	\$13,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 30 Gallon Capacity</i>					
<b>Main Tank</b>								
	50%			2027	\$8,500	5	\$2,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : No Available Rating Capacity</i>					
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2024	\$308,300	10	\$131,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$34,400	1		
Exit, Service	50%			2019	\$18,900	1		
<b>Exterior Lighting</b>								
HID	100%			2019	\$546,100	10	\$500	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2024	\$131,200	1	\$16,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside The Building</i>					
			<i>Explanation : C C T V Surveillance Camera</i>					

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic

30%

2029

\* \*

1-3

\$27,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors*

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

## Heating

## Energy Source

HTHW/HW

100%

2034

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : High Temp. Water From Adjacent Building " Kennedy Hall Gymnasium"*

## Conversion Equipment

Heat Exchanger

100%

Now

\$3,000

2027

\$29,800

1

\$63,700

*Corroded, Extent : Severe, Area Affected : 10%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$48,800

2034

\* \*

4

\$7,100

*Corroded, Extent : Severe, Area Affected : 20%**Location : Basement Level And Risers**Insul. Deteriorating, Extent : Moderate, Area Affected : 15%**Location : Basement And Risers*

## Terminal Devices

Air Handler

50%

2024

\$376,800

1

\$44,300

Convactor/Radiator

25%

2022

\$330,000

1

\$11,600

Fan Coil Unit/Heat

25%

2024

\$523,200

1

\$11,600

## Air Conditioning

## Energy Source

District C.W.

70%

2034

\* \*

1

*Other Observation, Extent : Light, Area Affected : 70%**Location : Throughout**Explanation : Chiller Water From " Medical Arts Building"*

Electricity

30%

2032

\* \*

1

## Conversion Equipment

Reciprocating

30%

2024

\$142,300

1

\$19,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 30%**Location : Basement, Chiller*

No Component

70%

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

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

*\*\* 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**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Air Conditioning</b>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chilled Water Also Comes From Medical Arts Building</i>								
<i>Explanation : Reciprocating Comp. - Chillers Used For Back Up Only</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	80%			2024	\$142,500	1	\$70,800	
Fan Coil - Cool/Heat	20%			2024	\$64,600	1	\$9,200	
<b>Heat Rejection</b>								
Water Cooling Tower	30%			2025	\$36,100	2	\$43,200	
No Component	70%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,800	
<b>Exhaust Fans</b>								
Interior	85%			2024	\$131,300	2	\$3,700	
Roof	15%			2032	* *	2	\$700	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	* *	1		
<b>Water Heater</b>								
Electric	100%			2019	\$21,700	4	\$1,200	
<b>HW Heat Exchanger</b>								
HTHW/HW	100%			2034	* *			
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Sewage Ejector(s)</b>								
Electric	100%			2019	\$10,800	4	\$2,500	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-4, Roof</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2034	* *	1-5	\$72,100	
<b>Sprinkler</b>								
No Component	95%							
Generic	5%			2024	\$81,600	1-2	\$2,000	

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 18-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7490 **Lot** : 2 **BIN** : 4439435

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$668,400	\$893,900
Interior Architecture	\$289,100	
Electrical	\$260,200	\$874,400
Mechanical		\$275,500
<b>Total</b>	<b>\$1,217,700</b>	<b>\$2,043,800</b>
Importance Code A	\$668,400	\$893,900
Importance Code B	\$549,300	\$1,149,900
<b>Total</b>	<b>\$1,217,700</b>	<b>\$2,043,800</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$33,100	\$50,100		
Interior Architecture	\$12,200	\$4,200	\$3,300	\$700
Electrical	\$3,800	\$12,200	\$3,400	\$3,400
Mechanical	\$13,200	\$43,100	\$30,900	\$16,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$66,300</b>	<b>\$113,600</b>	<b>\$41,600</b>	<b>\$25,000</b>
Importance Code A	\$36,700	\$53,800	\$3,500	\$3,500
Importance Code B	\$25,500	\$59,800	\$38,000	\$21,400
Importance Code C	\$4,100			
<b>Total</b>	<b>\$66,300</b>	<b>\$113,600</b>	<b>\$41,600</b>	<b>\$25,000</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$239,600	LIFE	**	5	\$108,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South Wall Below Terrace</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Wall Below Terrace</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Wall Below Terrace</i>								
Masonry: Brick	25%	Now	\$160,200	LIFE	**	5	\$54,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Coiling Doors	5%			2037	**	5	\$34,000	
Pre-Cast Concrete	50%	Now	\$175,500	LIFE	**	5	\$353,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Columns</i>								
Window Wall	10%			2044	**	5	\$81,600	
Windows								
Aluminum	75%	Now	\$6,800	2032	**	5	\$400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2032	**	5	\$200	
Metal Louvers	5%			2033	**	10	\$300	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$2,300	
Metal Rail	80%			2037	**	5-10	\$336,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$14,700	
Roof								
Modified Bitumen	20%			2029	**	10	\$15,900	
Panel/Paver: Cer/Brk	10%	Now	\$26,400	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace Over Mechanical Room</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace Over Mechanical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Below Terrace</i>								
Single Ply Membrane	20%	Now	\$52,300	2034	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Lobby</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Lobby</i>								
Single Ply Membrane	43%			2029	**	10	\$34,200	
Skylight, Plastic	7%			2037	**	1		

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,400	
Ceramic Tile	15%			2033	**	5	\$16,100	
Terrazzo	10%			LIFE	**	5	\$8,400	
Vinyl Tile	25%			2029	**	3	\$10,000	
Vinyl Tile	5%	Now	\$44,500	2034	**	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Room Area In Basement</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Room Area In Basement</i>								
Wood	30%			2052	**	5	\$60,300	
Wood	5%	Now	\$172,500	2064	**	5	\$5,000	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 303</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room 303</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room 303</i>								
<hr/>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pool Wall</i>								
Ceramic Tile	15%			2033	**	5	\$8,300	
Concrete Masonry Unit	30%			LIFE	**	5	\$6,600	
Masonry: Brick	10%			LIFE	**			
Plaster	15%			LIFE	**	5	\$2,500	
SGFT/Glazed Masonry	25%			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**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2029	**	5	\$8,400	
AcousTileConcealSpLn	10%	Now	\$35,500	2044	**	5	\$2,800	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium, Lobby</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium, Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lobby</i>								
AcousTileSusp.Lay-In	30%			2037	**	5	\$13,500	
Exposed Concrete	5%			LIFE	**	5	\$400	
Exposed Struc: Steel	15%			LIFE	**			
Metal Panel	5%	Now	\$36,600	LIFE	**	5	\$2,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	20%			LIFE	**	5	\$5,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$20,300	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2024	\$128,900	5	\$200	
Molded Case Bkrs	10%			2034	**	5	\$200	
Raceway								
Conduit	90%			2024	\$108,900	1		
Conduit	10%			2034	**	1		
Panelboards								
Fused Disc Sw	10%			2023	\$10,200	5	\$100	
Molded Case Bkrs	50%			2023	\$51,100	5	\$800	
Molded Case Bkrs	40%			2032	**	5	\$600	
Wiring								
Braided Cloth	50%	2-4	\$84,900	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2024	\$50,900	1		
Thermoplastic	20%			2034	**	1		

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

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

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



**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	10%			2022	\$4,400	5		
Locally Mounted	20%			2029	**	5	\$100	
Motor Control Center	20%			2022	\$57,100	5	\$300	
Motor Control Center	50%			2029	**	5	\$800	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2029	**	1	\$17,800	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	97%			2024	\$149,500	10	\$63,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2024	\$2,200	10		
Incandescent	1%			2019	\$7,800	2		
Egress Lighting								
Emergency, Service	50%			2024	\$17,200	1		
Exit, Service	50%			2024	\$9,400	1		
Exterior Lighting								
HID	100%			2024	\$213,100	10	\$200	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2024	\$51,200	1	\$6,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2019	\$175,300	1-3	\$10,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Horns, Alarm Bells And Manual Pull Station</i>								

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

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**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2034	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Buried Tanks</i>						
		<i>Explanation : Oil # 2 - Two Tanks 30,000 Gallons Each</i>						
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$35,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Boilers. Providing High Temp. Water To Most Of The Buildings On Campus</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Distributes High Temp. Water To Most Buildings On Campus</i>						
<hr/>								
Terminal Devices								
Air Handler	40%			2024	\$150,700	1	\$17,700	
Convector/Radiator	30%			2037	* *	1	\$6,900	
Fan Coil Unit/Heat	30%			2029	* *	1	\$6,900	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	* *	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2029	* *	1	\$13,300	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Side Yard</i>						
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Side Yard</i>						
		<i>Explanation : One Unit</i>						
<hr/>								
No Component	60%							
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	40%			2044	* *	4	\$1,400	
No Component	60%							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	40%			2024	\$47,500	1	\$17,700	
No Component	60%							
<hr/>								
Heat Rejection								
Remote Air Cond	40%			2029	* *	2	\$19,900	
No Component	60%							
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,900	
<hr/>								
Exhaust Fans								
Interior	100%			2024	\$77,300	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.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Plumbing</b>							
H/C Water Piping							
Brass/Copper	50%			2034	**	1	
Galv Iron/Steel	50%			2029	**	1	
Water Heater							
Gas Fired	100%			2019	\$16,300	2	\$1,000
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 2 Tanks Of 400 Gallon Each</i>					
HW Heat Exchanger							
HTHW/HW	100%			2044	**		
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2029	**	4	\$1,600
Pool Filter/Treatment							
Diatomaceous Earth	100%			2028	**	4	\$17,700
Sewage Ejector(s)							
Electric	100%			2024	\$10,800	4	\$1,600
Fixtures							
Generic	100%						
<b>Vertical Transport</b>							
Elevators							
Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-2</i>					
		<i>Explanation : One Unit</i>					
<b>Fire Suppression</b>							
Standpipe							
Generic	100%			2034	**	1-5	\$36,100
Sprinkler							
No Component	40%						
Generic	60%			2034	**	1-2	\$12,000

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 7490 **Lot** : 2 **BIN** : 4444187

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$175,900	\$721,800
Interior Architecture	\$578,000	
Electrical	\$509,200	\$1,450,700
Mechanical	\$435,300	\$1,197,900
<b>Total</b>	<b>\$1,698,400</b>	<b>\$3,370,400</b>
Importance Code A	\$175,900	\$721,800
Importance Code B	\$1,522,500	\$2,648,500
<b>Total</b>	<b>\$1,698,400</b>	<b>\$3,370,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$43,700	\$600		
Interior Architecture	\$12,200	\$2,000	\$1,068,900	
Electrical	\$40,800	\$11,600	\$11,100	\$10,500
Mechanical	\$63,700	\$58,300	\$80,000	\$27,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$170,300</b>	<b>\$82,400</b>	<b>\$1,169,900</b>	<b>\$47,500</b>
Importance Code A	\$49,100	\$6,200	\$28,200	\$5,400
Importance Code B	\$113,100	\$76,200	\$1,141,700	\$42,100
Importance Code C	\$8,100			
<b>Total</b>	<b>\$170,300</b>	<b>\$82,400</b>	<b>\$1,169,900</b>	<b>\$47,500</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%	Now	\$49,700	LIFE	**	5	\$3,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cooling Tower Area</i>								
Masonry: Brick	25%	Now	\$91,100	LIFE	**	5	\$30,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Pre-Cast Concrete	70%			LIFE	**	5	\$281,200	
Windows								
Aluminum	95%	Now	\$26,800	2040	**	5	\$1,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$1,100	
Parapets								
Concrete Masonry Unit	5%	Now	\$1,500	LIFE	**	5	\$300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cooling Tower Area</i>								
Metal Panel	5%			2044	**	5	\$1,200	
Metal Rail	70%			2037	**	5-10	\$76,600	
Pre-Cast Concrete	20%	Now	\$8,500	LIFE	**	5	\$7,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Over Cooling Tower Wall</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Over Cooling Tower Wall</i>								
Roof								
Built-Up (BUR)	10%	Now	\$35,100	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Mechanical Penthouse</i>								
Modified Bitumen	75%			2024	\$335,200	10	\$58,900	
Paver: Asphalt	10%	Now	\$6,900	2033	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Room B116</i>								
Skylight, Plastic	5%			2037	**	1		
Interior								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	50%			2020	\$1,021,800	3	\$122,900	
Ceramic Tile	5%			2033	**	5	\$8,200	
Terrazzo	5%			LIFE	**	5	\$6,400	
Vinyl Tile	30%			2029	**	3	\$18,400	
Vinyl Tile	10%			2019	\$136,100	3	\$6,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
<b>Interior Walls</b>								
Glass: Single Pane	5%			LIFE	**	5	\$3,900	
Gypsum Board	15%			LIFE	**	5	\$9,300	
Masonry: Brick	25%			LIFE	**			
Metal Panel	20%			LIFE	**			
Plaster	5%	Now	\$8,100	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room B-5, B116</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room B-5, B116</i>								
Plaster	30%			LIFE	**	5	\$9,300	
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	Now	\$333,600	2044	**	5	\$26,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	20%			2037	**	5	\$33,800	
Exposed Concrete	40%			LIFE	**	5	\$10,600	
Gypsum Board	10%			LIFE	**	5	\$21,100	
Plaster	5%	Now	\$108,300	LIFE	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B-5</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B-5</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$20,300	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2500 Amperes</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$79,200	5	\$500	
Raceway								
Conduit	100%			2024	\$81,100	1		
Panelboards								
Fused Disc Sw	8%			2023	\$4,100	5	\$200	
Fused Toggle Switch	2%	2-4	\$1,000	2049	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	90%			2023	\$46,000	5	\$2,600	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$39,900	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2024	\$39,900	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2022	\$19,200	5	\$100	
Motor Control Center	70%			2022	\$33,100	5	\$2,100	
Motor Control Center	20%			2029	**	5	\$600	
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2022	\$8,700	1	\$33,200	
<b>Generators</b>								
Diesel	100%			2020	\$71,500	1	\$41,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 62 Kw</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2018	\$1,500	5	\$24,000	
<b>Fuel Storage</b>								
Day Tank	50%			2023	\$3,900	5	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 40 Gallon Capacity</i>								
Main Tank	50%			2027	\$6,500	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallon Capacity</i>								
<b>Lighting</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2024	\$1,071,000	10	\$100,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Egress Lighting Emergency, Service Exit, Service	50%			2024	\$26,300	1		
	50%			2024	\$7,600	1		
<hr/>								
Exterior Lighting HID	100%			2019	\$397,900	10	\$300	
<hr/>								
<b>Alarm</b>								
Security System No Component Generic	70%							
	30%			2032	* *	1	\$12,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
<hr/>								
Fire/Smoke Detection No Component Generic	70%							
	30%			2029	* *	1-3	\$19,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source HTHW/HW	100%			2034	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temp. Water From Adjacent Building " Kennedy Hall Gymnasium"</i>								
<hr/>								
Conversion Equipment Heat Exchanger	100%			2020	\$22,800	1	\$54,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Distribution Hot Wtr Piping/Pump	100%	Now	\$53,700	2032	* *	4	\$5,400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Valves In Mechanical Equipment Room And Various Other Areas</i>								
<hr/>								
Terminal Devices Air Handler Convactor/Radiator	80%			2024	\$461,400	1	\$54,200	
	20%			2029	* *	1	\$7,100	

**Air Conditioning**

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	10%			2032	**	1		
Steam/HW System	90%			2034	**	1		
<b>Conversion Equipment</b>								
Absorption Chiller/Steam/HW	70%			2027	\$246,900	1	\$83,000	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit With Refrigerent Water In Lithium Bromide Cycle</i>								
Split Unit	15%			2029	**			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 6 Units On 1st Floor</i>								
No Component	15%							
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	70%			2034	**	4	\$5,700	
No Component	30%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	55%			2024	\$212,400	1	\$37,300	
Fan Coil - Cooling	15%			2029	**	1	\$5,300	
Fan Coil - Cool/Heat	15%			2019	\$258,200	1	\$5,300	
No Component	15%							
<b>Heat Rejection</b>								
Air Condenser Unit	15%			2024	\$27,200	2	\$11,400	
Water Cooling Tower	70%			2022	\$182,700	2	\$77,200	
No Component	15%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,100	
<b>Exhaust Fans</b>								
Interior	80%			2024	\$94,600	2	\$2,700	
Wall Unit	20%			2024	\$32,400	2	\$700	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%	0-2	\$16,000	2034	**	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<b>Water Heater</b>								
Electric	100%			2019	\$16,600	4	\$1,000	
<b>HW Heat Exchanger</b>								
HTHW/HW	100%	0-2	\$123,400	2044	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s)								
Electric	100%			2024	\$10,800	4	\$1,600	
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$55,200	
Sprinkler								
No Component	80%							
Generic	20%			2044	**	1-2	\$6,100	

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 7490 **Lot** : 2 **BIN** : 4439438

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$983,700	\$299,900
Interior Architecture	\$630,900	\$110,100
Electrical	\$671,500	\$1,781,300
Mechanical	\$252,000	\$2,177,200
<b>Total</b>	<b>\$2,538,100</b>	<b>\$4,368,500</b>
Importance Code A	\$983,700	\$320,500
Importance Code B	\$1,517,200	\$4,005,000
Importance Code C	\$37,200	\$43,000
<b>Total</b>	<b>\$2,538,100</b>	<b>\$4,368,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$3,400	\$24,700		
Interior Architecture	\$5,100	\$20,900	\$313,600	
Electrical	\$18,000	\$13,600	\$12,300	\$12,200
Mechanical	\$87,400	\$95,500	\$106,700	\$43,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$123,700</b>	<b>\$164,600</b>	<b>\$442,500</b>	<b>\$65,200</b>
Importance Code A	\$10,100	\$31,700	\$35,200	\$6,800
Importance Code B	\$113,600	\$132,900	\$407,300	\$58,500
Importance Code C				
<b>Total</b>	<b>\$123,700</b>	<b>\$164,600</b>	<b>\$442,500</b>	<b>\$65,200</b>



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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$26,300	
Masonry: Brick	93%	Now	\$360,500	LIFE	**	5	\$244,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade, Stair Door To Penthouse</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Window Wall	5%			2044	**	5	\$49,300	
Windows								
Aluminum	95%	Now	\$213,000	2032	**	5	\$13,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$8,600	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,100	
Masonry: Brick	80%	Now	\$57,900	LIFE	**	5	\$5,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Pre-Cast Concrete	5%	Now	\$3,400	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	95%	Now	\$352,400	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Fourth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	5%			LIFE	**	5	\$55,300	
Interior								
Floors								
Carpet	10%			2020		3	\$30,700	
Cast in Place Concrete	15%			LIFE	**	5	\$67,100	
Ceramic Tile	5%			2033	**	5	\$10,200	
Panel/Paver: Cer/Brk	15%			2040	**	5	\$69,000	
Vinyl Tile	55%			2029	**	3	\$42,200	

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	55%			LIFE	**	5	\$43,000	
Gypsum Board	25%			LIFE	**	5	\$29,300	
Masonry: Brick	5%	Now	\$37,200	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby Area</i>								
<i>Explanation : Expansion Joint Failure</i>								
Plaster	15%			LIFE	**	5	\$8,800	
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	Now	\$413,000	2044	**	5	\$32,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridor(s)</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor(s)</i>								
AcousTileSusp.Lay-In	20%			2029	**	5	\$41,800	
Exposed Concrete	55%	Now	\$180,700	LIFE	**	5	\$18,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooms 434, 443 And Various Others</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 434, 443, 444 And Various Others</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 434, 443, 444 And Various Others</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2044	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 2- 2000 Amperes And 1-1200 Amperes</i>								
Fused Disc Sw	50%			2024	\$20,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 2- 3000 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2037	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : One 750 Kva 480v-208/120v</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2024	\$107,400	5	\$300	
Fused Disc Sw	50%			2044	* *	5	\$300	
<b>Raceway</b>								
Conduit	10%			2044	* *	1		
Conduit	90%			2024	\$217,500	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$21,900	5	\$300	
Fused Disc Sw	5%			2040	* *	5	\$200	
Molded Case Bkrs	85%			2023	\$186,100	5	\$3,200	
<b>Wiring</b>								
Thermoplastic	90%			2024	\$305,300	1		
Thermoplastic	10%			2044	* *	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2022	\$22,500	5	\$200	
Motor Control Center	60%			2022	\$423,200	5	\$2,300	
Motor Control Center	20%			2037	* *	5	\$800	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$2,100	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2022	\$21,500	1	\$43,500	
<b>Generators</b>								
Natural Gas	100%			2020	\$118,600	1	\$54,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated @ 280 Kva</i>								
<b>Batteries</b>								
Lead/Acid	100%			2018	\$1,500	5	\$5,200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	99%			2029	* *	10	\$124,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2029	* *	10		
<b>Egress Lighting</b>								
Emergency, Service	50%			2029	* *	1		
Exit, Service	50%			2029	* *	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$521,200	10	\$400	
<b>Alarm</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30%

2019

\$428,800

1-3

\$26,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station, Alarm Bells And Smoke Detectors*

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

**Heating**

Energy Source

HTHW/HW

100%

2034

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : High Temp. Water From Adjacent Building " Kennedy Hall Gymnasium"*

Conversion Equipment

Heat Exchanger

100%

2020

\$28,400

1

\$67,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

Now

\$33,500

2032

\* \*

4

\$6,700

*Corroded, Extent : Moderate, Area Affected : 10%**Location : At The Heat Exchanger Valves And Various Other Areas*

Terminal Devices

Air Handler

60%

2024

\$431,500

1

\$50,700

Convactor/Radiator

30%

2029

\* \*

1

\$13,200

Fan Coil Unit/Heat

10%

2024

\$199,700

1

\$4,400

**Air Conditioning**

Energy Source

Electricity

10%

2032

\* \*

1

Steam/HW System

90%

2034

\* \*

1

Conversion Equipment

Absorption

90%

2027

\$395,800

1

\$133,000

Chiller/Steam/HW

*Repairs In Progress, Extent : Light, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Units. Water Is The Refrigerant In Cycle With Lithium Bromide*

Reciprocating

10%

2019

\$45,300

1

\$6,300

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 10%**Location : Basement, Chiller*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Air Conditioning</b>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$10,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$566,600	1	\$84,500	
Heat Rejection								
Air Condenser Unit	10%			2019	\$26,600	2	\$9,500	
Water Cooling Tower	90%	Now	\$206,800	2025	\$344,600	2	\$99,000	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Baffles Completely Rotted</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$76,200	
Exhaust Fans								
Interior	95%			2024	\$140,100	2	\$4,000	
Roof	5%			2019	\$5,300	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	80%			2034	* *	1		
Galv Iron/Steel	20%	0-2	\$8,000	2029	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Water Heater								
Electric	100%			2022	\$20,700	4	\$1,200	
HW Heat Exchanger								
HTHW/HW	100%			2044	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,800	4	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Replacement Is In Progress</i>								
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) Sub-basement - 4, (1) B-4</i>								
<i>Explanation : Two Units</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2034	* *	1-5	\$68,900	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**

**Asset # : 2086**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2034	* *	1-2	\$1,900
Fire Pump	Generic	100%			2027	\$98,800	1	\$25,500

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7490 **Lot** : 2 **BIN** : 4439433

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$71,100	
Interior Architecture		\$36,700
Electrical	\$51,000	\$212,800
<b>Total</b>	<b>\$122,100</b>	<b>\$249,500</b>
Importance Code A	\$71,100	
Importance Code B	\$51,000	\$249,500
<b>Total</b>	<b>\$122,100</b>	<b>\$249,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture		\$27,300	\$1,700	
Interior Architecture	\$2,500		\$2,200	
Electrical	\$2,500	\$11,300	\$3,200	\$2,500
Mechanical	\$14,900	\$10,600	\$10,500	\$10,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$23,900</b>	<b>\$53,100</b>	<b>\$21,600</b>	<b>\$17,000</b>
Importance Code A	\$2,300	\$29,700	\$4,100	\$2,300
Importance Code B	\$19,900	\$23,400	\$17,500	\$14,700
Importance Code C	\$1,600			
<b>Total</b>	<b>\$23,900</b>	<b>\$53,100</b>	<b>\$21,600</b>	<b>\$17,000</b>



Note : 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**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**

**Asset # : 2099**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Fieldstone	70%			LIFE	**	5	\$28,700	
Masonry: Fieldstone	10%			LIFE	**	5	\$4,100	
Wood	20%			2029	**	5	\$54,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Dormers</i>								
<hr/>								
<b>Windows</b>								
Aluminum	80%			2040	**	5	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Windows Are Made Out Of Wood On The Interior Side</i>								
Wood	20%			2032	**	5	\$8,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<hr/>								
<b>Roof</b>								
Slate	100%	Now	\$71,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sides</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023	\$43,900	3	\$5,300	
Cast in Place Concrete	10%			LIFE	**	5	\$7,700	
Ceramic Tile	5%			2033	**	5	\$1,800	
Quarry Tile	15%			2037	**	5	\$7,900	
Slate	10%			LIFE	**	5	\$3,700	
Vinyl Tile	10%			2029	**	3	\$1,300	
Wood	40%			2052	**	5	\$26,400	
<hr/>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$3,200	
Gypsum Board	70%			LIFE	**	5	\$26,600	
Masonry: Fieldstone	20%			LIFE	**			
Wood	5%			LIFE	**	5	\$12,600	
<hr/>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2037	**	5	\$1,800	
Exposed Struc: Wood	15%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exhibit Area</i>								
Gypsum Board	80%			LIFE	**	5	\$36,700	
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**

**Asset # : 2099**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2024	\$2,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 400 Amperes</i>								
Fused Disc Sw	50%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$95,500	5	\$100	
<b>Raceway</b>								
Conduit	80%			2044	**	1		
Conduit	20%			2024	\$10,300	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2040	**	5	\$100	
Molded Case Bkrs	80%			2040	**	5	\$500	
Molded Case Bkrs	10%			2023	\$7,300	5	\$100	
<b>Wiring</b>								
Thermoplastic	80%			2044	**	1		
Thermoplastic	20%			2024	\$13,000	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2037	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2037	**	1	\$7,200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%			2029	**	10	\$8,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	40%			2029	**	2	\$200	
Incandescent	20%			2019	\$51,000	2	\$100	
<b>Egress Lighting</b>								
Emergency, Service	50%			2029	**	1		
Exit, LED	30%			2059	**	1		
Exit, Service	20%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$86,700	10	\$100	
<b>Alarm</b>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**

**Asset # : 2099**

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

**Alarm**

Security System

No Component

50%

Generic

50%

2029

\*\*

1

\$4,400

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Gallery*

*Explanation : C C T V Surveillance Camera System*

Fire/Smoke Detection

Generic

100%

2029

\*\*

1-3

\$14,500

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors*

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

**Heating**

Energy Source

Interruptible Gas/Dual

100%

2044

\*\*

1

Fuel

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

*Location : Buried Tank*

*Explanation : Number 2 Oil - 2,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2037

\*\*

1

\$23,300

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

*Location : Basement*

*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

50%

2040

\*\*

4

\$600

Steam Piping/Pump

50%

2044

\*\*

4

\$600

Terminal Devices

Air Handler

50%

2029

\*\*

1

\$7,300

Convactor/Radiator

50%

2041

\*\*

1

\$3,800

**Air Conditioning**

Energy Source

Electricity

100%

2040

\*\*

1

Conversion Equipment

Reciprocating

100%

2029

\*\*

1

\$10,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%*

*Location : Basement, Chiller*

Distribution

Chilled Wtr Pipe/Pump

100%

2044

\*\*

4

\$1,200

Terminal Devices

Air Handler/Cool/Ht

100%

2029

\*\*

1

\$14,500

Heat Rejection

Remote Air Cond

100%

2029

\*\*

2

\$16,400

*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.*

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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**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,100
Exhaust Fans							
Interior	100%			2029	* *	2	\$700
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2044	* *	1	
Water Heater							
Electric	50%			2022	\$1,800	4	\$100
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 1 Unit</i>					
Gas Fired	50%			2022	\$2,700	2	\$200
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 1 Unit</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Submersible	100%			2018	\$6,500	4	\$2,500
Backflow Preventer							
Generic	100%			2029	* *	1	\$1,400
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B, 1, 2</i>					
		<i>Explanation : One Unit</i>					
Fire Suppression							
Sprinkler							
Generic	100%			2044	* *	1-2	\$6,600
Fire Pump							
Generic	100%			2033	* *	1	\$4,400
Chemical System							
No Component	98%						
Generic	2%			2022	\$500	1-3	\$1,000

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 7490 **Lot** : 2 **BIN** : 4439434

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$775,700	\$849,000
Interior Architecture	\$814,300	\$54,200
Electrical	\$328,000	\$2,595,800
Mechanical	\$56,400	\$1,911,000
<b>Total</b>	<b>\$1,974,400</b>	<b>\$5,410,000</b>
Importance Code A	\$775,700	\$890,000
Importance Code B	\$1,198,700	\$4,520,000
<b>Total</b>	<b>\$1,974,400</b>	<b>\$5,410,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$2,500	\$49,800		
Interior Architecture	\$6,200		\$13,900	\$7,700
Electrical	\$30,300	\$16,500	\$17,000	\$15,700
Mechanical	\$62,100	\$60,700	\$44,300	\$29,700
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$105,900</b>	<b>\$131,900</b>	<b>\$80,100</b>	<b>\$58,100</b>
Importance Code A	\$36,900	\$58,300	\$8,200	\$8,200
Importance Code B	\$69,000	\$73,600	\$72,000	\$49,900
Importance Code C				
<b>Total</b>	<b>\$105,900</b>	<b>\$131,900</b>	<b>\$80,100</b>	<b>\$58,100</b>



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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Cement-Fiber Panel	2%			2029	**	10	\$19,900	
Masonry: Brick	48%	Now	\$450,800	LIFE	**	5	\$153,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouses</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouses</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Pre-Cast Concrete	50%			LIFE	**	5	\$517,900	
<b>Windows</b>								
Aluminum	95%	Now	\$66,800	2032	**	5	\$4,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$2,500	2027			\$12,500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse On East Side</i>								
<b>Parapets</b>								
Masonry: Brick	10%			LIFE	**	5	\$800	
Metal Rail	35%			2029	**	5-10	\$49,200	
Pre-Cast Concrete	55%			LIFE	**	5	\$26,900	
<b>Roof</b>								
Built-Up (BUR)	30%	Now	\$181,900	2034	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouses</i>								
Modified Bitumen	30%			2029	**	10	\$40,700	
Single Ply Membrane	40%	Now	\$35,600	2024			\$178,200	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<b>Interior</b>								

Note : 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**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**

**Asset # : 2101**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$54,200	
Ceramic Tile	5%			2033	**	5	\$12,400	
Terrazzo	15%			LIFE	**	5	\$29,000	
Vinyl Tile	25%	Now	\$514,100	2034	**	3	\$23,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Vinyl Tile	45%			2029	**	3	\$41,800	
<b>Interior Walls</b>								
Concrete Masonry Unit	15%			LIFE	**	5	\$14,200	
Masonry: Brick	10%			LIFE	**			
Metal Panel	15%			LIFE	**			
Plaster	35%			LIFE	**	5	\$24,900	
SGFT/Glazed Masonry	25%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	15%	Now	\$300,200	2044	**	5	\$23,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Corridor And Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	25%			2037	**	5	\$63,300	
Exposed Concrete	50%			LIFE	**	5	\$19,800	
Exposed Struc: Steel	10%			LIFE	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$41,000	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 2500 Amperes Each</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$238,600	5	\$700	
<b>Raceway</b>								
Conduit	95%			2024	\$268,100	1		
Conduit	5%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	15%			2023	\$37,200	5	\$600	
Molded Case Bkrs	85%			2023	\$210,900	5	\$3,800	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**

**Asset # : 2101**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	55%	2-4	\$209,400	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2024	\$152,300	1		
Thermoplastic	5%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	40%			2022	\$45,000	5	\$500	
Motor Control Center	60%			2022	\$423,200	5	\$2,800	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,500	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2037	**	1	\$52,700	
<b>Generators</b>								
Diesel	100%			2020	\$118,600	1	\$66,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 150 Kw</i>								
<b>Batteries</b>								
Lead/Acid	100%			2018	\$1,500	5	\$6,300	
<b>Fuel Storage</b>								
Day Tank	50%			2023	\$5,900	5	\$15,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Generator Room</i>								
<i>Explanation : 50 Gallon Capacity</i>								
Main Tank	50%			2027	\$9,800	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 2000 Gallon Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2024	\$356,400	10	\$151,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$39,700	1		
Exit, Service	50%			2024	\$21,800	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$631,400	10	\$500	
<b>Alarm</b>								

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 SCIENCE BLDG**

**Asset # : 2101**

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic

40%

2029

\*\*

1-3

\$42,200

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

*Explanation : Strobe Lights, Manual Pull Stations, Smoke Detector And Horns*

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

Heating

Energy Source

HTHW/HW

100%

2034

\*\*

1

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

*Location : Throughout*

*Explanation : High Temp. Water From Adjacent Building " Kennedy Hall Gymnasium"*

Conversion Equipment

Heat Exchanger

100%

0-2

\$34,400

2039

\*\*

1

\$73,600

*Corroded, Extent : Severe, Area Affected : 30%*

*Location : Basement*

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

*Location : Basement*

*Explanation : 1 Unit*

Distribution

Steam Piping/Pump

100%

0-2

\$56,400

2034

\*\*

4

\$8,200

*Corroded, Extent : Moderate, Area Affected : 10%*

*Location : Various Areas*

Terminal Devices

Air Handler

50%

2024

\$435,700

1

\$51,200

Convactor/Radiator

30%

2029

\*\*

1

\$16,000

Fan Coil Unit/Heat

20%

2024

\$483,900

1

\$10,700

Air Conditioning

Energy Source

District C.W.

100%

2034

\*\*

1

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

*Location : Throughout*

*Explanation : Chilled Water From Medical Arts Building*

Distribution

Chilled Wtr Pipe/Pump

100%

2034

\*\*

4

\$12,200

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

*Location : Basement Entrance*

*Explanation : Supplied From Chillers In Medical Arts Building*

Terminal Devices

Air Handler/Cool/Ht

100%

2024

\$686,400

1

\$102,300

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$92,300

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

*Estimates are rounded to the nearest hundred dollars.*

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Exhaust Fans								
Interior	95%			2024	\$169,700	2	\$4,800	
Roof	5%			2019	\$6,400	2	\$300	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Electric	100%			2022	\$25,100	4	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Undersized For Building Hot Water Demand</i>						
HW Heat Exchanger								
HTHW/HW	100%			2034	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,800	4	\$1,600	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor, Penthouse</i>						
		<i>Explanation : One Unit</i>						
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2034	* *	1-5	\$83,400	
		<i>House Tank: Metal, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse, 3 Tanks Of 9,000 Gallons Capacity Each</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : Gravity And Pressure Tanks Feed Science, Humanities And Library Buildings</i>						
Sprinkler								
No Component	95%							
Generic	5%			2024	\$94,300	1-2	\$2,300	
Chemical System								
No Component	98%							
Generic	2%			2018	\$500	1-3	\$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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 18-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7490 **Lot** : 2 **BIN** : 4845889

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$336,300	
Interior Architecture	\$129,200	\$189,100
Electrical	\$160,000	\$378,200
Mechanical	\$36,100	\$167,900
<b>Total</b>	<b>\$661,500</b>	<b>\$735,200</b>
Importance Code A	\$336,300	
Importance Code B	\$325,200	\$735,200
<b>Total</b>	<b>\$661,500</b>	<b>\$735,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$13,100	\$15,500		
Interior Architecture	\$3,400	\$2,600	\$1,000	\$2,800
Electrical	\$6,200	\$27,500	\$2,700	\$2,700
Mechanical	\$55,200	\$7,900	\$13,100	\$4,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$81,900</b>	<b>\$57,300</b>	<b>\$20,800</b>	<b>\$14,000</b>
Importance Code A	\$14,400	\$16,800	\$6,900	\$1,300
Importance Code B	\$67,500	\$40,500	\$14,000	\$12,700
Importance Code C				
<b>Total</b>	<b>\$81,900</b>	<b>\$57,300</b>	<b>\$20,800</b>	<b>\$14,000</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**

**Asset # : 2084**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	75%	Now	\$87,500	LIFE	**	5	\$29,700	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corners</i>							
Metal Coiling Doors	25%			2029	**	5	\$30,900	
<b>Windows</b>								
Aluminum	95%	Now	\$8,600	2032	**	5	\$500	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2033	**	10	\$300	
<b>Parapets</b>								
Concrete Masonry Unit	25%	Now	\$3,200	LIFE	**	5	\$700	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Interior Face Of Parapet Over Second Floor</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Interior Face Of Parapet Over Second Floor</i>							
Masonry: Brick	70%			LIFE	**	5	\$1,800	
Pre-Cast Concrete	5%	Now	\$1,300	LIFE	**	5	\$800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
<b>Roof</b>								
Modified Bitumen	100%	Now	\$248,800	2034	**			
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2023	\$24,900	3	\$3,000	
Cast in Place Concrete	35%			LIFE	**	5	\$30,600	
Ceramic Tile	3%			2033	**	5	\$1,200	
Vinyl Tile	57%			2024	\$189,100	3	\$11,400	
<b>Interior Walls</b>								
Concrete Masonry Unit	57%			LIFE	**	5	\$8,700	
Gypsum Board	40%			LIFE	**	5	\$9,200	
Wood	3%			LIFE	**	5	\$4,600	

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**

**Asset # : 2084**

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

**Interior**

**Ceilings**

AcousTileConcealSpLn	10%			2029	**	5	\$5,100	
AcousTileSusp.Lay-In	40%	Now	\$129,200	2044	**	5	\$8,200	

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*

*Location : First Floor Corridor*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : First Floor Corridor*

AcousTileSusp.Lay-In	20%			2037	**	5	\$8,200	
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*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Campus Facilities Office*

Exposed Struc: Steel	25%			LIFE	**			
Plaster	5%			LIFE	**	5	\$1,300	

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2024	\$4,700	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 1200 Amperes*

**Switchgear / Switchboard**

Fused Disc Sw	100%			2024	\$95,500	5	\$100	
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**Raceway**

Conduit	95%			2024	\$48,800	1		
Conduit	5%			2044	**	1		

**Panelboards**

Fused Disc Sw	10%			2023	\$7,300	5	\$100	
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	75%			2023	\$54,700	5	\$500	
Molded Case Bkrs	10%			2040	**	5	\$100	

**Wiring**

Thermoplastic	85%			2024	\$55,200	1		
Thermoplastic	5%			2044	**	1		
Thermoplastic	10%			2034	**	1		

**Motor Controllers**

Locally Mounted	50%			2029	**	5	\$100	
Locally Mounted	50%			2022	\$22,100	5	\$100	

**Ground**

**Grounding Devices**

Generic	100%			LIFE	**	5	\$400	
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**Stand-by Power**

**Transfer Switches**

Automatic	100%			2022	\$21,500	1	\$8,500	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**

**Asset # : 2084**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2020	\$76,200	1	\$10,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 250 Kva</i>								
<b>Batteries</b>								
Lead/Acid	100%			2018	\$1,500	5	\$1,000	
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2023	\$900	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
<b>Main Tank</b>								
	50%			2027	\$1,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 8000 Gallon Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2029	**	10	\$24,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$6,400	1		
Exit, Service	50%			2024	\$3,500	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$101,900	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	**	1	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2019	\$83,800	1-3	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, And Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								

*Note : 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**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**

**Asset # : 2084**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source HTHW/HW	100%			2034	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temp. Water From Adjacent Building " Kennedy Hall Gymnasium"</i>								
Conversion Equipment Heat Exchanger	100%			2020	\$5,600	1	\$13,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%	Now	\$18,200	2034	* *	4	\$1,300	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Terminal Devices Air Handler	50%			2024	\$70,300	1	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Air Handlers</i>								
Convector/Radiator	25%			2029	* *	1	\$2,200	
Fan Coil Unit/Heat	25%			2024	\$97,600	1	\$2,200	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2032	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	30%	0-2	\$26,500	2034	* *	1	\$3,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1 Unit, Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
No Component	70%							
Distribution Chilled Wtr Pipe/Pump	30%			2024	\$11,500	4	\$400	
No Component	70%							
Terminal Devices Air Handler/Cool/Ht	30%			2024	\$10,000	1	\$5,000	
No Component	70%							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**

**Asset # : 2084**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
Air Condenser Unit	30%	0-2	\$4,700	2034	**	2	\$4,500	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Obsolete Unit</i>								
No Component	70%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,900	
<b>Exhaust Fans</b>								
Interior	50%			2024	\$14,400	2	\$400	
Roof	50%			2024	\$10,400	2	\$400	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	50%			2034	**	1		
Galv Iron/Steel	50%	Now	\$1,900	2029	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<b>Water Heater</b>								
Electric	100%			2019	\$4,000	4	\$200	
<b>HW Heat Exchanger</b>								
HTHW/HW	100%	Now	\$36,100	2044	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sewage Ejector(s)</b>								
Electric	100%			2029	**	4	\$1,600	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-1</i>								
<i>Explanation : One Unit</i>								
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
No Component	40%							
Generic	60%			2034	**	1-2	\$4,500	

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Estimates are rounded to the nearest hundred dollars.

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Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ph  
**Block** : 7490 **Lot** : 2 **BIN** : 4439432

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$832,800	\$155,900
Interior Architecture	\$299,100	\$92,000
Electrical	\$438,500	\$232,900
Mechanical		\$354,100
<b>Total</b>	<b>\$1,570,400</b>	<b>\$834,800</b>
Importance Code A	\$832,800	\$155,900
Importance Code B	\$737,500	\$678,900
<b>Total</b>	<b>\$1,570,400</b>	<b>\$834,800</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$44,800	\$6,300		
Interior Architecture	\$2,700		\$800	\$3,200
Electrical	\$5,400	\$36,800	\$3,000	\$3,000
Mechanical	\$14,600	\$7,800	\$6,000	\$3,200
<b>Total</b>	<b>\$67,500</b>	<b>\$50,800</b>	<b>\$9,800</b>	<b>\$9,400</b>
Importance Code A	\$45,200	\$6,300	\$400	
Importance Code B	\$21,700	\$44,500	\$9,500	\$9,400
Importance Code C	\$600			
<b>Total</b>	<b>\$67,500</b>	<b>\$50,800</b>	<b>\$9,800</b>	<b>\$9,400</b>



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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$11,000	
Masonry: Brick	20%	Now	\$51,700	LIFE	**	5	\$8,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Fieldstone	15%			LIFE	**	5	\$4,900	
Metal/Glass Curt Wall	55%	Now	\$187,100	LIFE	**	5	\$45,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2044	**	5-10	\$15,100	
Windows								
Aluminum	95%	Now	\$594,000	2049	**	5	\$7,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$4,800	
Parapets								
Masonry: Brick	50%	Now	\$15,700	LIFE	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Corner</i>								
Metal/Glass Curt Wall	35%			2044	**	5	\$3,800	
Metal Panel	5%			2044	**	5	\$500	
Metal Rail	10%			2037	**	5-10	\$5,000	
Roof								
Modified Bitumen	60%			2024		10	\$17,700	
Single Ply Membrane	10%			2024		10	\$3,000	
Single Ply Membrane	30%	Now	\$29,100	2034	**			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Temporary Roof Over Penthouses</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Temporary Roof Over Penthouses</i>								
Interior								

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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**

**Asset # : 2647**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	20%			LIFE	**	5	\$19,400	
Ceramic Tile	3%			2033	**	5	\$1,300	
Slate	5%			LIFE	**	5	\$2,400	
Vinyl Tile	15%			2029	**	3	\$2,500	
Vinyl Tile	32%	Now	\$117,700	2034	**	3	\$5,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	25%			2024	\$92,000	3	\$5,500	
<b>Interior Walls</b>								
Ceramic Tile	3%			2033	**	5	\$1,300	
Concrete Masonry Unit	80%			LIFE	**	5	\$13,600	
Gypsum Board	10%			LIFE	**	5	\$2,500	
Metal Panel	2%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	30%	Now	\$107,400	2044	**	5	\$8,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridor(s)</i>								
Exposed Concrete	60%			LIFE	**	5	\$4,200	
Metal Panel	10%	Now	\$73,900	LIFE	**	5	\$5,700	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$8,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 2000 Amperes And 800 Amperes</i>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**

**Asset # : 2647**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	25%			2024	\$23,900	5		
Molded Case Bkrs	75%			2024	\$71,600	5	\$600	
<b>Raceway</b>								
Conduit	100%			2024	\$51,300	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$7,300	5	\$100	
Molded Case Bkrs	90%			2023	\$65,700	5	\$700	
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$52,000	2049	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2024	\$13,000	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$44,300	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2029	**	1	\$9,400	
<b>Generators</b>								
Diesel	100%			2020	\$118,600	1	\$11,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated @ 55 Kw</i>						
<b>Batteries</b>								
Lead/Acid	100%			2018	\$1,500	5	\$1,100	
<b>Fuel Storage</b>								
Main Tank	100%			2027	\$3,500	5	\$900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 400 Gallon Capacity</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2029	**	10	\$26,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	2%			2019	\$6,400	2		
<b>Egress Lighting</b>								
Emergency, Service	50%			2029	**	1		
Exit, Service	50%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2019	\$113,000	10	\$100	
<b>Alarm</b>								

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

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

## Alarm

Fire/Smoke Detection

No Component

50%

Generic

50%

2019

\$154,900

1-3

\$9,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations And Alarm Bells Only*

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

## Heating

Energy Source

HTHW/HW

100%

2034

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : High Temp. Water From Adjacent Building " Kennedy Hall Gymnasium"*

Conversion Equipment

HTHW/HW Exchanger

100%

0-2

\$400

2027

\$7,900

2

\$1,500

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Basement*

Distribution

Steam Piping/Pump

100%

Now

\$10,100

2034

\* \*

4

\$1,500

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Various Areas*

Terminal Devices

Air Handler

50%

2024

\$77,900

1

\$9,200

Convactor/Radiator

30%

2029

\* \*

1

\$2,900

Fan Coil Unit/Heat

20%

2024

\$86,600

1

\$1,900

## Air Conditioning

Energy Source

District C.W.

100%

2044

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Chilled Water From Adjacent Medical Arts Building*

Distribution

Chilled Wtr Pipe/Pump

100%

2034

\* \*

4

\$2,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Entrance**Explanation : Supplied From Medical Arts Building*

Terminal Devices

Air Handler/Cool/Ht

100%

2024

\$122,800

1

\$18,300

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$16,500

Exhaust Fans

Interior

80%

2024

\$25,600

2

\$700

No Component

20%

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping Brass/Copper	100%			2034	* *	1	
Water Heater Electric	100%			2019	\$4,500	4	\$300
HW Heat Exchanger HTHW/HW	100%			2024	\$66,700		
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Backflow Preventer Not Accessible	100%						
Fixtures Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**Asset Name** : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y1  
**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** : 24-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7490 **Lot** : 2 **BIN** : 4458074

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$112,100	\$38,600
Interior Architecture		\$50,700
Electrical	\$106,600	\$99,700
Mechanical		\$42,300
<b>Total</b>	<b>\$218,700</b>	<b>\$231,300</b>
Importance Code A	\$112,100	\$38,600
Importance Code B	\$106,600	\$192,600
<b>Total</b>	<b>\$218,700</b>	<b>\$231,300</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture		\$14,500	\$23,200	
Interior Architecture	\$1,100	\$7,600	\$60,400	\$800
Electrical	\$700	\$34,800	\$600	\$600
Mechanical	\$3,300	\$3,300	\$6,600	\$1,800
<b>Total</b>	<b>\$5,100</b>	<b>\$60,200</b>	<b>\$90,800</b>	<b>\$3,100</b>
Importance Code A	\$500	\$15,000	\$23,700	\$500
Importance Code B	\$4,600	\$45,200	\$67,100	\$2,600
Importance Code C				
<b>Total</b>	<b>\$5,100</b>	<b>\$60,200</b>	<b>\$90,800</b>	<b>\$3,100</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 #Y1**  
**Asset # : 2088**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Masonry: Brick	10%			LIFE	**	5	\$900	
Metal Panel	85%			2044	**	5-10	\$53,100	
<b>Windows</b>								
Aluminum	100%			2032	**	5	\$900	
<b>Roof</b>								
Roll Roofing	100%			2020	\$112,100	5	\$46,300	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023	\$19,000	3	\$2,300	
Carpet	30%			2020	\$57,100	3	\$6,900	
Ceramic Tile	5%			2033	**	5	\$800	
Vinyl Tile	15%			2029	**	3	\$900	
Vinyl Tile	40%			2024	\$50,700	3	\$3,100	
<b>Interior Walls</b>								
Gypsum Board	20%			LIFE	**	5	\$2,000	
Metal Panel	80%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%			2029	**	5	\$15,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$1,400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$31,600	5		
<b>Raceway</b>								
Conduit	100%			2024	\$30,600	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$1,500	5		
Molded Case Bkrs	90%			2023	\$13,100	5	\$300	
<b>Wiring</b>								
Thermoplastic	100%			2024	\$27,100	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y1**  
**Asset # : 2088**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2024	\$99,700	10	\$9,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery Exit, Service	50%			2024	\$6,700	10	\$1,200	
	50%			2024	\$700	1		
Exterior Lighting Fluorescent	100%			2019	\$33,000	10	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Door Entrance</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<b>Alarm</b>								
Fire/Smoke Detection Generic	100%			2019	\$106,600	1-3	\$6,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2034	**	1		
Conversion Equipment Furnace	100%			2024	\$12,200	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units Built Into The Air Handlers</i>								
<i>Explanation : 2 Ceiling Mounted Units</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2032	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2024	\$33,800	1	\$4,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Side Of The Building</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$13,300	
Terminal Devices Air Handler/Cool/Ht	100%			2024	\$42,300	1	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Mounted</i>								
<i>Explanation : 2 Units With Built In Gas Furnaces</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y1**  
**Asset # : 2088**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
Air Condenser Unit	100%			2024	\$19,900	2	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of The Building</i>								
<i>Explanation : R-22 Is Used As Refrigerant</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$600	
No Component	90%							
<b>Exhaust Fans</b>								
Roof	10%			2024	\$800	2		
No Component	90%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	* *	1		
<b>Water Heater</b>								
Gas Fired	100%			2022	\$2,300	2	\$200	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
<b>Chemical System</b>								
No Component	95%							
Generic	5%			2019	\$1,300	1-3	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : For Stove Only</i>								

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 24-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7490 **Lot** : 2 **BIN** : 4439437

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$122,900	
Interior Architecture		\$138,800
Electrical	\$177,200	\$121,400
<b>Total</b>	<b>\$300,200</b>	<b>\$260,200</b>
Importance Code A	\$122,900	
Importance Code B	\$177,200	\$260,200
<b>Total</b>	<b>\$300,200</b>	<b>\$260,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$37,800		\$25,400	
Interior Architecture	\$10,300	\$9,500		\$2,200
Electrical	\$900	\$1,200	\$800	\$800
Mechanical	\$1,700	\$12,800	\$1,800	\$3,400
<b>Total</b>	<b>\$50,700</b>	<b>\$23,400</b>	<b>\$28,000</b>	<b>\$6,400</b>
Importance Code A	\$38,400	\$600	\$26,000	\$600
Importance Code B	\$12,300	\$22,800	\$2,000	\$5,800
Importance Code C				
<b>Total</b>	<b>\$50,700</b>	<b>\$23,400</b>	<b>\$28,000</b>	<b>\$6,400</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Metal Panel	100%	Now	\$18,100	2034	**	5	\$24,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Windows</b>								
Steel	100%	Now	\$19,700	2049	**	5	\$2,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Roll Roofing	100%			2020	\$122,900	5	\$50,800	
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2033	**	5	\$900	
Vinyl Tile	90%			2024	\$138,800	3	\$8,400	
Vinyl Tile	5%	Now	\$7,700	2034	**	3	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
<b>Interior Walls</b>								
Concrete Masonry Unit	35%			LIFE	**	5	\$2,500	
Metal Panel	65%			LIFE	**			
<hr/>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%			2029	**	5	\$19,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$1,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$31,600	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**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**  
**Asset # : 2089**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2024	\$30,600	1		
Panelboards								
Fused Disc Sw	10%			2023	\$1,500	5		
Molded Case Bkrs	70%			2023	\$10,200	5	\$200	
Molded Case Bkrs	20%			2032	**	5	\$100	
Wiring								
Thermoplastic	100%			2024	\$27,100	1		
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2024	\$121,400	10	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$8,200	10	\$1,500	
Exit, Service	50%			2024	\$900	1		
Exterior Lighting								
HID	100%			2019	\$47,400	10		
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2024	\$7,600	1	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
Generic	100%			2019	\$129,900	1-3	\$7,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Furnace	100%			2024	\$14,800	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In The Ceiling</i>								
<i>Explanation : 2 Units Built Into Ceiling Handler Units</i>								
<b>Air Conditioning</b>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**

**Asset # : 2089**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2029	**	1	\$2,900	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Side Of The Building</i>					
Window/Wall Unit	30%			2019	\$7,500	1		
No Component	20%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2029	**	1	\$7,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ceiling Air Handlers With Built In Gas Furnaces</i>					
			<i>Explanation : 2 Units</i>					
<b>Heat Rejection</b>								
Air Condenser Unit	100%			2029	**	2	\$8,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : At Side Of Building</i>					
			<i>Explanation : R-22 Is Used As Refrigerant</i>					
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$700	
No Component	90%							
<b>Exhaust Fans</b>								
Roof	10%			2024	\$1,000	2		
No Component	90%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
<b>Water Heater</b>								
Electric	100%			2019	\$1,900	4	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
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 : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : 24-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7490 **Lot** : 2 **BIN** : 4834375

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$153,100	
Interior Architecture	\$59,200	\$67,700
Electrical	\$87,600	\$81,900
Mechanical		\$53,900
<b>Total</b>	<b>\$299,900</b>	<b>\$203,500</b>
Importance Code A	\$153,100	
Importance Code B	\$146,800	\$203,500
<b>Total</b>	<b>\$299,900</b>	<b>\$203,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$25,900		\$21,000	
Interior Architecture	\$1,700	\$2,100	\$24,400	\$1,000
Electrical	\$600	\$800	\$600	\$600
Mechanical	\$800	\$1,900	\$3,600	\$600
<b>Total</b>	<b>\$29,000</b>	<b>\$4,800</b>	<b>\$49,600</b>	<b>\$2,100</b>
Importance Code A	\$26,300	\$400	\$21,500	\$400
Importance Code B	\$2,400	\$4,300	\$28,100	\$1,700
Importance Code C	\$300			
<b>Total</b>	<b>\$29,000</b>	<b>\$4,800</b>	<b>\$49,600</b>	<b>\$2,100</b>



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$4,800	
Metal Panel	95%	Now	\$25,900	2034	**	5	\$34,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Building Base</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Building Base</i>								
<hr/>								
<b>Windows</b>								
Steel	100%	Now	\$51,300	2049	**	5	\$6,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Roll Roofing	100%			2020		5	\$42,100	
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2020	\$23,400	3	\$2,800	
Ceramic Tile	5%			2033	**	5	\$600	
Quarry Tile	10%			2037	**	5	\$1,900	
Vinyl Tile	65%			2024	\$67,700	3	\$4,100	
Wood	5%			2039	**	5	\$1,200	
<hr/>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$700	
Concrete Masonry Unit	15%			LIFE	**	5	\$800	
Gypsum Board	15%			LIFE	**	5	\$1,200	
Metal Panel	10%			LIFE	**	5		
Plaster	55%			LIFE	**	5	\$2,300	
<hr/>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%	0-2	\$59,200	2044	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
AcousTileSusp.Lay-In	25%			2029	**	5	\$3,100	
Exposed Struc: Steel	10%			LIFE	**	5		
Gypsum Board	5%			LIFE	**	5	\$800	

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

Under 600 Volts

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**

**Asset # : 2104**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$31,600	5		
Raceway								
Conduit	100%			2024	\$30,600	1		
Panelboards								
Fused Disc Sw	10%			2040	**	5		
Molded Case Bkrs	30%			2032	**	5	\$100	
Molded Case Bkrs	60%			2023	\$8,800	5	\$100	
Wiring								
Thermoplastic	30%			2034	**	1		
Thermoplastic	70%			2024	\$19,000	1		
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2024	\$81,900	10	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$5,500	10	\$1,000	
Exit, Service	50%			2024	\$600	1		
Exterior Lighting								
HID	100%			2024	\$31,900	10		
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2024	\$5,100	1	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
Generic	100%			2019	\$87,600	1-3	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station And Alarm Bells Only</i>								

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

**Heating**

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**

**Asset # : 2104**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Furnace	100%			2024	\$10,000	1	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of The Building</i>								
<i>Explanation : 3 Units Built Into A C Package Unit</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2024	\$53,900	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Package Unit At Side Of The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of The Building</i>								
<i>Explanation : 3 Package Units With Built In Gas Furnaces</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$10,900	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$500	
No Component	90%							
Exhaust Fans								
Roof	10%			2024	\$700	2		
No Component	90%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Electric	100%			2019	\$1,300	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
<b>Fire Suppression</b>								
Sprinkler								
Generic	100%			2034	* *	1-2	\$2,300	

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : **07-Jan-2013**      **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **8760**      **Lot** : **60**      **BIN** :

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Bulkheads		\$1,053,700
<b>Total</b>		<b>\$1,053,700</b>
Importance Code B		\$1,053,700
<b>Total</b>		<b>\$1,053,700</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Bulkheads	\$1,500			
<b>Total</b>	<b>\$1,500</b>			
Importance Code A	\$100			
Importance Code B	\$1,300			
Importance Code C				
<b>Total</b>	<b>\$1,500</b>			



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

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Structural</b>								
Revetment								
Stone	5%			LIFE	**	5	\$300	
No Component	95%							
<hr/>								
Sheet Piles								
Steel	55%			LIFE	**			
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Above Mhw Elevation</i>						
Not Accessible	45%							
<hr/>								
Wales								
Steel	90%			LIFE	**	5	\$23,900	
		<i>Corrosion, Extent : Light, Area Affected : 35%</i>						
		<i>Location : Throughout</i>						
Not Accessible	10%							
<hr/>								
Pile Caps								
Concrete	95%			LIFE	**	5	\$3,200	
		<i>Cracking, Extent : Light, Area Affected : 55%</i>						
		<i>Location : Isolated Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
		<i>Explanation : Efference</i>						
Steel	3%			2028	**	5	\$300	
No Component	2%							
<hr/>								
<b>Backfill</b>								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Concrete	50%			2037	**	5	\$6,400	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Along Walkway</i>						
Topsoil	50%			2023	\$29,700	5	\$2,600	
<hr/>								
<b>Deck Elements</b>								
Railing								
Steel	100%			2022	\$1,053,700			
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Isolated Throughout</i>						

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

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

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

Print Date : 16-Sep-2016

**CITY UNIVERSITY OF NEW YORK - FY 2017**

**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** : **07-Jan-2013** **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **8760** **Lot** : **60** **BIN** :

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Bulkheads	\$209,500	
<b>Total</b>	<b>\$209,500</b>	
Importance Code A	\$209,500	
<b>Total</b>	<b>\$209,500</b>	

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Bulkheads	\$1,100	\$9,700		
<b>Total</b>	<b>\$1,100</b>	<b>\$9,700</b>		
Importance Code A				
Importance Code B	\$1,100	\$9,700		
Importance Code C				
<b>Total</b>	<b>\$1,100</b>	<b>\$9,700</b>		



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

**Asset # : 13550**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Structural</b>								
Coping/Curb Concrete	85%			LIFE	**	5	\$1,500	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
		<i>Spalling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
No Component	15%							
<b>Revetment</b>								
Stone	85%			LIFE	**	5	\$9,600	
No Component	15%							
<b>Sheet Piles</b>								
Steel	15%	4+	\$165,400	LIFE	**			
		<i>Corrosion, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Throughout</i>						
Steel	2%	Now	\$44,100	LIFE	**			
		<i>Corrosion, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Holes In Sheeting 8+21 To 8+22 10+94 To 11+00</i>						
No Component	83%							
<b>Wales</b>								
Timber	15%			LIFE	**	4	\$4,300	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
No Component	85%							
<b>Pile Caps</b>								
Concrete	15%			LIFE	**	5	\$900	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
No Component	85%							
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							
<b>Surface</b>								
Asphalt	5%			2033	**	5	\$1,100	
Concrete	90%			2039	**	5	\$19,500	
Concrete	5%			2033	**	5	\$1,100	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**

**Asset # : 13551**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Gravity Wall Concrete	80%	4+	\$193,500	LIFE	**	5	\$5,000	
			<i>Cracking, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Isolated Throughout</i>					
			<i>Spalling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Isolated Throughout</i>					
No Component	20%							
<b>Revetment</b>								
Stone	85%			LIFE	**	5	\$7,800	
No Component	15%							
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Western End Of Asset</i>					
			<i>Explanation : No Revetment At Beach</i>					
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							
<b>Surface</b>								
Asphalt	35%			2033	**	5	\$6,100	
Concrete	65%			2033	**	5	\$11,400	
			<i>Cracking, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Isolated Throughout</i>					
<b>Deck Elements</b>								
<b>Railing</b>								
Concrete	90%	4+	\$6,600	2028	**			
			<i>Mechanical Damage, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Isolated Throughout Also Disconnected Chains Between Posts Isolated</i>					
No Component	10%							

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## CITY UNIVERSITY OF NEW YORK - 042

## Project : CITY UNIVERSITY OF NEW YORK

CAPITAL	FY 2018 - 2021		FY 2022 - 2027	
Miscellaneous Buildings	182,400		157,900	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Miscellaneous Buildings	32,800	10,700	10,300	9,000

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1844	BRONX COMMUNITY COLLEGE INFORMATION CENTER	250	0	7,300
1845	BRONX COMMUNITY COLLEGE GUARD HOUSE #1	60	0	1,700
1846	BRONX COMMUNITY COLLEGE GREENHOUSE	300	0	8,700
1847	BRONX COMMUNITY COLLEGE DROP-IN-CENTER	4,032	183,000	15,700
1858	QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE - TEMP 5	2,624	119,100	10,200
2640	KINGSBOROUGH COMMUNITY COLLEGE SECURITY POST - R	1,130	38,200	17,500
13608	BRONX COMMUNITY COLLEGE GUARD HOUSE #2	60	0	1,700

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