

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 04-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1,Mez
Block : 16 **Lot** : 215 **BIN** : 1084587

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$52,800	\$52,400
Electrical		\$525,300
Mechanical		\$696,500
Total	\$52,800	\$1,274,100
Importance Code A	\$52,800	\$52,400
Importance Code B		\$1,221,800
Total	\$52,800	\$1,274,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$900		\$5,600	
Interior Architecture	\$34,500	\$900		\$8,300
Electrical	\$1,900	\$2,100	\$1,600	\$1,600
Mechanical	\$3,400	\$4,800	\$30,000	\$4,100
Site Pavements	\$8,400			
Total	\$49,200	\$7,700	\$37,300	\$14,100
Importance Code A	\$900		\$5,600	
Importance Code B	\$38,800	\$7,700	\$31,700	\$14,100
Importance Code C	\$9,400			
Total	\$49,200	\$7,700	\$37,300	\$14,100



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	88%			LIFE	**	5	\$26,400	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Metal Coiling Doors	2%			2043	**	5	\$1,900	
	Window Wall	10%			2050	**	5	\$11,200	
Windows									
	Metal Louvers	100%			2039	**	10	\$52,400	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5		
	Pre-Cast Concrete	5%			LIFE	**	5		
Roof									
	Cast in Place Concrete	15%			LIFE	**			
	Modified Bitumen	75%			2035	**	10	\$52,800	
	Skylight, Metal/Glass	10%			2050	**	10	\$23,500	
Soffits									
	Metal Panel	100%			2050	**	5-10		
Interior									
Floors									
	Carpet	45%			2029	\$222,400	3	\$31,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,800	
	Ceramic Tile	5%			2039	**	5	\$1,800	
	Quarry Tile	30%			2043	**	5	\$15,800	
	Vinyl Tile	10%			2035	**	3	\$1,800	
	Wood	5%			2058	**	5	\$3,300	
Interior Walls									
	Gypsum Board	45%	Now	\$1,000	LIFE	**	5	\$6,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Corridor							
	Masonry: Brick	15%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$1,500	
	Wood	20%			LIFE	**	5	\$19,800	
		Other Observation, Extent : Moderate, Area Affected : 60%							
		Location : Main Theater							
		Explanation : Wood Laminate							
Ceilings									
	AcousTileConcealSpLn	50%	Now	\$15,700	2043	**	5	\$11,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : First Floor Main Corridor							
	Exposed Struc: Concrete	10%			LIFE	**	5	\$500	
	Gypsum Board	20%			LIFE	**	5	\$8,800	
	Metal Panel	10%			LIFE	**	5	\$4,400	
	Plaster	10%			LIFE	**	5	\$2,200	
Site Enclosure									

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

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

Site Enclosure

Fence/Gates

Chain Link

75%

2050

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : South Side Of Building**Explanation : Actual Material Is Metal Decorative Panel*

Iron Picket

25%

2065

* *

Site Pavements

On-Site Walkways

Pavers/Stone

100%

2-4

\$8,400

2039

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : 1st Floor Entrance*

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

Under 600 Volts

Raceway

Conduit

100%

2040

* *

1

Panelboards

Fused Disc Sw

5%

2038

* *

5

Molded Case Bkrs

95%

2038

* *

5

\$600

Wiring

Thermoplastic

100%

2040

* *

1

Motor Controllers

Locally Mounted

100%

2035

* *

5

\$200

Lighting

Interior Lighting

Fluorescent

5%

2030

\$12,900

10

\$1,100

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallways*

Fluorescent

25%

2030

\$64,600

10

\$5,400

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

Incandescent

70%

2030

\$180,700

2

\$400

Egress Lighting

Emergency, Service

30%

2030

\$3,800

1

Emergency, Battery

20%

2030

\$7,000

10

\$1,100

Exit, Service

50%

2030

\$1,800

1

Exterior Lighting

HID

30%

2030

\$29,200

10

No Component

70%

Alarm

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

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

Alarm

Security System

No Component

70%

Generic

30%

2030

\$23,400

1

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2030

\$267,100

1-3

\$14,400

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

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

Heating

Distribution

Central Plant Steam

100%

2040

* *

4

\$1,700

Piping/Pmp

Terminal Devices

Air Handler

100%

2030

\$339,600

1

\$14,400

Air Conditioning

Distribution

CW & CHW Wtr

100%

2040

* *

4

\$1,700

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2030

\$270,900

1

\$14,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$13,000

Exhaust Fans

Interior

100%

2030

\$85,900

2

\$700

Plumbing

H/C Water Piping

Brass/Copper

100%

2040

* *

1

Water Heater

Electric

100%

2025

\$21,300

4

\$100

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sewage Ejector(s)

Electric

100%

2030

\$7,000

4

\$900

Fixtures

Generic

100%

Fire Suppression

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Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2040	* *	1-5	\$11,800	
	Sprinkler							
	No Component	80%						
	Generic	20%		2040	* *	1-2	\$1,300	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 04-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,7,8,Ph
Block : 16 **Lot** : 215 **BIN** : 1066406

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$4,422,600	\$1,020,200
Interior Architecture	\$2,827,700	\$1,490,600
Electrical	\$4,200,000	\$7,259,000
Mechanical	\$5,038,500	\$9,022,300
Site Pavements	\$84,600	
Total	\$16,573,400	\$18,792,200
Importance Code A	\$4,422,600	\$1,193,900
Importance Code B	\$12,014,900	\$17,193,200
Importance Code C	\$136,000	\$405,100
Total	\$16,573,400	\$18,792,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$82,700			
Interior Architecture	\$144,700	\$47,200		\$140,900
Electrical	\$80,900	\$65,400	\$100,300	\$69,200
Mechanical	\$176,000	\$221,000	\$353,000	\$234,100
Site Enclosure	\$31,300			
Site Pavements	\$12,000			
Elevators/Escalators	\$98,800	\$98,800	\$98,800	\$98,800
Total	\$626,300	\$432,300	\$552,100	\$542,900
Importance Code A	\$82,700		\$1,700	
Importance Code B	\$500,400	\$410,700	\$550,400	\$542,900
Importance Code C	\$43,200	\$21,500		
Total	\$626,300	\$432,300	\$552,100	\$542,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Cast in Place Concrete	5%			LIFE	**	5	\$71,300	
		Repairs in Progress, Extent : N/A, Area Affected : 10%							
		Location : North Side Of Building Adjacent To Parking Lot							
	Masonry: Brick Cavity	60%			LIFE	**	5	\$171,100	
		Efflorescence, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Metal Panel		14%			2050	**	5-10	\$274,500	
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Penthouse Enclosure							
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Penthouse Enclosure							
Metal Coiling Doors		1%			2043	**	5	\$8,900	
	Window Wall	20%			2050	**	5	\$213,900	
Windows									
Aluminum		95%	Now	\$3,871,400	2038	**	5	\$60,600	
		Air Infiltration, Extent : Moderate, Area Affected : 60%							
		Location : Throughout All Operable Windows							
		Repairs in Progress, Extent : N/A, Area Affected : 5%							
		Location : West Side At 2nd Floor							
		Caulking Deteriorated, Extent : Severe, Area Affected : 50%							
		Location : Throughout All Operable Windows							
Metal Louvers		5%			2039	**	10	\$39,900	
Parapets									
Masonry: Brick Cavity		65%			LIFE	**	5	\$11,100	
		Efflorescence, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Metal Rail		20%			2043	**	5-10	\$61,700	
Pre-Cast Concrete		15%			LIFE	**	5	\$16,100	
Roof									
IRMA/Protected Membrane		10%	Now	\$4,800	2030			\$241,100	
		Gravel/Stone Ballast, Extent : Light, Area Affected : 10%							
		Location : Below Cooling Tower And Child Care Area							
		Paver Block Ballast, Extent : Light, Area Affected : 90%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor Book Store, Connecting Corridors At 2nd Floor Gymnasium							
Modified Bitumen		90%	Now	\$369,400	2035	**			
		Ponding, Extent : Light, Area Affected : 5%							
		Location : Throughout Out Upper Roof							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Over Gymnasium, Library And Stair Tower E							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Metal Panel	100%	Now	\$36,000	2050	**	5	\$169,600	
				Broken/Missing Elements, Extent : Severe, Area Affected : 10%					
				Location : West Side Exit And Loading Dock					
				Deformed/Dented, Extent : Light, Area Affected : 5%					
				Location : West Side Exit And Loading Dock					
				Deteriorated Finish, Extent : Light, Area Affected : 25%					
				Location : Throughout					
				Staining/Discoloring, Extent : Light, Area Affected : 25%					
				Location : Throughout					
Interior									
	Floors								
	Carpet	15%			2029	\$2,167,900	3	\$307,400	
	Cast in Place Concrete	15%	Now	\$35,300	LIFE	**	5	\$336,200	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Various Mechanical Rooms At 1st Floor					
	Ceramic Tile	5%			2039	**	5	\$51,200	
				Recent Installation, Extent : N/A, Area Affected : 10%					
				Location : Swimming Pool					
				Other Observation, Extent : Light, Area Affected : 30%					
				Location : Toilets Throughout					
				Explanation : Under Construction For Handicap Upgrade					
	Quarry Tile	5%	4+	\$32,500	2043	**	5	\$38,400	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : 1st Floor Vestibules Throughout.					
	Sheet Vinyl/Rubber	10%	4+	\$245,300	2035	**	5	\$76,800	
				Other Observation, Extent : Light, Area Affected : 15%					
				Location : Gymnasium					
				Explanation : Floor Wet Down To Substrate In Gymnasium Due To Roof Leak, Causing Staining.					
	Vinyl Tile	50%	2-4	\$481,400	2035	**	3	\$192,100	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout Cafateria And Corridors					
				Patching Evident, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Worn/Eroded, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%			2039	**	5	\$43,100		
Other Observation, Extent : Light, Area Affected : 30%									
Location : Toilets Throughout									
Explanation : Under Construction For Handicap Upgrade									
Concrete Masonry Unit	10%			LIFE	**	5	\$34,500		
Glass: Single Pane	3%			LIFE	**	5	\$19,400		
Gypsum Board	65%	Now	\$51,400	LIFE	**	5	\$336,200		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Basement Mechanical Control Room									
Masonry: Brick	15%			LIFE	**				
Wood	2%			LIFE	**	5	\$69,000		
Ceilings									
AcousTileConcealSpLn	15%	Now	\$412,200	2043	**	5	\$96,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Main Entry Lobby, Corridors, Outside Gymnasium									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Various Locations Throughout									
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Various Locations Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Outside Gymnasium And Various Locations Throughout									
AcousTileSusp.Lay-In	50%			2035	**	5	\$512,300		
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Library And Book Store									
Exposed Struc: Steel	10%	Now	\$1,192,400	LIFE	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : First Floor Mechanical Spaces And Gymnasium									
Gypsum Board	15%			LIFE	**	5	\$192,100		
Metal Panel	10%	Now	\$189,100	LIFE	**	5	\$128,100		
Bent/Warped Elements, Extent : Light, Area Affected : 15%									
Location : Corridors Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Corridors Throughout									
Site Enclosure									
Fence/Gates									
Chain Link	75%	2-4	\$27,100	2040	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%									
Location : East Side Along Property Line									
Iron Picket	25%			2065	**				
Deteriorated Finish, Extent : Light, Area Affected : 50%									
Location : North West Parking Lot									

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Asset # : 2097

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	75%	0-2	\$4,200	2050		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : North Side Exterior Stair							
Masonry: Fieldstone	25%			2050		* *		
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Main Entrance							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Entrance							
	Explanation : Actual Material Is Granite Panel							
Retaining Walls								
Cast in Place Concrete	10%	2-4	\$100	2050		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Northwest Parking Lot							
Concrete Masonry Unit	90%			2050		* *		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%			2043		* *		
Pavers/Stone	15%			2039		* *		
On-Site Walkways								
Cast in Place Concrete	20%	Now	\$4,300	2043		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : West Side North And South Side Stairs, Harrison Street Entrance							
Masonry: Granite	5%			LIFE		* *		
Pavers/Stone	75%	Now	\$84,600	2039		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Main Entrane And East Side Elevated Walkway							
	Loose Units, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Main Entrane And East Side Elevated Walkway							
Parking/Driveway								
Asphalt	90%	2-4	\$7,700	2033		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : North Side Parking Lot							
Cast in Place Concrete	10%			2043		* *		
Activity Yard								
Rubber Matting	100%			2035		* *		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Child Care							
	Explanation : Located At Child Care Playground							

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

Under 600 Volts

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Asset # : 2097

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2030	\$173,600	5	\$3,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four 4,000 Ampere Main Service Disconnect Switches. Currently The Incoming Feeders Are Being Replaced.									
Transformers									
	Dry Type	100%			2028	\$17,500	5	\$2,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical And Mechanical Room									
Explanation : One 150 Kilovolt-ampere, One 50 Kilovolt-ampere, Two 45 Kilovolt-ampere, 480/208/120 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2030	\$945,000	5	\$2,800	
Raceway									
	Conduit	100%			2030	\$1,115,700	1		
Panelboards									
	Fused Disc Sw	10%			2029	\$109,000	5	\$1,500	
	Molded Case Bkrs	80%			2038	* *	5	\$14,000	
	Molded Case Bkrs	10%			2046	* *	5	\$1,700	
Wiring									
	Thermoplastic	10%			2050	* *	1		
	Thermoplastic	90%			2030	\$1,357,000	1		
Motor Controllers									
	Locally Mounted	20%			2028	\$88,200	5	\$900	
	Motor Control Center	60%	0-2	\$1,660,900	2050	* *	5	\$5,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Rooms									
Explanation : The Motor Control Centers Are Operational But Are Obsolete And Spare Parts Are Not Easy To Find.									
	Motor Control Center	20%			2035	* *	5	\$3,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$9,700	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2028	\$24,300	1	\$203,900	
Generators									
	Diesel	100%			2026	\$134,200	1	\$256,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Two New 600 Kilowatt Generators Are Installed On The Roof.									
Batteries									
	Lead/Acid	100%			2023	\$1,700	5	\$24,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Two New Generators With Associated Batteries Are Currently Installed.									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2055	**	5	\$61,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Two New Generators With Day Tank Are Installed On The Roof.							
	Main Tank	50%			2033	**	5	\$9,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 5,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2030	\$1,130,500	10	\$425,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2035	**	10	\$60,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2030	\$161,500	10	\$60,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby And Hallways							
	LED	10%			2040	**			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Gymnasium And Other Areas							
		Explanation : New LED Fixtures Have Been Installed In The Gymnasium And Other Areas.							
	Egress Lighting								
	Emergency, Service	55%			2030	\$198,100	1		
	Emergency, Service	5%			2035	**	1		
	Exit, Service	35%			2025	\$69,100	1		
	Exit, Service	5%			2035	**	1		
	Exterior Lighting								
	HID	30%			2030	\$829,600	10	\$600	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	\$664,600	1	\$74,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways, Lobby And Outside							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%	0-2	\$2,275,100	2040	**	1-3	\$111,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Fire Alarm Is Obsolete, It Is Frequently Having Problems.							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2040	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Steam Room							
		Explanation : Steam Provided By Con Edison							
	Conversion Equipment								
	Under Construction	100%							
	Distribution								
	Hot Wtr Piping/Pump	30%			2046	**	4	\$9,800	
	Central Plant Steam Piping/Pmp	70%			2050	**	4	\$22,900	
	Terminal Devices								
	Air Handler	40%			2038	**	1	\$163,900	
	Air Handler	30%			2025	\$2,893,100	1	\$122,900	
	Fan Coil Unit/Heat	30%			2030	\$3,081,300	1	\$64,200	
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	85%			2040	**	1		
	Electricity	15%			2038	**	1		
	Conversion Equipment								
	Absorption Chiller/Direct Fire	85%			2038	**	1	\$609,500	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : First Floor Mechanical Equipment Room							
		Explanation : Two Steam Turbine Driven Chillers Using R500 Refrigerant							
	Centrifugal, Elec Chiller	15%			2043	**	1	\$107,600	
		R-134a Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Penthouse							
		Recent Installation, Extent : N/A, Area Affected : 10%							
		Location : Penthouse							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$32,700	
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2038	**	1	\$327,800	
	Fan Coil - 4 Pipe	20%			2030	\$3,211,400	1	\$42,800	
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2040	**	2	\$46,200	
	Air Cooled Condenser Unit	5%			2030	\$69,100	2	\$23,100	
	Water Cooling Tower	85%	Now	\$1,106,100	2028	\$2,212,200	2	\$453,500	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Roof							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Roof							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$369,500	
	Exhaust Fans								
	Interior	100%			2035	**	2	\$20,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$511,200	2040	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Main Shut Off Broken							
	HW Heat Exchanger								
	Steam Fired	100%			2040	**	4	\$98,300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : All Floors							
		Explanation : New Risers And Bathrooms							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Pool Filter/Treatment								
	Under Construction	100%							
	Sewage Ejector(s)								
	Electric	100%			2030	\$197,500	4	\$26,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 5 Duplex Units							
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2030	\$34,900	1	\$8,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One Unit From 1st To 8th Floor, Three Units From 1st To 7th Floor							
		Explanation : 4 Units							
	Escalators								
	Under 20' Rise	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor To 7th Floor							
		Explanation : 20 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	**	1-5	\$334,100	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	80%							
	Generic	20%			2040	* *	1-2	\$37,100	
Fire Pump									
	Generic	100%			2026	\$441,500	1	\$123,700	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 04-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,11,14,Ph
Block : 127 **Lot** : 1 **BIN** : 1001414

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$137,700	\$1,247,100
Interior Architecture	\$278,500	\$647,200
Electrical		\$328,100
Mechanical	\$46,800	\$135,400
Total	\$462,900	\$2,357,900
Importance Code A	\$137,700	\$1,247,100
Importance Code B	\$325,200	\$788,700
Importance Code C		\$322,100
Total	\$462,900	\$2,357,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$13,800		\$52,700	\$9,200
Interior Architecture	\$128,500	\$29,100		\$77,100
Electrical	\$55,600	\$48,900	\$98,300	\$57,100
Mechanical	\$119,900	\$218,800	\$130,300	\$201,000
Elevators/Escalators	\$213,600	\$213,600	\$213,600	\$213,600
Total	\$531,300	\$510,400	\$494,900	\$558,000
Importance Code A	\$24,400		\$52,700	\$10,000
Importance Code B	\$474,000	\$493,600	\$442,200	\$548,000
Importance Code C	\$32,900	\$16,800		
Total	\$531,300	\$510,400	\$494,900	\$558,000



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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL
Asset # : 4131

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	50%			LIFE	**	5	\$63,100	
	Metal Panel	10%			2050	**	5-10	\$86,800	
	Metal Coiling Doors	2%	4+	\$3,200	2043	**	5	\$3,900	
Deformed/Dented, Extent : Light, Area Affected : 5%									
Location : Loading Dock At Dumpster									
	Granite Panels	3%			LIFE	**	5	\$2,800	
	Window Wall	35%			2050	**	5	\$165,700	
Windows									
	Aluminum	10%			2046	**	5	\$18,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Fixed Windows									
	Metal Louvers	90%			2039	**	10	\$1,038,000	
Parapets									
	Masonry: Brick	20%			LIFE	**	5	\$1,300	
	Metal Rail	75%			2043	**	5-10	\$90,400	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,100	
Roof									
	Green, Roof Inaccessible	35%			LIFE	**			
Extensive: Tray Type, Extent : Light, Area Affected : 100%									
Location : 12th And 14th Floor Roofs									
	IRMA/Protected Membrane	50%			2035	**	10	\$29,000	
Gravel/Stone Ballast, Extent : Light, Area Affected : 25%									
Location : Throughout									
Paver Block Ballast, Extent : Light, Area Affected : 75%									
Location : Throughout									
	Metal Panel	10%			2043	**	10	\$10,600	
	Skylight, Metal/Glass	5%			2050	**	10	\$9,700	
Soffits									
	Cement - Fiber Panel	100%			2035	**	10		
Interior									
Floors									
	Carpet	15%			2029	\$1,043,400	3	\$147,900	
	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	65%			2035	**	3	\$160,300	

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL
Asset # : 4131

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

Interior

Interior Walls

Ceramic Tile	5%			2039	**	5	\$33,500
Concrete Masonry Unit	10%	Now	\$32,900	LIFE	**	5	\$26,800

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

Location : Loading Dock Area

Glass: Single Pane	5%			LIFE	**	5	\$25,200
Gypsum Board	80%			LIFE	**	5	\$322,100

Ceilings

AcousTileSusp.Lay-In	85%			2043	**	5	\$419,200
Exposed Struc: Steel	3%	Now	\$68,900	LIFE	**		

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Basement Pump Room From Loading Dock Above And Penthouse Roof Drain Below Green Roof

Exposed Struc: Steel	2%			LIFE	**		
Gypsum Board	10%			LIFE	**	5	\$61,600

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**		

On-Site Walkways

Masonry: Granite	100%			LIFE	**		

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2056	**	5	\$1,500

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

Location : Electrical Room

Explanation : Four 4,000 Ampere Main Disconnect Switches

Transformers

Dry Type	100%			2047	**	5	\$1,300

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

Location : Electrical Room

Explanation : Four 1,500 Kilovolt-ampere, 208 Pri 480/277 Volts

Switchgear / Switchboard

Fused Disc Sw	100%			2056	**	5	\$1,500

Raceway

Conduit	100%			2056	**	1	

Panelboards

Fused Disc Sw	10%			2052	**	5	\$800
Molded Case Bkrs	90%			2052	**	5	\$8,500

Wiring

Thermoplastic	100%			2056	**	1	

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL
Asset # : 4131

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Variable Frequency Drive	100%			2047	**			
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe, Point Of Contact Not Visible Covered With Insulation Material							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$110,100	
	Generators								
	Diesel	100%			2043	**	1	\$138,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 1,000 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2025	\$1,700	5	\$79,700	
	Fuel Storage								
	Day Tank	50%			2052	**	5	\$33,200	
	Main Tank	50%			2065	**	5	\$5,300	
Lighting									
	Interior Lighting								
	Fluorescent	85%			2038	**	10	\$278,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%			2038	**	10	\$49,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Service	50%			2038	**	1		
	Exit, LED	40%			2065	**	1		
	Exit, Service	10%			2038	**	1		
	Exterior Lighting								
	Fluorescent	10%			2038	**	10	\$3,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2065	**	5	\$10,500	
Alarm									

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL
Asset # : 4131

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

Alarm

Security System

No Component

70%

Generic

30%

2038

* *

1

\$40,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$227,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells*

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

Heating

Energy Source

Utility Steam

100%

2056

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing

100%

2043

* *

5

\$21,200

Valve/LP Steam

*Other Observation, Extent : Light, Area Affected : 25%**Location : Basement**Explanation : A Hot Water Converter For Heating Devices*

Distribution

Hot Wtr Piping/Pump

25%

2052

* *

4

\$6,600

Central Plant Steam

75%

2056

* *

4

\$19,800

Piping/Pmp

Terminal Devices

Air Handler

75%

2038

* *

1

\$165,900

Convactor/Radiator

25%

2047

* *

1

\$28,900

Air Conditioning

Energy Source

Electricity

100%

2052

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

100%

2043

* *

1

\$387,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 3 Units. Refrigerant: R-123*

Distribution

CW & CHW Wtr

100%

2056

* *

4

\$26,500

Pipe/Pump

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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL
Asset # : 4131

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2038	**	1	\$221,200	
	Heat Rejection								
	Water Cooling Tower	100%			2034	**	2	\$360,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$199,500	
	Exhaust Fans								
	Interior	100%			2038	**	2	\$11,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2056	**	4	\$53,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2038	**	4	\$7,600	
	Sewage Ejector(s)								
	Electric	100%			2038	**	4	\$14,200	
	Backflow Preventer								
	Generic	100%			2038	**	1	\$21,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	98%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One Unit From Basement To 14th Floor, Eleven Units From 1st To 14th Floor							
		Explanation : 12 Units							
	Hydraulic	2%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Basement To 1st Floor							
		Explanation : 2 Units							
	Escalators								
	Under 20' Rise	20%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : 1st To 9th Floor							
		Explanation : 8 Units							
	No Component	80%							
Fire Suppression									
	Standpipe								
	Generic	100%			2056	**	1-5	\$187,100	
	Sprinkler								
	Generic	100%			2056	**	1-2	\$100,200	

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

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

Asset # : 4131

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump							
	Generic	100%		2043	* *	1	\$66,800	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$380,400	
Interior Architecture	\$109,200	
Electrical		\$83,500
Mechanical	\$60,200	
Site Pavements		\$225,500
Total	\$549,900	\$309,000
Importance Code A	\$440,600	
Importance Code B	\$109,200	\$83,500
Importance Code C		\$225,500
Total	\$549,900	\$309,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$48,400		\$600	
Interior Architecture	\$51,600			\$1,200
Electrical	\$10,800	\$9,700	\$200	\$300
Mechanical	\$17,400	\$2,000	\$600	\$600
Site Enclosure	\$36,800			
Site Pavements	\$45,100			
Total	\$210,200	\$11,700	\$1,400	\$2,000
Importance Code A	\$48,400	\$400	\$1,000	\$400
Importance Code B	\$75,500	\$11,300	\$500	\$1,700
Importance Code C	\$86,200			
Total	\$210,200	\$11,700	\$1,400	\$2,000



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

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

Asset # : 2070

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	60%	Now	\$188,800	LIFE	* *	5	\$11,300	1
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Low Wall Near Entrance							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 75%							
		Location : Low Wall Near Entrance							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Low Wall Near Entrance							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Masonry: Fieldstone	10%	Now	\$72,100	LIFE	* *	5	\$1,400	
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Front Yard Retaining Wall							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Open Joints, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : South Side							
		Explanation : Loose Units							
	Metal Panel	20%	Now	\$9,000	2049	* *	5	\$7,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
		Location : West Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : West Facade							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
	Stucco Cement	5%	0-2	\$9,100	2034	* *	5	\$1,200	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Wood	5%	Now	\$16,400	2034	* *	5	\$2,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows	Aluminum	52%			2045	* *	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Vinyl Windows							
	Steel	48%	Now	\$62,200	2054	* *	5	\$6,700	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : West Facade							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : West Facade							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
	Location : West Facade								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : West Facade								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : West Facade								
Parapets									
Metal Panel		10%	0-2	\$2,100	2039	* *	5	\$200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal: Cage/Fence	10%	Now	\$1,400	2034	* *	5	\$400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : West Facade							
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : West Facade								
	No Component	80%							
Roof									
Asphalt Shingle		75%	Now	\$3,700	2032	\$37,300			
		Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Various Locations								
Single Ply Membrane		25%	Now	\$57,300	2039	* *			
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%							
		Location : Over Multipurpose Room							
		Seams Open/Split, Extent : Moderate, Area Affected : 20%							
		Location : Over Multipurpose Room							
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Multipurpose Room								
Soffits									
Wood		100%	Now	\$6,700	2034	* *	5	\$2,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Paint Peeling, Extent : Light, Area Affected : 25%								
	Location : Throughout								

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Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	10%			2038	**	5	\$1,600	
Terrazzo	5%	0-2	\$4,000	LIFE	**	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Nosing								
Vinyl Tile	60%	0-2	\$52,600	2034	**	3	\$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 33%								
Location : Throughout Basement, 2nd And 3rd Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 33%								
Location : Throughout Basement, 2nd And 3rd Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout Basement, 1st, 2nd And 3rd Floor								
Wood	25%	Now	\$56,700	2044	**	5	\$3,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Gypsum Board	20%	Now	\$600	LIFE	**	5	\$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	5%			LIFE	**			
Plaster	70%	Now	\$12,400	LIFE	**	5	\$1,400	
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout 2nd And 3rd Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : 3rd Floor								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Explanation : Uneven Surface								
Ceilings								
Gypsum Board	25%			LIFE	**	5	\$4,900	
Plaster	75%	Now	\$33,800	LIFE	**	5	\$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 3rd Floor								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : 3rd Floor								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	2-4	\$28,100	2039		* *		
				Corrosion/Rusting, Extent : Light, Area Affected : 10%					
				Location : Throughout					
Retaining Walls									
	Cast in Place Concrete	75%			2049		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Masonry: Fieldstone	25%	2-4	\$8,700	2039		* *		
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042		* *		
On-Site Walkways									
	Cast in Place Concrete	15%			2042		* *		
	Pavers/Stone	85%	Now	\$45,100	2032	\$225,500			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Efflorescence, Extent : Light, Area Affected : 5%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
Activity Yard									
	Rubber Matting	100%			2029				

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : There Is A 400 Ampere Main Switch In Good Condition. However, A Lot Of Communication Wiring Around The Equipment.							
Raceway									
	Conduit	30%			2039	* *	1		
	Conduit	70%			2029	\$24,200	1		
Panelboards									
	Molded Case Bkrs	50%			2037	* *	5	\$100	
	Molded Case Bkrs	50%			2028	\$8,300	5	\$100	

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

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

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

Asset # : 2070

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	50%			2029	\$15,300	1		
	Thermoplastic	50%			2039	* *	1		
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,500	LIFE	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : There Is Evidence That The Grounding Connection Was Refurbished During The Last Few Years.								
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$83,500	10	\$6,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout Building.								
	Egress Lighting								
	Exit, Service	100%			2029	\$1,200	1		
	Exterior Lighting								
	HID	30%			2024	\$9,500	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exterior Building Walls.								
	Explanation : Exterior Fixtures Are Controlled Via Photocell.								
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$7,600	1	\$900	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2029	\$25,900	1-3	\$1,400	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2039	* *	5	\$2,300	
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$60,200	2049	* *	1	\$3,400	
	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								

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

Asset # : 2070

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%			2028	\$12,200	4	\$600	
Terminal Devices									
	Convactor/Radiator	90%			2027	\$37,600	1	\$2,200	
	Convactor/Radiator	5%	Now	\$2,100	2049	* *	1	\$100	
Abandoned in Place, Extent : Light, Area Affected : 100%									
Location : Basement									
	Fan Coil Unit/Heat	5%			2034	* *	1	\$100	
Air Conditioning									
Energy Source									
	Electricity	100%			2045	* *	1		
Conversion Equipment									
	Window/Wall Unit	80%			2023	\$13,000	1		
	No Component	20%							
Plumbing									
H/C Water Piping									
	Brass/Copper	40%			2039	* *	1		
	Galvanized Steel	60%	0-2	\$2,100	2027	\$20,600	1		
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Heater									
	Electric	100%			2028	\$6,900	4	\$100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Basement									
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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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$170,800	\$67,600
Interior Architecture	\$71,400	\$84,900
Electrical	\$327,000	\$1,493,500
Mechanical	\$476,100	\$995,900
Total	\$1,045,300	\$2,641,900
Importance Code A	\$170,800	\$67,600
Importance Code B	\$803,100	\$2,574,300
Importance Code C	\$71,400	
Total	\$1,045,300	\$2,641,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$51,600			
Interior Architecture	\$69,600	\$9,700	\$3,500	
Electrical	\$8,100	\$7,000	\$6,200	\$7,500
Mechanical	\$27,800	\$45,600	\$12,500	\$15,000
Site Pavements	\$21,900			
Total	\$179,100	\$62,300	\$22,100	\$22,500
Importance Code A	\$51,600	\$200		
Importance Code B	\$83,600	\$62,100	\$22,100	\$22,500
Importance Code C	\$43,800			
Total	\$179,100	\$62,300	\$22,100	\$22,500



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Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2080

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	90%	Now	\$112,700	LIFE	**	5	\$67,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Lower Base							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : East And West Facades								
	Painted Surfaces, Extent : Moderate, Area Affected : 50%								
	Location : East And West Facades								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	5%			LIFE	**	5	\$2,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Stucco Cement	5%			2042	**	5	\$9,400		
Windows									
Aluminum	100%	Now	\$49,100	2045	**	5	\$5,300		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
	Location : Window Guards								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North And West Windows									
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$6,600		
Masonry: Limestone	10%			LIFE	**	5	\$900		
Roof									
Built-Up (BUR)	95%			2034	**	10	\$58,100		
	Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Roll Roofing	5%			2028	\$14,000	5	\$5,100		
Interior									
Floors									
Cast in Place Concrete	35%			LIFE	**	5	\$84,900		
	Ceramic Tile	15%		2038	**	5	\$16,600		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Showers							
	Explanation : Under Repair								
Vinyl Tile	25%			2034	**	3	\$10,400		
Wood	25%			2057	**	5	\$52,000		

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	10%			2038	**	5	\$9,700	
	Recent Repair Evident, Extent : N/A, Area Affected : 10%								
	Location : Showers And Toilet								
	Concrete Masonry Unit	60%	Now	\$71,400	LIFE	**	5	\$23,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout, Toilets								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout, Toiets								
	Masonry: Brick	5%			LIFE	**			
	Plaster	15%	Now	\$12,900	LIFE	**	5	\$4,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Third Floor Administrative Offices								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : North Side Administrative Offices And Windows								
	SGFT/Glazed Masonry	5%	Now	\$4,200	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Corridors								
Ceilings									
	AcousTileConcealSpLn	10%			2034	**	5	\$13,900	
	Staining/Discoloring, Extent : Light, Area Affected : 15%								
	Location : Locker Rooms								
	AcousTileSusp.Lay-In	5%			2034	**	5	\$5,500	
	Exposed Struc: Concrete	50%	Now	\$39,400	LIFE	**	5	\$8,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Men Locker Room								
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Men Locker Room								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Men Locker Room								
	Exposed Struc: Steel	25%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$6,900	
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2049	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$21,900	2049	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Bridge Damage								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Bridge Damage								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Bridge Damage								
	Explanation : Barrier In Place To Prevent Use.								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	Parking/Driveway								
	Asphalt	100%			2038	**			
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$40,900	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : The Main Service Switch Is Rated At 800 Amperes.								
	Transformers								
	Dry Type	100%			2027	\$17,500	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : The Transformer System Includes Two 75 Kilovolt-ampere And Two 45 Kilovolt-ampere								
	Switchgear / Switchboard								
	Fused Disc Sw	30%			2039	**	5	\$100	
	Molded Case Bkrs	70%			2029	\$113,400	5	\$1,300	
	Raceway								
	Conduit	80%			2029	\$109,500	1		
	Conduit	20%			2039	**	1		
	Panelboards								
	Fused Disc Sw	10%			2037	**	5	\$200	
	Molded Case Bkrs	20%			2037	**	5	\$400	
	Molded Case Bkrs	65%			2028	\$96,600	5	\$1,200	
	Molded Case Bkrs	5%			2045	**	5	\$100	
	Wiring								
	Braided Cloth	40%	2-4	\$76,900	2054	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Thermoplastic	55%			2029	\$105,700	1		
	Thermoplastic	5%			2049	**	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$83,500	5	\$500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$21,700	
Lighting									

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

Asset # : 2080

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	65%			2029	\$111,900	10	\$42,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps Are Installed In Most Areas.							
	Fluorescent	35%			2039	* *	10	\$22,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Pool Area							
		Explanation : New T-8 And Compact Fluorescent Light Fixtures Were Being Installed During The Site Visit.							
Egress Lighting									
	Emergency, Service	20%			2029	\$7,700	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : These Fixtures Are Powered From Adjacent Building Generator.							
	Exit, Service	80%			2029	\$16,800	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : These Fixtures Are Powered From Adjacent Building Generator.							
Exterior Lighting									
	Incandescent	100%			2024	\$250,100	2	\$100	
Alarm									
	Security System								
	No Component	80%							
	Under Construction	20%							
Fire/Smoke Detection									
	Generic, Analog	100%			2029	\$808,200	1-3	\$44,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : The Fire Alarm System Is Composed Of Bells, Smoke Detectors And Manual Pull Stations.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Supplied From Adjacent Building							
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2032	\$118,900			

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 ALUMNI GYMNASIUM

Asset # : 2080

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Central Plant Steam Piping/Pmp	88%	0-2	\$21,800	2039	* *	4	\$3,100	
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout. Leak In Female Staff Locker Room									
Leak Evident, Extent : Severe, Area Affected : 15%									
Location : Leaking Steam Valve In Basement Mechanical Room									
	Central Plant Steam Piping/Pmp	12%			2049	* *	4	\$400	
Terminal Devices									
	Air Handler	40%			2024	\$411,100	1	\$17,500	
	Convactor/Radiator	60%			2027	\$234,800	1	\$13,700	
Air Conditioning									
Energy Source									
	Electricity	100%			2037	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2030	\$273,300	2	\$400	
	Int Pkg Unit - Heating/Cooling	10%			2033	* *	2	\$400	
Other Observation, Extent : Light, Area Affected : 10%									
Location : 3rd Floor									
Explanation : New Unit For Pool Area									
	No Component	80%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2	\$9,200	
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,400	
Exhaust Fans									
	Interior	25%			2024	\$65,000	2	\$500	
	Wall Unit	75%			2024	\$19,500	2	\$1,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2039	* *	1		
	Galvanized Steel	50%			2034	* *	1		
Water Heater									
	Electric	100%			2027	\$64,400	4	\$600	
Recent Installation, Extent : N/A, Area Affected : 30%									
Location : Basement Mechanical Room									
Other Observation, Extent : Light, Area Affected : 30%									
Location : Basement Mechanical Room									
Explanation : Four 250 Gallon Electric Water Heaters									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		

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

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

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

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

Asset # : 2080

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$11,100	4	\$2,200	
	Pool Filter/Treatment								
	Sand	100%			2046	* *	4	\$17,500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2029	\$304,600	1-5	\$36,900	

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

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$428,500	\$311,200
Total	\$428,500	\$311,200
Importance Code A	\$428,500	\$311,200
Total	\$428,500	\$311,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$9,900			
Interior Architecture	\$23,200			\$300
Electrical	\$200	\$200	\$300	\$200
Mechanical	\$1,200	\$900	\$1,800	\$900
Site Pavements	\$16,300			
Total	\$50,700	\$1,200	\$2,000	\$1,500
Importance Code A	\$9,900			
Importance Code B	\$17,300	\$1,200	\$2,000	\$1,500
Importance Code C	\$23,500			
Total	\$50,700	\$1,200	\$2,000	\$1,500



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	100%	Now	\$371,500	LIFE	* *	5	\$91,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Base, Around Windows, Exterior Stairs And Various Other Locations								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Various Locations								
Windows									
	Aluminum	98%	Now	\$57,000	2054	* *	5	\$600	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Metal Louvers	2%			2038	* *	10	\$100	
Roof									
	Modified Bitumen	100%			2029	\$219,500	10	\$13,500	
Soffits									
	Cast in Place Concrete	100%	Now	\$9,900	LIFE	* *	5	\$700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,800	
	Ceramic Tile	5%			2038	* *	5	\$600	
	Terrazzo	65%			LIFE	* *	5	\$6,500	
	Vinyl Tile	20%	Now	\$15,600	2034	* *	3	\$1,000	
	Adhesion Failure, Extent : Moderate, Area Affected : 35%								
	Location : 2nd Floor								
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : 2nd Floor								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : 2nd Floor								
Interior Walls									
	Cast in Place Concrete	20%			LIFE	* *			
	Concrete Masonry Unit	15%			LIFE	* *	5	\$1,400	
	Plaster	65%	Now	\$7,300	LIFE	* *	5	\$4,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Southwest Corner In Ground Floor Stair								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Southwest Corner In Ground Floor Stair And Windows								

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

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

Asset # : 2093

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

Interior

Ceilings

AcousTile,Adhered	30%			2042	**	5	\$3,800	
AcousTileConcealSpLn	10%			2042	**	5	\$1,600	
Plaster	60%			LIFE	**	5	\$4,800	

Site Pavements

On-Site Walkways

Cast in Place Concrete	81%	Now	\$16,300	2049	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Entry Stair</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry Stair</i>								
<i>Explanation : Worning Sign Placed By Bcc</i>								

Cast in Place Concrete	19%			2049	**			

Parking/Driveway

Asphalt	100%			2038	**			

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

Under 600 Volts

Raceway

Conduit	100%			2039	**	1		

Panelboards

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

Wiring

Thermoplastic	100%			2039	**	1		

Motor Controllers

Locally Mounted	100%			2034	**	5	\$100	

Lighting

Interior Lighting

Fluorescent	50%			2029	\$10,000	10	\$3,500	
LED	50%			2037	**			

Recent Installation, Extent : N/A, Area Affected : 100%

Location : Classroom

Egress Lighting

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

Exterior Lighting

HID	20%			2029	\$6,900	10		

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

Location : Throughout

Explanation : Controlled Via Photocell

No Component	80%							

Alarm

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

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

Asset # : 2093

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2034

* *

1-3

\$2,300

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

Heating

Energy Source

HTHW/HW

100%

2039

* *

1

Distribution

Central Plant Steam

100%

2049

* *

4

\$400

Piping/Pmp

Recent Replace Evident, Extent : N/A, Area Affected : 30%

Location : 2nd Floor Mechanical Room

Terminal Devices

Air Handler

100%

2037

* *

1

\$4,700

Recent Installation, Extent : N/A, Area Affected : 100%

Location : 2nd Floor Mechanical Room

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Campus Chilled Water

100%

2038

* *

Terminal Devices

Air Handler/Cool/Ht

100%

2037

* *

1

\$4,700

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,200

Exhaust Fans

Interior

100%

2029

\$30,300

2

\$200

Plumbing

H/C Water Piping

Galvanized Steel

10%

0-2

\$200

2034

* *

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

Fixtures

Generic

100%

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

Estimates are rounded to the nearest hundred dollars.

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : BRONX COMMUNITY COLLEGE BLISS HALL
Address : 145 WEST 180TH STREET
Borough : BRONX **Agency's Number** : 21027
Program / Asset # : CUN0007.270 / 2062 **Yr Built/Renovated** : 1936 /
Area Sq Ft : 31,075 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4
Block : 3222 **Lot** : 62 **BIN** : 2100252

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$799,400	\$74,300
Interior Architecture	\$275,300	\$240,200
Electrical	\$129,700	\$657,600
Mechanical	\$53,600	\$251,400
Total	\$1,258,000	\$1,223,600
Importance Code A	\$799,400	\$74,300
Importance Code B	\$458,600	\$1,149,300
Total	\$1,258,000	\$1,223,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$47,100			
Interior Architecture	\$30,800	\$12,800		\$3,200
Electrical	\$47,600	\$16,300	\$2,700	\$3,300
Mechanical	\$11,400	\$6,600	\$1,800	\$1,400
Total	\$136,900	\$35,700	\$4,500	\$7,900
Importance Code A	\$47,100	\$400		\$400
Importance Code B	\$64,100	\$35,300	\$4,500	\$7,500
Importance Code C	\$25,800			
Total	\$136,900	\$35,700	\$4,500	\$7,900



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 BLISS HALL

Asset # : 2062

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%			LIFE	* *	5	\$23,200	
	Masonry: Brick	80%			LIFE	* *	5	\$74,300	
	Masonry: Limestone	5%	Now	\$56,000	LIFE	* *	5	\$3,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Cornices								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Cornices								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Cornices								
	Metal Coiling Doors	5%	Now	\$87,300	2034	* *	5	\$7,300	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : South Facade								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : South Facade								
	Stucco Cement	5%	Now	\$14,900	2034	* *	5	\$5,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : South Facade								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
Windows									
	Aluminum	100%	Now	\$21,100	2045	* *	5	\$11,400	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$14,600	
	Masonry: Limestone	10%			LIFE	* *	5	\$2,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	90%	Now	\$656,100	2039	**			1
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Drains Clogged, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 15%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Bulkhead							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Roll Roofing	5%	Now	\$11,100	2031	\$11,100	5	\$2,000	1
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Bulkhead							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Bulkhead							
	Skylight, Metal/Glass	5%			2039	**	10	\$8,100	
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$47,900	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
	Ceramic Tile	5%			2038	**	5	\$3,700	
	Terrazzo	5%			LIFE	**	5	\$2,900	
	Vinyl Tile	35%			2029	\$240,200	3	\$12,800	
	Vinyl Tile 9" X 9"	25%			2024	\$222,300	3	\$6,800	
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$2,200	
	Plaster	80%	Now	\$25,800	LIFE	**	5	\$17,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Roof Stair							
		Repairs in Progress, Extent : N/A, Area Affected : 30%							
		Location : Stair Below Roof Bulkhead							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Roof Stair							

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

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

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

Interior

Ceilings

AcousTileConcealSpLn	15%			2034	**	5	\$13,700	
AcousTileSusp.Lay-In	10%			2034	**	5	\$7,300	
Exposed Struc: Concrete	25%			LIFE	**	5	\$2,900	
Plaster	50%	Now	\$53,000	LIFE	**	5	\$22,800	

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

Location : Roof Stair

Repairs in Progress, Extent : N/A, Area Affected : 30%

Location : Stair Below Roof Bulkhead

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

Location : Throughout 4th Floor

Site Enclosure

Fence/Gates

Chain Link	100%			2049	**			

Retaining Walls

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

Site Pavements

On-Site Walkways

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$100	

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

Location : Electrical Room

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

Transformers

Dry Type	100%			2034	**	5	\$100	

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

Location : Electrical Room

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

Switchgear / Switchboard

Fused Disc Sw	20%			2039	**	5		
Molded Case Bkrs	80%			2029	\$86,400	5	\$700	

Raceway

Conduit	90%			2029	\$52,300	1		
Conduit	10%			2039	**	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2028	\$8,300	5	\$100	
	Molded Case Bkrs	50%			2028	\$41,300	5	\$400	
	Molded Case Bkrs	40%			2037	* *	5	\$300	
Wiring									
	Braided Cloth	60%	2-4	\$44,100	2054	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building.								
	Thermoplastic	30%			2029	\$22,100	1		
	Thermoplastic	10%			2039	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$50,100	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Meter Room On Main Water Service Pipe.								
	Explanation : Grounding Is Relatively New.								
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	* *	1	\$9,600	
Lighting									
Interior Lighting									
	Fluorescent	95%			2029	\$72,000	10	\$27,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building.								
	HID	5%			2029	\$2,800	10	\$100	
Egress Lighting									
	Emergency, Service	50%			2024	\$8,400	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Gets Power From Adjacent Building Generator.								
	Exit, Service	50%			2024	\$4,600	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building.								
	Explanation : Gets Power From Adjacent Building Generator.								
Exterior Lighting									
	HID	100%			2024	\$129,700	10	\$100	
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%			2029	\$355,600	1-3	\$19,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building.								
	Explanation : Fire Alarm System Is Composed Of Pull Station, Smoke Detectors, Strobe Lights And Alarm Bells.								

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

Asset # : 2062

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$79,200	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : This Building Was Previously The Power Plant					
				Explanation : Several Pieces Of Obsolete Equipment Need To Be Removed					
	Conversion Equipment								
	HTHW/HW Exchanger	100%			2038	* *	2	\$1,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : This Building Has Two Heat Exchangers. One Feeds New Hall, And One Heat Exchanger Feeds Bliss Hall.					
	Distribution								
	Central Plant Steam	100%			2049	* *	4	\$1,500	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	100%			2027	\$172,200	1	\$10,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2023	\$53,600	1		
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$7,100	2034	* *	1		
				Corroded, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	HW Heat Exchanger								
	HTHW/HW	100%			2039	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	10%	0-2	\$3,400	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
	Cast Iron	90%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$4,900	4	\$1,000	
	Fixtures								
	Generic	100%							

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$546,600	\$249,100
Interior Architecture	\$186,600	\$225,300
Electrical	\$71,100	\$50,100
Mechanical	\$172,900	\$98,400
Total	\$977,100	\$622,900
Importance Code A	\$546,600	\$249,100
Importance Code B	\$379,100	\$373,800
Importance Code C	\$51,500	
Total	\$977,100	\$622,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$85,600	\$3,700		
Interior Architecture	\$64,900	\$900		\$2,300
Electrical	\$22,300	\$1,800	\$1,800	\$1,500
Mechanical	\$37,600	\$600	\$600	\$600
Site Pavements	\$200			
Total	\$210,600	\$7,000	\$2,400	\$4,400
Importance Code A	\$85,600	\$3,800		
Importance Code B	\$93,000	\$3,300	\$2,400	\$4,400
Importance Code C	\$31,900			
Total	\$210,600	\$7,000	\$2,400	\$4,400



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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Exterior Walls	Masonry: Brick	90%	Now	\$415,300	LIFE	**	5	\$249,100		
		Efflorescence, Extent : Moderate, Area Affected : 10%								
		Location : South Facade								
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2%								
	Location : Front Entrance, North Facade, At Gutter Leaks									
	Masonry: Brownstone	10%			LIFE	**	5	\$20,800		
	Windows	Wood	80%	Now	\$32,800	2037	**	5	\$13,200	
			Deteriorated Finish, Extent : Severe, Area Affected : 50%							
			Location : Throughout							
Dry Rot/Decay, Extent : Light, Area Affected : 20%										
Location : Various Locations										
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%										
Location : Basement										
Paint Peeling, Extent : Moderate, Area Affected : 60%										
Location : Throughout										
Wood		20%			2054	**	5	\$6,600		
Parapets										
	Copper/Terne	27%			2049	**	5	\$900		
	Wood Cornice	73%	Now	\$27,300	2059	**	5	\$2,800		
		Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
		Location : Throughout, Eaves								
		Insect/Bird Damage, Extent : Moderate, Area Affected : 15%								
		Location : Eaves								
		Paint Peeling, Extent : Severe, Area Affected : 50%								
		Location : Eaves								
		Recent Repair Evident, Extent : N/A, Area Affected : 50%								
	Location : Northeast And West Elevations									
Roof										
	Built-Up (BUR)	57%	Now	\$131,300	2039	**				
		Worn/Eroded, Extent : Severe, Area Affected : 100%								
		Location : Throughout								
	Roll Roofing	5%	Now	\$3,500	2031	\$3,500	5	\$600	1	
		Blisters, Extent : Moderate, Area Affected : 50%								
		Location : Bulkhead								
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Bulkhead									
	Slate	38%	Now	\$5,500	LIFE	**				
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%								
Location : Throughout										
Loose Units, Extent : Light, Area Affected : 10%										
Location : South Side										

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

Asset # : 2073

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Cast in Place Concrete	10%			LIFE	* *	5	\$800	
	Wood	90%	Now	\$16,600	2034	* *	5	\$3,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior									
	Floors								
	Cast in Place Concrete	12%			LIFE	* *	5	\$6,100	
	Ceramic Tile	3%	2-4	\$1,500	2032	\$14,900	5	\$300	
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Toilets								
	Quarry Tile	5%			2034	* *	5	\$1,700	
	Vinyl Tile 9" X 9"	80%	Now	\$135,200	2029	\$225,300	3	\$6,900	
	Adhesion Failure, Extent : Severe, Area Affected : 100%								
	Location : Corridors, Bathrooms, Classrooms								
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Corridors, Various Other Locations								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Corridors, Various Other Locations								

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

Asset # : 2073

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	30%	Now	\$22,000	LIFE	* *	5	\$3,600	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Stair, At Roof Bulkhead							
	Masonry: Brick	40%	Now	\$51,500	LIFE	* *			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Basement, Stair							
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Various Locations							
		Spalling, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Masonry: Fieldstone	10%	Now	\$4,400	LIFE	* *			
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Explanation : Mortar Joints Eroded							
	Plaster	20%	Now	\$5,300	LIFE	* *	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deteriorated Finish, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Classrooms							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	Exposed Struc: Concrete	10%	Now	\$8,200	LIFE	* *	5	\$400	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Gypsum Board	20%			LIFE	* *	5	\$5,800	
	Plaster	70%	Now	\$23,500	LIFE	* *	5	\$10,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Loose/Delam Surface, Extent : Severe, Area Affected : 10%							
		Location : Classrooms							
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Classrooms							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Classrooms							

Site Enclosure

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

Asset # : 2073

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

Site Enclosure

Retaining Walls

Masonry: Brick

100%

2039

**

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

Location : Areaway

Site Pavements

On-Site Walkways

Cast in Place Concrete

90%

2042

**

Masonry: Granite

10%

0-2

\$200

LIFE

**

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

Location : Main Entry Stair

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2039

**

5

\$100

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

Location : Electrical Room.

Explanation : One 400 Ampere Main Disconnect Switch.

Switchgear / Switchboard

Molded Case Bkrs

100%

2039

**

5

\$400

Raceway

Conduit

100%

2029

\$24,500

1

Panelboards

Molded Case Bkrs

20%

2028

\$6,600

5

\$100

Molded Case Bkrs

80%

2037

**

5

\$400

Wiring

Thermoplastic

20%

2029

\$5,400

1

Thermoplastic

80%

2039

**

1

Motor Controllers

Locally Mounted

100%

2027

\$50,100

5

\$100

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100%

2042

**

1

\$5,200

Lighting

Interior Lighting

Fluorescent

100%

2-4

\$20,800

2029

\$41,500

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

Location : Throughout The Building

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

Location : Throughout The Building

Explanation : T-8 Lamps

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

Asset # : 2073

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator							
	Exit, Service	50%			2034	* *	1		
	Exterior Lighting								
	HID	100%			2024	\$71,100	10	\$100	
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2034	* *	1-3	\$10,500	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	* *			
	Distribution								
	Central Plant Steam Piping/Pmp	100%	0-2	\$172,900	2039	* *	4	\$1,000	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Terminal Devices								
	Convactor/Radiator	90%			2027	\$98,400	1	\$5,700	
	Convactor/Radiator	10%	0-2	\$10,900	2049	* *	1	\$600	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Window/Wall Unit	40%			2023	\$17,000	1		
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$9,000	2034	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 15%							
		Location : Bathrooms							

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

Asset # : 2073

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2027	\$18,000	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 70 Gallon Electric							
	HW Heat Exchanger								
	HTHW/HW	100%			2029	\$35,700			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER
Address : 2010 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21047
Program / Asset # : CUN0007.590 / 14555 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 13,060 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2116208

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$21,500	\$2,900	
Interior Architecture	\$2,500		\$2,800	
Electrical	\$1,100	\$13,300	\$1,400	\$1,100
Mechanical	\$1,400	\$1,600	\$7,000	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$8,900	\$40,300	\$18,000	\$6,600
Importance Code A		\$21,500	\$2,900	
Importance Code B	\$7,400	\$18,800	\$15,100	\$6,600
Importance Code C	\$1,500			
Total	\$8,900	\$40,300	\$18,000	\$6,600



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	100%			LIFE	**	5	\$16,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Exterior Masonry Is A Thin Brick System							
Windows	Aluminum	100%			2045	**	5	\$5,800	
Parapets	Masonry: Brick	30%			LIFE	**	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Exterior Masonry Is A Thin Brick System							
	Metal Cornice	10%			2057	**	10	\$1,300	
	Metal: Cage/Fence	30%			2042	**	5-10	\$9,200	
	Stucco Cement	30%			2042	**	5	\$3,100	
Roof	Modified Bitumen	100%			2034	**	10	\$21,500	
Soffits	Cement - Fiber Panel	100%			2034	**	10		
Interior									
Floors	Carpet	10%			2028	\$27,600	3	\$2,900	
	Ceramic Tile	10%			2038	**	5	\$2,000	
	Quarry Tile	5%			2042	**	5	\$1,500	
	Vinyl Tile	75%			2034	**	3	\$5,500	
Interior Walls	Ceramic Tile	10%			2038	**	5	\$3,000	
	Gypsum Board	90%			LIFE	**	5	\$16,100	
Ceilings	AcousTileSusp.Lay-In	95%			2042	**	5	\$18,700	
		Staining/Discoloring, Extent : Light, Area Affected : 2% Location : Lower Level Classroom. May Be Due To Hvac							
	Gypsum Board	5%			LIFE	**	5	\$1,200	
Site Enclosure	Fence/Gates								
	Chain Link	100%			2049	**			
Retaining Walls	Cast in Place Concrete	100%			2064	**			
Site Pavements	On-Site Walkways								
	Cast in Place Concrete	100%			2042	**			
Parking/Driveway	Asphalt	100%			2038	**			
Activity Yard	Rubber Matting	100%			2034	**			

Note : 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 CHILD DEVELOPMENT CENTER
Asset # : 14555

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Knife Sw	100%			2049	**	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 800 Amperes						
	Transformers								
	Dry Type	100%			2042	**	5		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 30 Kilovolt-ampere						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2049	**	5	\$300	
	Raceway								
	Conduit	100%			2049	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2045	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2049	**	1		
	Motor Controllers								
	Locally Mounted	100%			2042	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$4,000	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	**	10	\$12,000	
			T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout						
	Egress Lighting								
	Emergency, Service	50%			2034	**	1		
	Exit, LED	50%			2057	**	1		
	Exterior Lighting								
	HID	50%			2034	**	10		
	No Component	50%							
Alarm									
	Security System								
	No Component	40%							
	Generic	60%			2034	**	1	\$2,900	
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Digital	50%			2034	**	1-3	\$4,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2055	**	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	**			
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	**	4	\$600	
	Terminal Devices								
	Fan Coil Unit/Heat	90%			2034	**	1	\$3,800	
	Unit Heater - Steam	10%			2034	**	4	\$100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2034	**	2	\$700	
	Split Unit	10%			2034	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$17,000	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$8,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,300	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	**	1		
	Water Heater								
	Electric	100%			2027	\$11,900	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Two 80 Gallon Heaters								
	Sanitary Piping								
	Not Accessible	100%							
	Backflow Preventer								
	Generic	100%			2034	**	1	\$800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 2nd Floor								
	Explanation : 1 Unit								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		80%						
Generic		20%		2049	* *	1-2	\$700	
Chemical System								
Wet		5%		2027	\$1,400	1-3	\$200	
No Component		95%						

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$3,589,100	\$1,363,500
Interior Architecture	\$713,900	\$63,900
Electrical	\$263,800	\$1,247,100
Mechanical		\$3,523,500
Total	\$4,566,800	\$6,198,000
Importance Code A	\$3,589,100	\$1,363,500
Importance Code B	\$854,400	\$4,834,500
Importance Code C	\$123,300	
Total	\$4,566,800	\$6,198,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$12,100		
Interior Architecture	\$139,100			\$17,900
Electrical	\$28,400	\$41,300	\$6,800	\$7,200
Mechanical	\$45,000	\$25,600	\$12,600	\$8,800
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$244,000	\$110,600	\$50,900	\$65,500
Importance Code A		\$12,400		
Importance Code B	\$211,100	\$98,200	\$50,900	\$65,500
Importance Code C	\$32,900			
Total	\$244,000	\$110,600	\$50,900	\$65,500



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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 COLSTON HALL
Asset # : 2090

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	15%			LIFE	**	5	\$53,000	
	Masonry: Brick	60%	Now	\$141,300	LIFE	**	5	\$42,400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Including Penthouse							
	Masonry: Fieldstone	15%			LIFE	**	5	\$7,900	
	Metal Panel	5%			2039	**	5-10	\$24,300	
	Metal Coiling Doors	5%			2034	**	5	\$11,000	
Windows									
	Aluminum	95%	Now	\$2,739,000	2054	**	5	\$29,600	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Window Film Cracked And Worn Out							
	Steel	5%	Now	\$179,700	2054	**	5	\$19,500	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 25%							
		Location : Bulkheads							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Bulkheads							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Bulkheads							
Parapets									
	Cast in Place Concrete	90%			LIFE	**	5	\$252,200	
	Metal Rail	10%			2042	**	5-10	\$49,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Stair Tower							
Roof									
	Modified Bitumen	100%	Now	\$529,200	2029	\$1,058,300			
		Alligatoring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Blisters, Extent : Severe, Area Affected : 33%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									

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

Asset # : 2090

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$44,700	
	Ceramic Tile	5%			2038	**	5	\$10,200	
	Quarry Tile	5%			2042	**	5	\$15,300	
	Steel Grating	1%	Now	\$125,300	2059	**	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Mechanical Penthouse									
	Terrazzo	9%	0-2	\$47,200	LIFE	**	5	\$14,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Stair Nosing									
	Vinyl Tile	70%	Now	\$134,400	2034	**	3	\$53,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various Locations Throughout									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Corridors									
Uneven Surface, Extent : Severe, Area Affected : 75%									
Location : Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$14,500	
	Concrete Masonry Unit	3%			LIFE	**	5	\$3,500	
	Gypsum Board	22%			LIFE	**	5	\$38,200	
	Masonry: Brick	5%			LIFE	**			
	Mosaic Tile	5%	Now	\$123,300	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Stairs									
	Plaster	50%	Now	\$25,700	LIFE	**	5	\$43,400	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Stair Bulkhead, Throughout									

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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
Interior									
	Ceilings								
	AcousTile,Adhered	10%	Now	\$21,000	2034	* *	5	\$10,200	
		Adhesion Failure, Extent : Moderate, Area Affected : 10%							
		Location : 8th Floor							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : 8th Floor							
		Explanation : Water Infiltration							
	AcousTileConcealSpLn	10%	2-4	\$18,300	2042	* *	5	\$12,800	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	AcousTileSusp.Lay-In	20%	Now	\$182,700	2042	* *	5	\$20,400	
		Misaligned/Bulging, Extent : Severe, Area Affected : 100%							
		Location : Throughout Corridors							
		Staining/Discoloring, Extent : Severe, Area Affected : 80%							
		Location : Throughout Corridors							
	Exposed Struc: Concrete	10%	Now	\$14,500	LIFE	* *	5	\$3,200	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : North Stair Tower							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : North Stair Tower							
	Plaster	50%	Now	\$148,200	LIFE	* *	5	\$63,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	100%			2042	* *	5-10		
	Retaining Walls								
	Masonry: Fieldstone	100%			2049	* *			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
	On-Site Walkways								
	Asphalt	90%			2038	* *			
	Cast in Place Concrete	10%			2042	* *			
	Parking/Driveway								
	Asphalt	100%			2038	* *			

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

Under 600 Volts

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

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

Asset # : 2090

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	60%			2039	**	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room.									
Explanation : One 4,000 Ampere, One 2,000 Ampere And 1,600 Ampere.									
	Fused Disc Sw	40%			2039	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room.									
Explanation : One 1,600 Ampere And One 1,200 Ampere Main Disconnect Switches For Fire Pump									
Transformers									
	Dry Type	100%			2034	**	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room.									
Explanation : One 500 Kilovolt-ampere 480volt-208/120volt, Work Being Performed On The 500 Kilovolt-ampere Transformer									
Switchgear / Switchboard									
	Fused Disc Sw	20%			2029	\$43,200	5	\$100	
	Fused Disc Sw	80%			2039	**	5	\$400	
Raceway									
	Conduit	80%			2029	\$184,400	1		
	Conduit	20%			2039	**	1		
Panelboards									
	Fused Disc Sw	5%			2037	**	5	\$100	
	Fused Disc Sw	10%			2028	\$19,800	5	\$300	
	Molded Case Bkrs	75%			2028	\$148,700	5	\$2,200	
	Molded Case Bkrs	10%			2045	**	5	\$300	
Wiring									
	Braided Cloth	80%	2-4	\$263,800	2054	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									
Explanation : Insulation Aged									
	Thermoplastic	20%			2039	**	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power									
Transfer Switches									
	Automatic	75%			2042	**	1	\$25,900	
	Automatic	25%			2034	**	1	\$8,700	
Lighting									

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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 COLSTON HALL

Asset # : 2090

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	80%			2029	\$219,200	10	\$82,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80% Location : Throughout The Building.							
	Fluorescent	20%			2034	* *	10	\$20,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Corridors.							
Egress Lighting									
Emergency, Service		50%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator							
	Exit, Service	10%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator							
Exit, Service		40%			2024	\$13,400	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator							
Exterior Lighting									
HID		15%			2029	\$70,400	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof. Explanation : Controlled Via Photocell							
	Incandescent	5%	4+	\$19,900	2039	* *	2		
		Obsolete Fixtures, Extent : Light, Area Affected : 100% Location : On Roof.							
No Component		80%							
Alarm									
Security System									
No Component		70%							
	Generic	30%			2029	\$112,700	1	\$12,600	
Fire/Smoke Detection									
No Component		70%							
	Generic, Analog	30%			2029	\$386,000	1-3	\$21,400	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	HTHW/HW	100%			2029	\$286,700	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 COLSTON HALL
Asset # : 2090

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2032	\$189,200			
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$9,100	2037	* *	4	\$5,500	
			Corroded, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						
			Recent Repair Evident, Extent : N/A, Area Affected : 1%						
			Location : Basement, O S And Y Valve						
	Terminal Devices								
	Convactor/Radiator	20%			2034	* *	1	\$7,300	
	No Component	80%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Throughout						
			Explanation : Covered Under Air Conditioning Terminal Devices						
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Campus Chilled Water	80%			2038	* *			
	Split Unit	20%			2034	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Dry Coolers						
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2039	* *	4	\$8,300	
	Terminal Devices								
	Fan Coil - 4 Pipe	100%			2029	\$2,724,200	1	\$36,300	
	Heat Rejection								
	Dry Cooler	10%			2029	\$63,300	2	\$7,800	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$12,500	
	No Component	80%							
	Exhaust Fans								
	Interior	20%	4+	\$16,600	2029	\$82,800	2	\$600	
			Other Observation, Extent : Moderate, Area Affected : 10%						
			Location : Basement						
			Explanation : 1 Fan Under Repair						
	Roof	20%			2029	\$38,600	2	\$700	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2090

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2027	\$102,500	4	\$1,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Two 250 Gallon Electric Water Heaters						
	HW Heat Exchanger								
	Steam Fired	100%			2039	* *	4	\$16,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 8th Floor						
			Explanation : Four Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$56,700	
	Sprinkler								
	No Component	90%							
	Generic	10%			2039	* *	1-2	\$3,200	
	Fire Pump								
	Generic	100%			2032	\$74,900	1	\$21,000	

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$314,300	
Interior Architecture		\$314,200
Electrical		\$242,600
Mechanical	\$1,406,600	\$92,800
Total	\$1,720,900	\$649,700
Importance Code A	\$314,300	
Importance Code B	\$1,406,600	\$649,700
Total	\$1,720,900	\$649,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$86,800	\$21,200		
Interior Architecture	\$40,500	\$6,800		\$4,200
Electrical	\$32,800	\$23,300	\$3,500	\$2,900
Mechanical	\$47,600	\$48,100	\$6,200	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$211,600	\$103,300	\$13,600	\$15,000
Importance Code A	\$86,800	\$21,200		
Importance Code B	\$123,900	\$82,000	\$13,600	\$15,000
Importance Code C	\$900			
Total	\$211,600	\$103,300	\$13,600	\$15,000



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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE 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	\$6,100	LIFE	**	5	\$24,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : West Facade Overhang								
Masonry: Brick	25%	2-4	\$8,200	LIFE	**	5	\$12,300		
	Repointing Failure, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Masonry: Fieldstone	25%	2-4	\$23,500	LIFE	**	5	\$9,200		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
Metal Panel	5%			2049	**	5-10	\$16,900		
Stucco Cement	5%	Now	\$3,900	2034	**	5	\$3,100		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : East Facade, West Facade Overhang								
Window Wall	30%	0-2	\$314,300	2049	**	5	\$27,700		
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : Various Locations								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : Upper Level - Especially West Side								
	Glazing Clouded, Extent : Light, Area Affected : 33%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Weather Strip Missing, Extent : Moderate, Area Affected : 33%								
	Location : Throughout								
Windows									
Aluminum	95%			2037	**	5	\$1,900		
Metal Louvers	5%	2-4	\$600	2032	\$3,200				
	Corrosion/Rusting, Extent : Light, Area Affected : 30%								
	Location : North Side Lower Floor								
Parapets									
Cast in Place Concrete	75%	0-2	\$4,200	LIFE	**	5	\$30,700		
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Printing Room								
Metal Rail	25%			2042	**	5-10	\$17,900		
Roof									
Modified Bitumen	50%			2034	**	10	\$16,500		
Plaza Roof: Stone Panels	50%	Now	\$40,100	2039	**				
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Explanation : Ponding On South Side, Some Cracked Pavers								
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL
Asset # : 2091

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$21,500	
	Ceramic Tile	2%			2038	**	5	\$1,000	
	Quarry Tile	5%			2034	**	5	\$3,700	
	Worn/Eroded, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Terrazzo	5%			LIFE	**	5	\$1,900	
	Vinyl Tile	68%	Now	\$6,300	2029	\$314,200	3	\$12,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	3%	0-2	\$900	2032	\$43,100	5	\$700	
	Adhesion Failure, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Concrete Masonry Unit	5%			LIFE	**	5	\$900	
	Concrete Masonry Unit	5%			LIFE	**	5	\$900	
	Gypsum Board	42%			LIFE	**	5	\$11,900	
	Masonry: Brick	10%			LIFE	**			
	Plaster	25%			LIFE	**	5	\$3,500	
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTile,Adhered	20%			2034	**	5	\$9,800	
	AcousTileSusp.Lay-In	40%	0-2	\$3,500	2034	**	5	\$9,800	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Exposed Struc: Concrete	20%	Now	\$17,500	LIFE	**	5	\$1,500	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 3%								
	Location : South End Of Mechanical Room								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : South End Of Mechanical Room								
	Gypsum Board	5%	Now	\$2,700	LIFE	**	5	\$3,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Panel	5%	0-2	\$9,100	LIFE	**	5	\$3,100	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 75%								
	Location : Print Room								
	Plaster	10%			LIFE	**	5	\$3,100	
Site Enclosure									

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

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

Site Enclosure

Retaining Walls

Masonry: Fieldstone

100%

2049

* *

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2042

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

70%

2049

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1600 Ampere Main Disconnect Switches*

Fused Disc Sw

30%

2029

\$2,800

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 3,000 Ampere Main Disconnect Switch.*

Transformers

Dry Type

100%

2034

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 500 Kilovolt-ampere And One 45 Kilovolt-ampere 480volt-208/120volt.*

Switchgear / Switchboard

Fused Disc Sw

60%

2049

* *

5

\$100

Molded Case Bkrs

40%

2029

\$43,200

5

\$400

Raceway

Conduit

30%

2039

* *

1

Conduit

70%

2029

\$40,700

1

Panelboards

Fused Disc Sw

10%

2028

\$8,300

5

\$100

Molded Case Bkrs

20%

2028

\$16,500

5

\$200

Molded Case Bkrs

70%

2045

* *

5

\$700

Wiring

Braided Cloth

30%

2-4

\$22,100

2054

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building.**Explanation : Aged Insulation.*

Thermoplastic

50%

2049

* *

1

Thermoplastic

20%

2029

\$14,700

1

Motor Controllers

Locally Mounted

100%

2027

\$50,100

5

\$200

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$500

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$11,200	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2034	* *	10	\$6,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
	Fluorescent	40%			2034	* *	10	\$13,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	40%			2029	\$35,500	10	\$13,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
Egress Lighting									
	Emergency, Service	25%			2034	* *	1		
	Emergency, Battery	25%			2029	\$13,600	10	\$2,200	
	Exit, Service	50%			2029	\$5,400	1		
Exterior Lighting									
	HID	20%			2034	* *	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof.							
		Explanation : Controlled Via Photocell							
	Incandescent	10%	4+	\$7,700	2034	* *	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Canopy							
		Explanation : Downlights Under The Canopy							
	No Component	70%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2029	\$85,200	1	\$9,500	
Fire/Smoke Detection									
	No Component	60%							
	Generic, Analog	40%			2034	* *	1-3	\$9,000	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$92,800	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	* *			

*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 COMMUNITY HALL
Asset # : 2091

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	15%	4+	\$8,800	2054	**	4	\$300	
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Hot Wtr Piping/Pump	5%			2037	**	4	\$100	
	Central Plant Steam Piping/Pmp	80%	4+	\$153,000	2039	**	4	\$1,400	
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Terminal Devices									
	Air Handler	80%			2024	\$423,900	1	\$18,000	
	Fan Coil Unit/Heat	20%			2024	\$112,900	1	\$2,400	
Air Conditioning									
Energy Source									
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Campus Chilled Water	80%			2038	**			
	Split Unit	5%			2034	**			
	Window/Wall Unit	15%			2024	\$11,800	1		
Terminal Devices									
	Fan Coil - 2 Pipe	100%			2024	\$716,800	1	\$11,800	
Ventilation									
Distribution									
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$16,200	
	No Component	20%							
Exhaust Fans									
	Interior	20%			2024	\$26,800	2	\$200	
	No Component	80%							
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%	Now	\$33,100	2034	**	1		
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Heater									
	Electric	100%			2028	\$33,200	4	\$300	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Room 175 Gallons									
HW Heat Exchanger									
	Steam Fired	100%			2055	**	4	\$5,400	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2091

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

*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.*

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$427,400	\$119,200
Interior Architecture		\$87,200
Electrical		\$419,500
Mechanical		\$182,700
Total	\$427,400	\$808,600
Importance Code A	\$427,400	\$119,200
Importance Code B		\$689,400
Total	\$427,400	\$808,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$75,700	\$27,000		
Interior Architecture	\$41,300			\$300
Electrical	\$3,100	\$24,700	\$3,100	\$3,100
Mechanical	\$7,700	\$18,000	\$9,300	\$11,700
Total	\$127,800	\$69,700	\$12,400	\$15,100
Importance Code A	\$78,200	\$29,500	\$2,500	\$2,500
Importance Code B	\$15,200	\$40,100	\$9,900	\$12,600
Importance Code C	\$34,400			
Total	\$127,800	\$69,700	\$12,400	\$15,100



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 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		
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$23,000	LIFE	**	5	\$18,400		
Expansion Joint Failure, Extent : Moderate, Area Affected : 5%									
Location : West Facade									
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : West Facade									
Masonry: Brick	75%	Now	\$36,800	LIFE	**	5	\$55,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Northwest Corner									
Expansion Joint Failure, Extent : Severe, Area Affected : 10%									
Location : At All Control Joints									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout And South Side									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Below Louvers									
Metal Panel	10%			2049	**	5-10	\$50,600		
Metal Coiling Doors	5%			2034	**	5	\$11,500		
Corrosion/Rusting, Extent : Light, Area Affected : 2%									
Location : Throughout									
Window Wall	5%			2049	**	5	\$13,800		
Windows									
Metal Louvers	100%			2038	**	10	\$64,000		
Other Observation, Extent : Light, Area Affected : 50%									
Location : Sills									
Explanation : No Drip Edge Causing Brick To Stain									
Parapets									
Masonry: Brick	95%	Now	\$15,900	LIFE	**	5	\$5,000		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : At Flashing, Interior Face									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Corners									
Metal Panel	5%			2049	**	5	\$1,000		
Roof									
Modified Bitumen	100%	Now	\$427,400	2039	**				
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Severe, Area Affected : 2%									
Location : Rusted Roof Hatch									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Recent Repair Evident, Extent : N/A, Area Affected : 15%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Throughout									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	90%			LIFE	**	5	\$87,200	
		Horizontal Cracks, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 40%							
		Location : Surface Coating Throughout Mezzanine							
	Ceramic Tile	5%			2038	**	5	\$2,200	
	Vinyl Tile	5%			2029	\$20,800	3	\$1,100	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	90%	0-2	\$34,400	LIFE	**	5	\$28,000	
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Glass: Single Pane	5%			LIFE	**	5	\$2,900	
	Metal Panel	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	7%	0-2	\$5,500	2042	**	5	\$1,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Offices At Mezzanine							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Offices At Mezzanine							
	AcousTileSusp.Lay-In	3%			2042	**	5	\$1,300	
	Exposed Struc: Steel	85%			LIFE	**			
	Metal Panel	5%			LIFE	**	5	\$2,800	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	50%			2042	**	5-10		
	Chain Link	50%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
On-Site Walkways									
	Asphalt	80%			2038	**			
	Cast in Place Concrete	20%			2042	**			
Parking/Driveway									
	Asphalt	100%			2038	**			

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2039	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : There Are Two 4,000 Ampere And 1- 2,500 Ampere Circuit Breaker Main. They Are In Good Condition.									
Transformers									
	Dry Type	100%			2034	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : The Transformers System Includes: 2- 112.5 Kilovolt-ampere, 1- 30 Kilovolt-ampere And 1-15 Kilovolt-ampere (Fire Alarm). They Are In Good Condition.									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2049	**	5	\$100	
	Molded Case Bkrs	50%			2049	**	5	\$300	
Raceway									
	Conduit	100%			2049	**	1		
Panelboards									
	Molded Case Bkrs	100%			2045	**	5	\$700	
Wiring									
	Thermoplastic	20%			2039	**	1		
	Thermoplastic	80%			2049	**	1		
Motor Controllers									
	Locally Mounted	20%			2027	\$4,900	5		
	Motor Control Center	20%			2034	**	5	\$100	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Refrigeration Plant And Boiler Room.									
	Motor Control Center	60%			2042	**	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$7,800	
Generators									
	Diesel	50%			2038	**	1	\$4,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : This Generator Is Rated 600 Kilowatts. It Is In Good Condition.									
	Diesel	50%			2038	**	1	\$4,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : This Generator Is Rated 750 Kilowatts. It Is In Good Condition.									
Batteries									
	Nickel Cadmium	100%			2024	\$1,700	5	\$5,600	

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

Asset # : 2083

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2037	**	5	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : There Are Two 75 Gallon Capacity Tanks.							
	Main Tank	50%			2044	**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : There Are Four 25,000 Gallon Capacity Tanks.							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2029	\$140,900	10	\$11,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mezzanine							
	HID	50%			2029		10	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room.							
		Explanation : Fixtures In The Boiler Room Are In Good Condition.							
	Egress Lighting								
	Exit, Service	100%			2029	\$3,100	1		
	Exterior Lighting								
	HID	100%			2029	\$105,300	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Exterior Lighting Fixtures Are Controlled Via Photocell.							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2057	**	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : The Lightning Protection System Covers Mechanical Equipment.							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2024	\$16,900	1	\$1,900	
	Fire/Smoke Detection								
	No Component	40%							
	Generic, Analog	60%			2029	\$173,300	1-3	\$9,600	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2029	\$28,700	1		
			Other Observation, Extent : Light, Area Affected : 100% Location : Buried Tanks Explanation : Four Tanks Of 100,000 Gallons Total						
	Conversion Equipment								
	Steam Boiler	100%			2034	* *	1	\$25,000	
			Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : Three Units						
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2039	* *	4	\$1,900	
	Terminal Devices								
	Air Handler	80%			2034	* *	1	\$12,500	
	Unit Heater - Steam	20%			2034	* *	4	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	95%			2034	* *	1	\$11,100	
	Window/Wall Unit	5%			2024	\$2,700	1		
	Heat Rejection								
	Water Cooling Tower	100%			2030	\$99,100	2	\$25,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,100	
	Exhaust Fans								
	Interior	90%			2029	\$83,600	2	\$700	
	Roof	10%			2029	\$4,300	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	* *	1		
	Water Heater								
	Electric	100%			2027	\$23,000	4	\$200	
			Recent Installation, Extent : N/A, Area Affected : 100% Location : Mezzanine Other Observation, Extent : Light, Area Affected : 100% Location : Mezzanine Explanation : Two 91 Gallon Heaters. They Serve Adjacent Buildings						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2029	\$4,000	4	\$500	
	Backflow Preventer							
	Generic	100%		2034	* *	1	\$1,500	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%		2039	* *	1-5	\$12,700	
	Sprinkler							
	Generic	100%		2055	* *	1-2	\$7,100	
	Fire Pump							
	Generic	100%		2042	* *	1	\$4,700	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY
Address : 2060 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21012
Program / Asset # : CUN0007.120 / 1571 **Yr Built/Renovated** : 1898 / 2003
Area Sq Ft : 82,721 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Floors 1,2,3,Att
Block : 3222 **Lot** : 62 **BIN** : 2100243

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,002,300	\$181,900
Interior Architecture	\$723,000	\$56,600
Electrical	\$1,493,200	\$224,000
Mechanical	\$354,900	\$1,579,500
Total	\$4,573,500	\$2,041,900
Importance Code A	\$2,002,300	\$181,900
Importance Code B	\$2,396,100	\$1,860,100
Importance Code C	\$175,100	
Total	\$4,573,500	\$2,041,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$28,500	\$7,400		
Interior Architecture	\$155,300	\$24,600	\$3,900	\$500
Electrical	\$76,100	\$44,800	\$4,800	\$4,400
Mechanical	\$50,400	\$33,300	\$21,600	\$8,200
Site Pavements	\$31,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$349,900	\$118,000	\$38,300	\$21,000
Importance Code A	\$28,500	\$7,600		
Importance Code B	\$263,800	\$110,500	\$38,300	\$21,000
Importance Code C	\$57,500			
Total	\$349,900	\$118,000	\$38,300	\$21,000



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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	\$15,400	
	Masonry: Brick	66%	Now	\$357,700	LIFE	**	5	\$65,100	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : At Rotunda								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Areaways								
	Masonry: Granite	10%	Now	\$28,500	LIFE	**	5	\$7,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	20%			LIFE	**	5	\$14,800	
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Window Sills								
	Marble Panels	2%			LIFE	**	5	\$1,500	
Windows									
	Wood	100%	Now	\$1,051,600	2054	**	5	\$116,700	
	Air Infiltration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Paint Peeling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Parapets									
	Copper/Terne	25%			2049	**	5	\$2,200	
	Masonry: Limestone	75%			LIFE	**	5	\$1,700	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Clay Tile	35%	Now	\$110,200	2039	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Copper/Terne	32%	Now	\$55,000	2044	**			
	Seams Open/Split, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Copper/Terne	13%			2069	**	10	\$13,700	
	Single Ply Membrane	15%			2034	**	10	\$6,300	
	Skylight, Metal/Glass	5%	Now	\$427,800	2059	**			1
	Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5		
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2028	\$120,500	3	\$11,800	
		Staining/Discoloring, Extent : Light, Area Affected : 15%							
		Location : Auditorium							
	Cast in Place Concrete	10%			LIFE	* *	5	\$17,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Glass Block	10%	Now	\$80,800	2044	* *	1		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Upper Levels Around Rotunda							
	Mosaic Tile	25%			2034	* *	5	\$49,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : In Rotunda							
	Panel/Paver: Cer/Brk	3%	Now	\$40,000	2037	* *	5	\$2,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Spaces							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Spaces							
	Marble Panels	10%			LIFE	* *	5	\$5,900	
	Terrazzo	12%			LIFE	* *	5	\$7,400	
	Vinyl Tile	5%			2029	\$40,100	3	\$2,000	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	15%	Now	\$467,200	2069	* *	5	\$11,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Upper Levels Around The Rotunda							
		Dry Rot/Decay, Extent : Severe, Area Affected : 15%							
		Location : Upper Levels Around The Rotunda							
		Split/Cracked, Extent : Severe, Area Affected : 35%							
		Location : Upper Levels Around The Rotunda							
		Worn/Eroded, Extent : Severe, Area Affected : 35%							
		Location : Upper Levels Around The Rotunda							

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Glass: Single Pane	2%	Now	\$26,000	LIFE	* *	5	\$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Upper Level Of Rotunda									
Explanation : Stain Glass Panes Vandalized									
	Masonry: Brick	10%	Now	\$67,300	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%									
Location : Basement									
Spalling, Extent : Severe, Area Affected : 20%									
Location : Basement									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Basement									
	Masonry: Limestone	20%			LIFE	* *			
	Marble Panels	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 30%									
Location : Rotunda									
Explanation : Includes Columns In Rotunda									
	Plaster	23%	Now	\$107,700	LIFE	* *	5	\$10,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Upper Level Around Rotunda									
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Basement And Upper Level Walls Around The Rotunda									
Paint Peeling, Extent : Severe, Area Affected : 50%									
Location : Throughout									
	Plaster	20%			LIFE	* *	5	\$8,700	
	Wood	5%			LIFE	* *	5	\$28,900	

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BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY
Asset # : 1571

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	2%	Now	\$300	2034	**	5	\$800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Bathrooms</i>									
	Exposed Struc: Concrete	20%	Now	\$24,900	LIFE	**	5	\$2,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Sub-basement</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement</i>									
	Exposed Struc: Steel	8%			LIFE	**			
	Masonry: Infill Arch	20%			LIFE	**			
	Plaster	40%	Now	\$45,500	LIFE	**	5	\$16,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Locations</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
	Wood	10%	Now	\$18,200	LIFE	**	5	\$56,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout Basement</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout Basement</i>									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2049	**			
Retaining Walls									
	Masonry: Brick	100%			2039	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	40%			2042	**			
	Masonry: Granite	10%	Now	\$31,600	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Entry Stair</i>									
	Pavers/Stone	50%			2038	**			

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2049	**	5	\$400	
		Water Present, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Room.							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere, One 600 Ampere, And 400 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	100%			2042	**	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room.							
		Explanation : The Main Transformer Is 300 Kilovolt-ampere, 480Volt-208/120Volt. It Is In Good Condition.							
Switchgear / Switchboard									
	Fused Disc Sw	70%			2049	**	5	\$200	
	Fused Disc Sw	30%			2029	\$17,600	5	\$100	
Raceway									
	Conduit	90%			2029	\$57,600	1		
	Conduit	10%			2049	**	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$4,500	5	\$200	
	Fused Toggle Switch	5%	2-4	\$2,200	2054	**	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Hallway 2nd Floor							
	Molded Case Bkrs	20%			2028	\$8,900	5	\$400	
	Molded Case Bkrs	65%			2045	**	5	\$1,400	
Wiring									
	Braided Cloth	60%	2-4	\$36,200	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Building.							
	Thermoplastic	30%			2029	\$18,100	1		
	Thermoplastic	10%			2049	**	1		
Motor Controllers									
	Locally Mounted	50%	2-4	\$34,800	2049	**	5	\$100	
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement.							
	Locally Mounted	50%			2034	**	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$25,500	

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

Electrical		Current Repair			Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting											
Interior Lighting	Fluorescent	15%			2029	\$148,800	10	\$11,400			
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
		Location : Throughout The Building.									
	Fluorescent	35%			2024	\$347,100	10	\$26,600			
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
	Location : Throughout The Building.										
	HID	10%			2024	\$67,500	10	\$300			
		Incandescent	40%	Now	\$396,700	2039	* *	2	\$600		
	Malfunctioning, Extent : Light, Area Affected : 100%										
	Location : Throughout Building										
	Obsolete Fixtures, Extent : Light, Area Affected : 100%										
	Location : Throughout Building.										
Egress Lighting											
Emergency, Service	Emergency, Service	45%			2034	* *	1				
		Other Observation, Extent : Light, Area Affected : 100%									
		Location : Throughout Building.									
	Explanation : This Building Gets Power From The Adjacent Building.										
	Emergency, Battery	5%			2024	\$6,700	10	\$1,000			
		Other Observation, Extent : Light, Area Affected : 100%									
		Location : Throughout									
	Explanation : Gets Power From Adjacent Building Generator.										
	Exit, LED	10%			2044	* *	1				
		Other Observation, Extent : Light, Area Affected : 100%									
		Location : Throughout									
	Explanation : Gets Power From Adjacent Building Generator.										
Exit, Service	40%			2024	\$5,700	1					
	Other Observation, Extent : Light, Area Affected : 100%										
	Location : Throughout Building.										
	Explanation : Gets Power From Adjacent Building Generator.										
Exterior Lighting											
HID	HID	100%			2024	\$374,100	10	\$300			
	Alarm										
	Fire/Smoke Detection	No Component	70%								
			Generic, Analog	30%	Now	\$307,800	2039	* *	1-3	\$13,900	
		Malfunctioning, Extent : Moderate, Area Affected : 100%									
		Location : Throughout Building.									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	**			
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$314,000	2039	**	4	\$4,100	
				Corroded, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Steam Traps Faulty, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Terminal Devices								
	Air Handler	20%			2029	\$260,900	1	\$10,200	
	Convactor/Radiator	80%			2027	\$397,300	1	\$21,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Split Unit	40%			2034	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Serving The Auditorium					
	No Component	60%							
	Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2	\$43,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Auditorium					
				Explanation : Serving The Auditorium					
	No Component	60%							
	Terminal Devices								
	Fan Coil - 4 Pipe	40%			2029	\$347,600	1	\$10,700	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$9,200	
	No Component	80%							
	Exhaust Fans								
	Interior	20%			2029	\$66,000	2	\$500	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$407,100	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Water Heater	Electric	50%			2024	\$40,900	4	\$400	
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Basement							
		Explanation : 50 Gallons							
	Electric	50%	Now	\$40,900	2029	\$40,900	4	\$200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : One Of The Hot Water Tanks In Basement							
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Basement							
		Explanation : 50 Gallons							
HW Heat Exchanger									
	HTHW/HW	100%			2049	* *			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2024	\$14,100	4	\$2,600	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : Two Units - Not In Service							
Fire Suppression									
Standpipe									
	No Component	20%							
	Generic	80%			2039	* *	1-5	\$33,400	
		House Tank: Metal, Extent : Light, Area Affected : 100%							
		Location : Basement, New Pressure Tank							
Sprinkler									
	No Component	20%							
	Generic	80%			2039	* *	1-2	\$18,500	
Fire Pump									
	Generic	100%			2032	\$59,700	1	\$15,500	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$76,000	
Interior Architecture	\$131,900	\$203,200
Electrical	\$70,600	\$916,400
Mechanical	\$87,000	\$828,300
Total	\$365,700	\$1,947,800
Importance Code A	\$76,000	
Importance Code B	\$157,700	\$1,947,800
Importance Code C	\$131,900	
Total	\$365,700	\$1,947,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$60,100	\$6,100		
Interior Architecture	\$114,200			\$3,700
Electrical	\$45,300	\$8,600	\$3,700	\$4,500
Mechanical	\$23,100	\$46,600	\$3,200	\$1,700
Site Enclosure	\$8,600			
Site Pavements	\$14,500	\$100	\$100	\$500
Total	\$265,900	\$61,400	\$7,000	\$10,400
Importance Code A	\$60,100	\$6,700		
Importance Code B	\$181,500	\$54,700	\$7,000	\$10,000
Importance Code C	\$24,300	\$100	\$100	\$500
Total	\$265,900	\$61,400	\$7,000	\$10,400



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

Asset # : 2794

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	87%	Now	\$26,000	LIFE	**	5	\$15,600	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Foundation							
	Masonry: Fieldstone	3%	Now	\$10,300	LIFE	**	5	\$400	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : East Facade Base							
		Open Joints, Extent : Severe, Area Affected : 50%							
		Location : East Facade Base							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Various Rooms In Basement							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : East Facade Base							
		Explanation : Cement Boards Are Aggravating Water Problem							
	Masonry: Granite	5%	Now	\$11,700	LIFE	**	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Front Steps At Main Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Building Base							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Boiler Room, South Facade							
	Masonry: Limestone	5%			LIFE	**	5	\$1,300	
		Staining/Discoloring, Extent : Severe, Area Affected : 20%							
		Location : East Elevation, 1st Floor							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : East Elevation, 1st Floor							
		Explanation : Rusted Metal Railing Staining Lower Limestone Banding							
Windows									
	Wood	100%	Now	\$76,000	2037	**	5	\$40,900	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Copper/Terne	50%			2049	**	5	\$12,300	
	Masonry: Limestone	50%			LIFE	**	5	\$3,200	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Slate	100%	Now	\$11,500	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Attic							
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
	Floors								
	Cast in Place Concrete	5%	Now	\$1,000	LIFE	**	5	\$3,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Electrical Room							
	Ceramic Tile	3%			2032	\$21,400	5	\$1,000	
	Terrazzo	2%			LIFE	**	5	\$500	
	Vinyl Tile	65%	Now	\$10,200	2029	\$203,200	3	\$8,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Loose Units, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	25%	Now	\$20,300	2039	**	3	\$3,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Basement Corridor							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Basement Corridor							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Corridor							
		Explanation : Vinyl Tile 9 X 9							
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$4,100	
	Gypsum Board	5%			LIFE	**	5	\$2,500	
	Plaster	90%	Now	\$131,900	LIFE	**	5	\$22,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Rooms 107, 108, 109, 110, Southwest Stairwell							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Rooms 101, 103, 107, 107b, 108, 110, Southwest Stairwell							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	25%	Now	\$44,600	2042	* *	5	\$5,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
	Plaster	75%	Now	\$36,200	LIFE	* *	5	\$15,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Rooms 101, 107b, 110							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Rooms 101, 107b, 110							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$7,800	2049	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Retaining Walls								
	Concrete Masonry Unit	100%	Now	\$800	2039	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	75%			2042	* *			
	Masonry: Granite	10%			LIFE	* *			
	Wood	15%	Now	\$14,500	2029	\$14,500	1-3	\$1,800	
		Loose Connections, Extent : Moderate, Area Affected : 10%							
		Location : Handicap Ramp							
		Rotting/Splitting, Extent : Moderate, Area Affected : 10%							
		Location : Handicap Ramp							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Handicap Ramp							
		Explanation : Impact Damage							

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard Molded Case Bkrs	100%			2049	* *	5	\$1,100	
	Raceway Conduit	100%			2029	\$76,700	1		
	Panelboards								
	Molded Case Bkrs	80%			2028	\$92,500	5	\$900	
	Molded Case Bkrs	20%			2037	* *	5	\$200	
	Wiring								
	Braided Cloth	60%	2-4	\$60,600	2054	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100% Location : Throughout The Building.							
	Thermoplastic	40%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$50,100	5	\$300	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$12,700	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2029	\$50,500	10	\$19,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout Building.							
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	25%	0-2	\$25,200	2039	* *			
		Malfunctioning, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Fluorescent	15%	Now	\$15,100	2039	* *			
		Damaged Fixtures, Extent : Light, Area Affected : 100% Location : Third Floor.							
	Fluorescent	10%			2024	\$10,100	10	\$3,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Attic							
	Egress Lighting								
	Exit, Service	50%			2029	\$6,200	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building.							
		Explanation : Emergency Lights Are Supplied From Adjacent Building Generator.							
	Exit, Battery	50%			2029	\$21,100	10	\$1,400	
	Exterior Lighting								
	HID	100%			2029	\$172,800	10	\$100	

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

90%

Generic

10%

2037

* *

1

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside On The Wall**Explanation : The Security System Is Composed Of CCTV Cameras.*

Fire/Smoke Detection

Generic, Analog

100%

2029

\$473,800

1-3

\$26,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridors.**Explanation : The Fire Alarm System Includes Alarm Bells, Manual Pull Stations, Strobe Lights, Smoke Detectors.*

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

Heating

Energy Source

HTHW/HW

100%

2039

* *

1

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

Conversion Equipment

Heat Exchanger, Shell & Tube

100%

2032

\$69,700

Distribution

Hot Wtr Piping/Pump

20%

2028

\$13,400

4

\$600

Central Plant Steam

40%

Now

\$87,000

2039

* *

4

\$800

Piping/Pmp

*Corroded, Extent : Severe, Area Affected : 40%**Location : Extensive Rusting Throughout**Leak Evident, Extent : Severe, Area Affected : 10%**Location : East Side Of The Building*Central Plant Steam
Piping/Pmp

40%

2049

* *

4

\$800

Terminal Devices

Convactor/Radiator

100%

2027

\$229,400

1

\$13,400

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

50%

2024

\$44,600

1

No Component

50%

Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

*** 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$4,600	
	No Component	80%							
Exhaust Fans									
	Interior	20%	Now	\$3,000	2029	\$30,500	2	\$200	
			Not in Service, Extent : Severe, Area Affected : 10%						
			Location : Restrooms						
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$16,000	2029	\$319,400	1		
			Corroded, Extent : Severe, Area Affected : 10%						
			Location : Water Main						
Water Heater									
	Electric	100%			2027	\$37,700	4	\$400	
			Recent Replace Evident, Extent : N/A, Area Affected : 40%						
			Location : 1st Floor						
			Other Observation, Extent : Light, Area Affected : 40%						
			Location : 1st Floor						
			Explanation : One 250 Gallon Electric Water Heater						
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2023	\$1,500	4	\$1,300	
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	No Component	50%							
	Generic	50%			2029	\$209,800	1-2	\$5,800	

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$469,300	\$403,400
Interior Architecture	\$55,800	\$279,200
Electrical	\$58,800	\$349,500
Mechanical		\$115,300
Site Pavements		\$62,800
Total	\$584,000	\$1,210,100
Importance Code A	\$469,300	\$403,400
Importance Code B	\$114,700	\$744,000
Importance Code C		\$62,800
Total	\$584,000	\$1,210,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$53,400	\$1,400		
Interior Architecture	\$72,700	\$4,100		\$2,900
Electrical	\$1,700	\$21,500	\$1,300	\$1,500
Mechanical	\$34,600	\$34,900	\$2,100	\$1,800
Site Pavements	\$6,700			
Total	\$169,200	\$61,900	\$3,400	\$6,200
Importance Code A	\$54,500	\$2,600	\$1,100	\$1,100
Importance Code B	\$64,600	\$59,300	\$2,300	\$5,100
Importance Code C	\$50,100			
Total	\$169,200	\$61,900	\$3,400	\$6,200



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

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

Asset # : 2646

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$134,500	LIFE	**	5	\$40,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Building Corners							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
		Location : Various Locations							
		Loose Units, Extent : Severe, Area Affected : 2%							
		Location : Building Corners							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Granite	5%			LIFE	**	5	\$1,800	
	Masonry: Limestone	5%	Now	\$6,400	LIFE	**	5	\$1,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : North And West Facades							
	Stucco Cement	5%	Now	\$3,800	2034	**	5	\$3,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Lower Bulkhead							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Lower Bulkhead							
Windows									
	Aluminum	100%	0-2	\$4,900	2045	**	5	\$2,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Missing Insect Screens At Multiple Locations							

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

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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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Exterior	Parapets							
	Masonry: Brick	90%	Now	\$254,100	LIFE	**	5	\$10,000 1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%						
		Location : Upper Roof						
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%						
		Location : Upper Roof						
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%						
		Location : Upper Roof						
		Loose Units, Extent : Severe, Area Affected : 5%						
		Location : Upper Roof						
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%						
		Location : Upper Roof						
		Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%						
		Location : Upper Roof						
		Vegetation Growth, Extent : Moderate, Area Affected : 10%						
		Location : Throughout						
		Worn/Eroded, Extent : Severe, Area Affected : 20%						
		Location : Upper Roof						
	Masonry: Limestone	10%	Now	\$38,400	LIFE	**	5	\$1,400
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%						
		Location : Decorative Cornice At Northwest Corner And Horizontal Bands						
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%						
		Location : Coping And Decorative Cornice						
		Loose Units, Extent : Moderate, Area Affected : 2%						
		Location : Upper And Lower Roof Coping Slabs						
		Water Penetration, Extent : Moderate, Area Affected : 5%						
		Location : Coping And At Decorative Cornice - Northwest Corner						
Roof	Built-Up (BUR)	94%	Now	\$80,700	2029	\$403,400		
		Debris on Roof, Extent : Severe, Area Affected : 10%						
		Location : Near Parapets From Failing Mortar						
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%						
		Location : Upper Roof						
		Ponding, Extent : Moderate, Area Affected : 10%						
		Location : Various Locations						
		Vegetation Growth, Extent : Moderate, Area Affected : 10%						
		Location : Upper Roof						
		Water Penetration, Extent : Severe, Area Affected : 15%						
		Location : Various Locations						
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Upper Roof						
		Explanation : Roof Location						
	Built-Up (BUR)	1%			2039	**	10	\$300
	Single Ply Membrane	5%			2034	**	10	\$1,400
Soffits	Masonry: Limestone	100%			LIFE	**	5	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$10,800	
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Throughout Basement							
	Ceramic Tile	5%			2038	**	5	\$1,600	
	Terrazzo	10%			LIFE	**	5	\$2,600	
	Vinyl Tile 9" X 9"	70%	Now	\$55,800	2029	\$279,200	3	\$8,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	
	Marble Panels	5%			LIFE	**			
	Plaster	85%	Now	\$43,400	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	37%	Now	\$10,800	2042	**	5	\$6,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	AcousTileSusp.Lay-In	25%			2049	**	5	\$8,200	
	Exposed Struc: Concrete	25%	Now	\$14,600	LIFE	**	5	\$1,300	
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Main Stairway Bulkhead							
	Plaster	13%	Now	\$3,100	LIFE	**	5	\$2,700	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Stairways, Music Practice Rooms							
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	90%	2-4	\$400	2034	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Granite	10%			LIFE	**			

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

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

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

Site Pavements

Parking/Driveway

Asphalt

100% 2-4 \$6,300 2032 \$62,800

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

Location : Throughout, Side And Rear Of Building

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2049 * * 5 \$100

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

Location : Electrical Room.

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

Switchgear / Switchboard

Fused Disc Sw

100% 2029 \$108,000 5 \$100

Raceway

Conduit

90% 2039 * * 1

Conduit

10% 2049 * * 1

Panelboards

Fused Disc Sw

10% 2037 * * 5 \$100

Molded Case Bkrs

10% 2045 * * 5 \$100

Molded Case Bkrs

80% 2028 \$66,100 5 \$500

Wiring

Braided Cloth

80% 2-4 \$58,800 2054 * * 1

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

Location : Throughout The Building.

Thermoplastic

20% 2049 * * 1

Motor Controllers

Locally Mounted

100% 2027 \$50,100 5 \$100

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100% 2042 * * 1 \$6,700

Lighting

Interior Lighting

Fluorescent

100% 2034 * * 10 \$20,100

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

Location : Throughout

Egress Lighting

Emergency, Service

50% 2029 \$6,000 1

Exit, LED

50% 2044 * * 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
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL

Asset # : 2646

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

Lighting

Exterior Lighting

HID

30%

2029

\$27,400

10

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

Location : Throughout

Explanation : Fixtures Are Controlled Via Photocell.

No Component

70%

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2029

\$125,300

1-3

\$6,900

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

Heating

Energy Source

HTHW/HW

100%

2039

* *

1

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2038

* *

1

\$10,800

Distribution

Central Plant Steam Piping/Pmp

85%

Now

\$32,600

2039

* *

4

\$900

Corroded, Extent : Severe, Area Affected : 10%

Location : Throughout

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

Location : Throughout

Central Plant Steam Piping/Pmp

15%

2039

* *

4

\$200

Terminal Devices

Air Handler

5%

2029

\$15,900

1

\$700

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

Location : Basement

Explanation : For Auto Shop

Convactor/Radiator

95%

2027

\$115,300

1

\$6,700

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Window/Wall Unit

70%

2024

\$33,100

1

No Component

30%

Ventilation

Exhaust Fans

Interior

10%

2029

\$8,100

2

\$100

No Component

90%

Plumbing

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 GUGGENHEIM HALL

Asset # : 2646

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	* *	1		
	Water Heater								
	Electric	100%			2027	\$20,000	4	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 80 Gallon Heater								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$3,500	4	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Not Accessible								
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	98%							
	Generic	2%			2049	* *	1-2	\$100	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : Sprinkler Only For Closet And Basement Storage								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$139,800	\$53,600
Interior Architecture		\$79,000
Electrical		\$55,100
Site Pavements		\$200,100
Total	\$139,800	\$387,900
Importance Code A	\$139,800	\$53,600
Importance Code B		\$134,200
Importance Code C		\$200,100
Total	\$139,800	\$387,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$7,100		
Interior Architecture	\$54,400			
Electrical	\$500	\$500	\$500	\$500
Site Enclosure	\$21,300			
Total	\$76,100	\$7,500	\$500	\$500
Importance Code A		\$7,100		
Importance Code B	\$26,200	\$500	\$500	\$500
Importance Code C	\$49,900			
Total	\$76,100	\$7,500	\$500	\$500



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Granite	10%			LIFE	**	5	\$2,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : In Colonnade And Areaway									
Explanation : Polished Granite Blocks									
	Masonry: Granite	60%			LIFE	**	5	\$15,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : West Wall									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Basement									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lower Level Under Colonnade									
Explanation : Rusticated Granite Blocks									
	Masonry: Limestone	30%	Now	\$76,700	LIFE	**	5	\$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Base At 1st Floor Colonnade									
Loose Units, Extent : Severe, Area Affected : 10%									
Location : Colonnade Scuppers/ Cornice									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Throughout Colonnade									
Windows									
	Wood	100%	Now	\$63,100	2054	**	5	\$7,000	1
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Areaways									
Dry Rot/Decay, Extent : Severe, Area Affected : 100%									
Location : Basement									
Roof									
	Clay Tile	95%			2039	**	10	\$53,600	
	Copper/Terne	5%			2044	**	10	\$7,100	
Soffits									
	Masonry: Brick	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	90%	Now	\$20,500	LIFE	**	5	\$35,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Electrical Room, Basement									
	Ceramic Tile	5%			2032		5	\$900	
	Terrazzo	5%			LIFE	**	5	\$700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	5%			2032	\$32,800	5	\$1,000	
	Masonry: Brick	20%			LIFE	**			
	Plaster	75%	Now	\$28,600	LIFE	**	5	\$4,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
Ceilings									
	Exposed Struc: Steel	50%			LIFE	**			
	Masonry: Infill Arch	20%	Now	\$5,300	LIFE	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Arched Ceiling, 1st Floor Colonnade								
	Wood	30%			LIFE	**	5	\$79,000	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2049	**			
Free Standing Walls									
	Masonry: Fieldstone	90%	0-2	\$21,300	2039	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Loose Units, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Limestone								
	Masonry: Fieldstone	10%			2039	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Granite								
Retaining Walls									
	Masonry: Fieldstone	100%			2039	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Granite								
Site Pavements									
	On-Site Walkways								
	Pavers/Stone	100%			2032	\$200,100			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Not Accessible	100%							
	Wiring								
	Thermoplastic	100%			2029	\$29,100	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Exterior Lighting								
	HID	100%			2029	\$55,100	10		
Alarm									
	Security System								
	Generic	100%			2029	\$44,200	1	\$4,600	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	No Component	90%							
	No Component	10%							
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$188,100	
Interior Architecture	\$104,700	\$174,500
Electrical		\$103,400
Total	\$292,800	\$277,800
Importance Code A	\$188,100	
Importance Code B	\$104,700	\$277,800
Total	\$292,800	\$277,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$81,200			
Interior Architecture	\$99,700			\$2,300
Electrical	\$800	\$700	\$800	\$700
Mechanical	\$70,600	\$500	\$1,600	\$500
Site Pavements	\$1,400			
Total	\$253,600	\$1,200	\$2,500	\$3,500
Importance Code A	\$81,200			
Importance Code B	\$126,100	\$1,200	\$2,500	\$3,500
Importance Code C	\$46,300			
Total	\$253,600	\$1,200	\$2,500	\$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.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY
Asset # : 2066

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$46,000	LIFE	* *	5	\$13,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	15%			LIFE	* *	5	\$1,800	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Entrance Stair, Areaway							
Windows									
	Aluminum	100%	Now	\$81,000	2045	* *	5	\$2,900	
		Air Infiltration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Roof									
	Clay Tile	90%	Now	\$107,100	2049	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%							
		Location : Surrounding Skylight							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Skylight, Metal/Glass	10%	Now	\$35,100	2039	* *			1
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 100%							
		Location : East Roof Face							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Skylight							
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5		
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Interior									

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY
Asset # : 2066

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Mosaic Tile	5%	Now	\$29,100	2034	**	5	\$1,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Toilets							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Toilets							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Toilets							
	Vinyl Tile	95%	Now	\$104,700	2029	\$174,500	3	\$7,000	
		Adhesion Failure, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 80%							
		Location : Throughout							
Interior Walls									
	Gypsum Board	10%	Now	\$700	LIFE	**	5	\$1,800	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	20%	Now	\$25,700	LIFE	**			
		Efflorescence, Extent : Moderate, Area Affected : 20%							
		Location : Attic							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Attic							
	Plaster	70%	Now	\$18,500	LIFE	**	5	\$6,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Basement							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
Ceilings									
	Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
	Plaster	90%	Now	\$25,700	LIFE	**	5	\$11,100	
		Loose/Delam Surface, Extent : Severe, Area Affected : 10%							
		Location : Near Roof Hatch, Classrooms, Basement							
		Water Penetration, Extent : Severe, Area Affected : 100%							
		Location : Near Roof Hatch, Classrooms, Basement							
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2049	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Areaway							

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY
Asset # : 2066

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

95%

2034

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Masonry: Granite

5%

4+

\$1,400

LIFE

* *

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Main Entry Stair*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch And One 400 Ampere Main Disconnect Switch*

Transformers

Dry Type

100%

2046

* *

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Main Electrical Room**Explanation : The Building Has A 300 Kilovolt-ampere 480Volt-208/120Volt Which Is In Good Condition.*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$100

Raceway

Conduit

90%

2029

\$22,000

1

Conduit

10%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$3,300

5

Fused Disc Sw

5%

2045

* *

5

Molded Case Bkrs

55%

2028

\$18,200

5

\$200

Molded Case Bkrs

30%

2045

* *

5

\$100

Wiring

Thermoplastic

80%

2029

\$21,500

1

Thermoplastic

20%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2027

\$50,100

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$3,900

Lighting

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY
Asset # : 2066

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$31,100	10	\$11,700	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building.					
	Egress Lighting								
	Emergency, Service	50%			2034	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Building Gets Power From Adjacent Building Generator.					
	Exit, Service	50%			2034	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Gets Power From Adjacent Building Generator.					
	Exterior Lighting								
	HID	100%			2029	\$53,300	10		
Alarm									
	Fire/Smoke Detection								
	No Component	60%							
	Generic, Analog	40%			2034	* *	1-3	\$3,100	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$32,600	1		
	Distribution								
	Central Plant Steam	100%	Now	\$22,400	2039	* *	4	\$600	
	Piping/Pmp								
				Corroded, Extent : Severe, Area Affected : 20%					
				Location : Basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Adjacent Building					
				Explanation : Steam Supplied From Annex					
	Terminal Devices								
	Convactor/Radiator	100%			2034	* *	1	\$4,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2027	\$22,000	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY
Asset # : 2066

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%	Now	\$47,000	2039	* *	2	\$300	
			Malfunctioning, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
			Noisy/Vibrating, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	* *	1		
	Water Heater								
	Electric	100%			2027	\$11,600	4	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 40 Gallons						
	HW Heat Exchanger								
	HTHW/HW	100%			2029	\$23,100			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$400	4	\$400	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2039	* *	1-2	\$1,100	

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$62,200	\$126,900
Interior Architecture		\$84,000
Electrical		\$124,200
Total	\$62,200	\$335,200
Importance Code A	\$62,200	\$126,900
Importance Code B		\$208,300
Total	\$62,200	\$335,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$47,100			
Interior Architecture	\$49,300			\$1,100
Electrical	\$600	\$6,300	\$400	\$500
Mechanical	\$500	\$12,800	\$900	\$200
Site Enclosure	\$5,500			
Total	\$102,900	\$19,100	\$1,300	\$1,900
Importance Code A	\$47,100			
Importance Code B	\$51,100	\$19,100	\$1,300	\$1,900
Importance Code C	\$4,700			
Total	\$102,900	\$19,100	\$1,300	\$1,900



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : 2066 Havemeyer Laboratory							
	Masonry: Limestone	90%	Now	\$62,200	LIFE	**	5	\$7,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Near Northeast And Southeast Corners							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Perimeter Sealant At Base Of Walls, Throughout							
	Wood	5%	Now	\$19,900	2049	**	5	\$1,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Fascia Trims Below Roof Line							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 30%							
		Location : Fascia, Both Entry Doors							
		Split/Cracked, Extent : Light, Area Affected : 20%							
		Location : Fascia Trims Below Roof Line							
Windows									
	Aluminum	98%	Now	\$27,200	2054	**	5	\$300	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : North Side Windows							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Around Window Frames							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Around Window Frames							
	Aluminum	2%			2054	**	5		
Roof									
	Modified Bitumen	100%			2029	\$126,900	10	\$8,500	

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
				Paint Peeling, Extent : Light, Area Affected : 25%					
				Location : Mechanical Spaces					
	Vinyl Tile	95%	Now	\$42,000	2029	\$84,000	3	\$3,400	
				Adhesion Failure, Extent : Severe, Area Affected : 15%					
				Location : 2066 Havemeyer Laboratory					
				Broken/Missing Elements, Extent : Moderate, Area Affected : 15%					
				Location : Various Locations					
				Patching Evident, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Uneven Surface, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
				Worn/Eroded, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**			
	Concrete Masonry Unit	50%	0-2	\$3,600	LIFE	**	5	\$1,200	
				Diagonal Cracks, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
	Gypsum Board	20%	Now	\$500	LIFE	**	5	\$700	
				Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%					
				Location : Corridor Wall					
	Masonry: Brick	5%	Now	\$600	LIFE	**			
				Water Penetration, Extent : Light, Area Affected : 10%					
				Location : West Side					
				Other Observation, Extent : Severe, Area Affected : 10%					
				Location : West Side Party Wall					
				Explanation : Deteriorated Finish					
	Plywood/Hardboard	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	2%			2042	**	5	\$200	
	Exposed Struc: Wood	5%			LIFE	**			
				Paint Peeling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
	Plaster	93%	Now	\$2,500	LIFE	**	5	\$5,500	
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
Site Enclosure									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Concrete Masonry Unit	50%			2049	* *			
Masonry: Brick	44%	Now	\$5,500	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Entry - Limestone								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entry - Limestone								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Entry - Limestone								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Entry - Limestone								
Explanation : Masonry-limestone								
Masonry: Brick	6%			2059	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2042	* *			
Wood	5%			2027		1-3		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Landing At Entry								
Explanation : Plastic Lumber								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2029	\$15,300	1		
Panelboards								
Fused Disc Sw	3%			2028	\$700	5		
Molded Case Bkrs	77%			2028	\$19,100	5	\$100	
Molded Case Bkrs	20%			2045	* *	5		
Wiring								
Thermoplastic	80%			2029	\$16,400	1		
Thermoplastic	20%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	\$50,100	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2034	* *	10	\$5,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2034	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator							
	Exit, Service	50%			2034	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator							
	Exterior Lighting								
	HID	100%			2029	\$27,000	10		
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2029	\$74,200	1-3	\$4,100	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2049	**	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	**			
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2049	**	4	\$300	
	Terminal Devices								
	Convactor/Radiator	100%			2027	\$35,900	1	\$2,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2024	\$1,400	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,600	
	Exhaust Fans								
	Roof	100%			2024	\$11,100	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$29,400	1		
	Water Heater								
	Not Accessible	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	HW Heat Exchanger HTHW/HW	100%		2029	\$11,700			
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s) Submersible	100%		2023	\$200	4	\$200	
	Fixtures Generic	100%						

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$242,300	
Interior Architecture	\$58,400	
Electrical		\$152,300
Mechanical		\$578,400
Total	\$300,700	\$730,700
Importance Code A	\$242,300	
Importance Code B		\$730,700
Importance Code C	\$58,400	
Total	\$300,700	\$730,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$8,100			
Interior Architecture	\$30,200		\$139,200	\$2,800
Electrical	\$57,500	\$27,800	\$1,400	\$1,200
Mechanical	\$24,100	\$1,700	\$3,200	\$1,700
Site Pavements	\$600			
Total	\$120,500	\$29,500	\$143,800	\$5,700
Importance Code A	\$8,100	\$300		\$300
Importance Code B	\$111,000	\$29,100	\$143,800	\$5,400
Importance Code C	\$1,400			
Total	\$120,500	\$29,500	\$143,800	\$5,700



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

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

Asset # : 2074

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	0-2	\$89,600	LIFE	* *	5	\$49,600	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Granite	5%			LIFE	* *	5	\$2,200	
	Masonry: Limestone	10%	Now	\$84,800	LIFE	* *	5	\$4,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Main Entry							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Main Entry							
Windows									
	Aluminum	100%	4+	\$67,900	2045	* *	5	\$6,800	
		Air Infiltration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Roof									
	Clay Tile	100%	Now	\$8,100	2039	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : South Side							
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5		
Interior									
Floors									
	Carpet	20%			2025	\$134,800	3	\$13,200	
	Ceramic Tile	5%			2042	* *	5	\$2,200	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Toilets							
	Steel Plate	5%			LIFE	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Stair							
		Explanation : Found At Egress Stair Only							
	Terrazzo	20%			LIFE	* *	5	\$6,900	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : First And Third Floor							
	Vinyl Tile	50%	2-4	\$22,500	2034	* *	3	\$8,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Room 23b							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

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 LANGUAGE HALL

Asset # : 2074

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Gypsum Board	20%	Now	\$800	LIFE	**	5	\$5,000	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Bathroom							
	Masonry: Fieldstone	2%			LIFE	**			
	Plaster	73%	Now	\$58,400	LIFE	**	5	\$9,100	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : West Stair							
Ceilings									
	AcousTileSusp.Lay-In	80%			2042	**	5	\$35,300	
	Plaster	20%	Now	\$6,900	LIFE	**	5	\$5,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : Various Classrooms							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2064	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	90%			2042	**			
	Masonry: Granite	10%	Now	\$600	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Main Entry Stair							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2049	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1600 Ampere And 800 Ampere Main Disconnect Switch.									
Transformers									
	Dry Type	100%			2042	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 500 Kilovolt-ampere And One 30 Kilovolt-ampere, 480Volt-208/120Volt.									

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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 LANGUAGE HALL
Asset # : 2074

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	40%			2029	\$46,800	5		
	Fused Disc Sw	60%			2049	**	5	\$100	
Raceway									
	Conduit	90%			2029	\$56,600	1		
	Conduit	10%			2049	**	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$8,900	5	\$100	
	Molded Case Bkrs	70%			2037	**	5	\$400	
	Molded Case Bkrs	20%			2045	**	5	\$100	
Wiring									
	Braided Cloth	60%	2-4	\$47,800	2054	**	1		
		Insulation Aged, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Thermoplastic	30%			2029	\$23,900	1		
	Thermoplastic	10%			2049	**	1		
Motor Controllers									
	Locally Mounted	90%			2027	\$48,800	5	\$100	
	Locally Mounted	10%			2034	**	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$6,600	
Lighting									
	Interior Lighting								
	Fluorescent	85%			2034	**	10	\$16,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Fluorescent	15%	0-2	\$8,500	2039	**			
		Damaged Fixtures, Extent : Light, Area Affected : 100% Location : Stairs							
Egress Lighting									
	Emergency, Service	50%			2024	\$6,300	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator.							
	Exit, Service	50%			2024	\$3,500	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator.							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2039	**	1	\$800	

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

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

Asset # : 2074

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2034

* *

1-3

\$5,300

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

Heating

Energy Source

HTHW/HW

100%

2055

* *

1

Conversion Equipment

HTHW/HW Exchanger

100%

2038

* *

2

\$1,300

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

Location : Basement

Explanation : Unit Replaced About 6 Years Ago

Distribution

Hot Wtr Piping/Pump

50%

0-2

\$3,700

2037

* *

4

\$500

Corroded, Extent : Moderate, Area Affected : 50%

Location : Throughout

Hot Wtr Piping/Pump

50%

Now

\$3,700

2037

* *

4

\$500

Leak Evident, Extent : Severe, Area Affected : 50%

Location : Basement

Terminal Devices

Air Handler

5%

2029

\$16,900

1

\$700

Convactor/Radiator

85%

2027

\$109,300

1

\$5,900

Fan Coil Unit/Heat

10%

2029

\$36,000

1

\$700

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Split Unit

20%

2029

\$102,500

Window/Wall Unit

30%

2023

\$15,000

1

No Component

50%

Distribution

Ductwork/Diffusers

20%

LIFE

* *

2

\$5,600

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

Location : Basement

Explanation : Serving Lunch Room

No Component

80%

Terminal Devices

Fan Coil - 4 Pipe

100%

2029

\$281,100

1

\$6,900

Ventilation

Exhaust Fans

Interior

100%

2029

\$85,400

2

\$700

Plumbing

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

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

Asset # : 2074

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Galvanized Steel	100%			2034	* *	1		
			Corroded, Extent : Moderate, Area Affected : 20%						
			Location : Throughout						
	Water Heater Electric	100%			2027	\$21,200	4	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 120 Gallons						
	HW Heat Exchanger HTHW/HW	100%			2029	\$41,900			
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2029	\$3,700	4	\$500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Single Unit						
	Fixtures Generic	100%							
			Obsolete Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout						

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$395,500	\$170,900
Interior Architecture	\$54,100	\$121,000
Electrical	\$112,200	\$58,000
Mechanical	\$55,800	\$235,100
Total	\$617,500	\$585,000
Importance Code A	\$451,300	\$170,900
Importance Code B	\$166,200	\$414,100
Total	\$617,500	\$585,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$800			
Interior Architecture	\$68,200			\$1,200
Electrical	\$27,200	\$20,300	\$800	\$900
Mechanical	\$92,800	\$24,100	\$1,400	\$900
Site Pavements				
Total	\$189,000	\$44,300	\$2,200	\$3,000
Importance Code A	\$800	\$300		\$300
Importance Code B	\$187,200	\$44,000	\$2,200	\$2,700
Importance Code C	\$1,000			
Total	\$189,000	\$44,300	\$2,200	\$3,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW ANNEX

Asset # : 2079

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Stucco Cement	100%	Now	\$123,500	2034	**	5	\$16,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
Parapets									
	Metal: Cage/Fence	2%	Now	\$800	2049	**	5	\$100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Around Roof Equipment							
	No Component	98%							
Roof									
	Built-Up (BUR)	65%	Now	\$272,100	2039	**			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Inaccessible							
	Single Ply Membrane	35%			2029	\$170,900	10	\$9,800	

Interior

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

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 ANNEX

Asset # : 2079

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	0-2	\$800	2038	**	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Bathrooms							
Raised Access Floor	30%	Now	\$12,100	2032	\$121,000	5	\$8,300	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Uneven Substrate, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Vinyl Tile	35%	Now	\$14,600	2029	\$48,700	3	\$1,900	
	Adhesion Failure, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
Vinyl Tile 9" X 9"	30%	Now	\$54,100	2039	**	3	\$1,700	
	Adhesion Failure, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$4,100	
	Other Observation, Extent : Light, Area Affected : 15%							
	Location : Throughout							
	Explanation : Paint Peeling							
Glass: Single Pane	5%			LIFE	**	5	\$500	
Gypsum Board	10%			LIFE	**	5	\$900	
Plywood/Hardboard	15%	Now	\$1,000	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Receiving Area							
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$39,700	2042	**	5	\$7,400	
	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							
Site Pavements								
On-Site Walkways								
Asphalt	80%			2038	**			
Pavers/Stone	20%			2032	\$20,300			

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

Asset # : 2079

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

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

Asset # : 2079

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting Exit, Service	100%			2024	\$1,600	1		
	Exterior Lighting HID	20%			2024	\$8,500	10		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Exterior Fixtures Are Controlled Via Photocell.							
	No Component	80%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2029	\$16,900	1	\$1,900	
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Analog	50%			2029	\$58,000	1-3	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : The Fire Alarm System Is Composed Of Smoke Detector And Strobe Lights.							
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	50%			2029		1		
	HTHW/HW	50%			2029	\$3,900	1		
	Conversion Equipment								
	Radiant Heater	30%			2024	\$55,800	2	\$1,400	
	No Component	70%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Throughout Explanation : Supplied From Adjacent Building							
	Distribution								
	Hot Wtr Piping/Pump	70%	2-4	\$1,000	2037	* *	4	\$400	
		Corroded, Extent : Light, Area Affected : 30% Location : 1st Floor							
	No Component	30%							
	Terminal Devices								
	Air Handler	70%	Now	\$6,200	2029	\$31,000	1	\$4,000	
		Not in Service, Extent : Severe, Area Affected : 30% Location : 1st Floor							
	Fan Coil Unit/Heat	30%			2029	\$14,100	1	\$1,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		

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

Asset # : 2079

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	40%	Now	\$47,100	2027	\$156,900	2	\$200	
		Not in Service, Extent : Severe, Area Affected : 30% Location : 1st Floor							
	Exterior Pkg Unit - Cooling	40%	Now	\$34,000	2039	* *	2	\$200	
		Unit Inoperable, Extent : Severe, Area Affected : 40% Location : Roof							
	Window/Wall Unit	20%			2023	\$4,400	1		
		Other Observation, Extent : Light, Area Affected : 20% Location : 1st Floor Office Explanation : 2 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,700	
	Exhaust Fans								
	Interior	20%			2029	\$7,500	2	\$100	
	Roof	80%			2024	\$13,900	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2029	\$78,200	1		
	Water Heater								
	Electric	100%			2024	\$9,200	4	\$100	
		Other Observation, Extent : Light, Area Affected : 50% Location : 1st Floor Explanation : 30 Gallon Heater							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,441,100	\$78,100
Interior Architecture	\$1,104,600	
Electrical		\$1,411,100
Mechanical	\$104,400	
Total	\$2,650,100	\$1,489,100
Importance Code A	\$1,441,100	\$78,100
Importance Code B	\$1,209,000	\$1,411,100
Total	\$2,650,100	\$1,489,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$17,800	\$500		
Interior Architecture	\$4,500	\$15,000		\$2,200
Electrical	\$57,700	\$5,300	\$4,700	\$5,700
Mechanical	\$30,800	\$4,000	\$5,200	\$2,100
Site Enclosure	\$9,300			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$125,000	\$29,700	\$14,800	\$15,000
Importance Code A	\$17,800	\$600		
Importance Code B	\$97,900	\$29,100	\$14,800	\$15,000
Importance Code C	\$9,300			
Total	\$125,000	\$29,700	\$14,800	\$15,000



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

Asset # : 2078

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	Now	\$520,700	LIFE	* *	5	\$78,100	1
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : North Bulkhead							
		Horizontal Cracks, Extent : Moderate, Area Affected : 25%							
		Location : North Bulkhead							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : North Bulkhead							
		Loose Units, Extent : Moderate, Area Affected : 20%							
		Location : North Bulkhead							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : North Bulkhead							
		Rusting Masonry Supt, Extent : Severe, Area Affected : 50%							
		Location : North Bulkhead							
	Windows								
	Aluminum	100%	Now	\$379,000	2054	* *	5	\$4,100	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Parapets								
	Masonry: Brick	5%	Now	\$7,700	LIFE	* *	5	\$200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Above Penthouse							
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Above Penthouse							
	Metal Panel	5%			2049	* *	5	\$900	
	Metal Rail	90%	Now	\$2,500	2042	* *	5	\$30,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Lower Roof							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
	Roof								
	Built-Up (BUR)	95%	Now	\$541,500	2039	* *			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 30%							
		Location : Lower Roof							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Modified Bitumen	5%			2029	\$28,500	10	\$1,900	

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

Asset # : 2078

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Cast in Place Concrete	100%	Now	\$7,600	LIFE	**	5	\$3,000	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
				Exposed Reinforcement, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
Interior									
	Floors								
	Carpet	5%	Now	\$1,300	2028	\$62,800	3	\$6,700	
				Misaligned/Bulging, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Staining/Discoloring, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Worn/Eroded, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
	Cast in Place Concrete	5%	0-2	\$1,000	LIFE	**	5	\$9,700	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : At Stair					
	Ceramic Tile	5%			2038	**	5	\$4,500	
	Vinyl Tile 9" X 9"	85%			2024	\$921,600	3	\$28,400	
				Broken/Missing Elements, Extent : Light, Area Affected : 2%					
				Location : Throughout					
Interior Walls									
	Concrete Masonry Unit	95%			LIFE	**	5	\$25,500	
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	AcousTile,Adhered	20%	0-2	\$183,000	2049	**	5	\$8,900	
				Staining/Discoloring, Extent : Moderate, Area Affected : 25%					
				Location : Corridors					
				Worn/Eroded, Extent : Moderate, Area Affected : 25%					
				Location : Corridors					
	AcousTileConcealSpLn	10%			2034	**	5	\$11,100	
	Exposed Struc: Concrete	50%			LIFE	**	5	\$7,000	
	Plaster	20%			LIFE	**	5	\$11,100	
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$9,300	2049	**			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									

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

Asset # : 2078

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2042

**

Parking/Driveway

Asphalt

100%

2038

**

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2039

**

5

\$200

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

Location : Electrical Room

Explanation : The Service Equipment Includes A Main Service Switch Rated At 1,200 Amperes. It Is In Good Condition.

Transformers

Dry Type

100%

2034

**

5

\$200

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

Location : Electrical Room

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

Switchgear / Switchboard

Fused Disc Sw

50%

2039

**

5

\$100

Molded Case Bkrs

50%

2029

\$81,000

5

\$700

Raceway

Conduit

85%

2029

\$116,300

1

Conduit

15%

2039

**

1

Panelboards

Molded Case Bkrs

30%

2037

**

5

\$400

Molded Case Bkrs

70%

2028

\$80,900

5

\$1,000

Wiring

Braided Cloth

20%

2-4

\$38,400

2054

**

1

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

Location : Throughout

Thermoplastic

65%

2029

\$124,900

1

Thermoplastic

15%

2039

**

1

Motor Controllers

Locally Mounted

100%

2027

\$50,100

5

\$400

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$800

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

Location : Basement.

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

Stand-by Power

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

Asset # : 2078

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$16,500	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2029	\$118,000	10	\$44,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building.							
	Fluorescent	10%	0-2	\$13,100	2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Third Floor.							
		Explanation : Some Of The Fluorescent Fixtures Are Old And In Need Of Replacement.							
	Egress Lighting								
	Exit, Service	100%			2029	\$16,000	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building.							
		Explanation : This Building Gets Emergency Power From Adjacent Building Generator.							
	Exterior Lighting								
	HID	100%			2029	\$224,400	10	\$200	
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2029	\$615,500	1-3	\$34,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors							
		Explanation : The Fire Alarm System Includes Smoke Detectors, Bells And Manual Pull Stations.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Supplied From Adjacent Building							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	100%			2038	* *			
Distribution									
	Central Plant Steam Piping/Pmp	100%			2049	* *	4	\$2,700	
Terminal Devices									
	Convactor/Radiator	100%			2034	* *	1	\$17,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		

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

Asset # : 2078

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	90%			2024	\$104,400	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$12,000	
	No Component	60%							
	Exhaust Fans								
	Interior	10%			2034	* *	2	\$200	
	Roof	30%			2029	\$27,700	2	\$500	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$20,700	2039	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Water Main							
	Water Heater								
	Electric	100%			2027	\$49,000	4	\$500	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : Basement							
		Explanation : One 250 Gallon Electric Water Heater							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$5,800	LIFE	* *	1		
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Rooftop							
	Sump Pump(s)								
	Submersible	100%	0-2	\$1,900	2024	\$1,900	4	\$1,100	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : New Installation							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 5th Floor							
		Explanation : 1 Unit							
Fire Suppression									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2078

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

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$331,000	
Interior Architecture	\$533,100	
Electrical		\$58,500
Mechanical	\$89,500	\$56,600
Total	\$953,600	\$115,100
Importance Code A	\$331,000	
Importance Code B	\$474,100	\$115,100
Importance Code C	\$148,500	
Total	\$953,600	\$115,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$11,100	\$1,500	\$10,000	
Interior Architecture	\$107,100	\$1,600	\$3,000	\$800
Electrical	\$20,500	\$700	\$300	\$400
Mechanical	\$87,200	\$20,500	\$2,200	\$2,200
Total	\$226,000	\$24,200	\$15,500	\$3,400
Importance Code A	\$45,300	\$3,400	\$11,700	\$1,700
Importance Code B	\$156,600	\$20,800	\$3,900	\$1,700
Importance Code C	\$24,100			
Total	\$226,000	\$24,200	\$15,500	\$3,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	3%	Now	\$2,600	LIFE	**	5	\$800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Around Windows							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Around Windows							
	Masonry: Fieldstone	75%	Now	\$94,700	LIFE	**	5	\$14,900	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Stucco Cement	2%	Now	\$8,500	2034	**	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Wood	10%	Now	\$92,000	2049	**	5	\$6,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Dormers, Fascia, Eaves, Columns							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 30%							
		Location : Fascia, Porch, Eaves, Columns, Wood Planks							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Porch, Eaves And Dormers							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Wood	10%	Now	\$46,000	2042	**	5	\$6,600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Fascia, Porch, Eaves							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Windows									
	Aluminum	100%	0-2	\$98,200	2045	**	5	\$1,800	
		Bent/Warped Elements, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Weather Strip Missing, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
Roof									
	Roll Roofing	55%			2030	\$40,000	5	\$14,600	
	Skylight, Metal/Glass	5%			2055	**	10	\$2,700	
	Slate	40%			LIFE	**			
Soffits									
	Wood	100%			2034	**	5	\$3,000	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MACCRACKEN HALL
Asset # : 2069

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%			2028	\$85,200	3	\$9,100	
	Cast in Place Concrete	10%	Now	\$8,300	LIFE	**	5	\$5,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 45%							
		Location : Basement							
		Uneven Surface, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Mosaic Tile	5%	Now	\$79,900	2049	**	5	\$1,500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Toilets Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Toilets Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Toilets Throughout							
	Slate	10%	Now	\$9,300	LIFE	**	5	\$2,600	
		Uneven Substrate, Extent : Moderate, Area Affected : 100%							
		Location : Basement Under Porch							
	Vinyl Tile 9" X 9"	25%	Now	\$22,100	2039	**	3	\$2,300	
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Various Offices							
	Wood	25%	Now	\$220,200	2069	**	5	\$5,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 35%							
		Location : Throughout							
		Deflection Evident, Extent : Moderate, Area Affected : 25%							
		Location : Stairs, And Lobby							
		Uneven Surface, Extent : Moderate, Area Affected : 50%							
		Location : Open Stairs							
		Worn/Eroded, Extent : Moderate, Area Affected : 55%							
		Location : Throughout							
Interior Walls									
	Gypsum Board	5%			LIFE	**	5	\$1,100	
	Masonry: Brick	15%	Now	\$24,100	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
		Location : Columns In Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Plaster	75%	Now	\$148,500	LIFE	**	5	\$8,400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Third Floor, Basement							
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Third Floor, Basement							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Third Floor, Basement							
	Wood	5%			LIFE	**	5	\$7,400	

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

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

Interior

Ceilings

AcousTile,Adhered	15%			2034	**	5	\$3,100	
Exposed Struc: Wood	15%	Now	\$43,300	LIFE	**			

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

Location : Basement Under Porch

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

Location : Basement Under Porch

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

Location : Basement Under Porch

Plaster	70%	Now	\$84,500	LIFE	**	5	\$9,100	

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

Location : Third Floor, Basement, First Floor Office

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

Location : Third Floor, Basement, First Floor Office

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

Location : Third Floor, Basement, First Floor Office

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

Location : Throughout

Site Pavements

On-Site Walkways

Asphalt	100%			2038	**			

Parking/Driveway

Asphalt	100%			2038	**			

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

Under 600 Volts

Service Equipment

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

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

Location : Electrical Room

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

Switchgear / Switchboard

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

Raceway

Conduit	100%			2039	**	1		

Panelboards

Molded Case Bkrs	100%			2028		\$33,000	5	\$400

Wiring

Braided Cloth	20%	2-4	\$5,400	2054	**	1		

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

Location : Throughout Building.

Explanation : The Wiring Is Old.

Thermoplastic	80%			2039	**	1		

Ground

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

Asset # : 2069

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : There Is Evidence That The Grounding System Has Been Recently Upgraded.							
Lighting									
	Interior Lighting								
	Fluorescent	65%			2029	\$27,000	10	\$10,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building.							
	Fluorescent	35%	Now	\$14,500	2039	* *			
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : 2nd And 3rd Floor.							
	Egress Lighting								
	Emergency, Service	50%			2029	\$4,600	1		
	Exit, Service	50%			2029	\$2,500	1		
	Exterior Lighting								
	HID	30%			2029	\$21,300	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : Exterior Fixtures Are Controlled Via Photocell.							
	No Component	70%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2029	\$58,500	1-3	\$3,200	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2039	* *	5	\$5,300	
	Conversion Equipment								
	Steam Boiler	100%	2-4	\$34,200	2034	* *	1	\$15,200	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Boiler, Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
Distribution									
	Central Plant Steam	100%	2-4	\$89,500	2039	* *	4	\$800	
	Piping/Pmp								
		Insul. Deteriorating, Extent : Light, Area Affected : 30%							
		Location : Basement							

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

Asset # : 2069

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	60%			2027	\$56,600	1	\$3,300	
	Convactor/Radiator	40%	Now	\$18,900	2049	* *	1	\$2,000	
	Damaged, Extent : Light, Area Affected : 30%								
	Location : 3rd Floor, Partial 2nd Floor								
Air Conditioning									
	Energy Source								
	Electricity	100%			2028	\$26,600	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2023	\$18,400	1		
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$15,500	2034	* *	1		
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Water Heater								
	Electric	100%			2024	\$15,500	4	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 40 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)
Address : 161 WEST 180th STREET
Borough : BRONX **Agency's Number** : 21029
Program / Asset # : CUN0007.290 / 2063 **Yr Built/Renovated** : 1967 / 2004
Area Sq Ft : 241,234 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,8,9,Ph
Block : 3222 **Lot** : 62 **BIN** : 2014900

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,157,000	\$963,100
Interior Architecture	\$1,906,500	\$429,400
Electrical	\$937,900	\$2,163,800
Mechanical	\$2,077,700	\$4,435,400
Total	\$6,079,100	\$7,991,600
Importance Code A	\$1,157,000	\$963,100
Importance Code B	\$4,301,300	\$6,861,800
Importance Code C	\$620,800	\$166,700
Total	\$6,079,100	\$7,991,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$20,200	\$100		
Interior Architecture	\$43,000		\$54,500	\$30,300
Electrical	\$61,100	\$60,700	\$24,700	\$26,900
Mechanical	\$96,100	\$75,500	\$81,400	\$44,000
Site Enclosure	\$1,600			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$257,500	\$171,800	\$196,100	\$136,700
Importance Code A	\$26,200	\$6,500	\$6,000	\$6,000
Importance Code B	\$216,700	\$165,200	\$190,100	\$130,700
Importance Code C	\$14,600			
Total	\$257,500	\$171,800	\$196,100	\$136,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE 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%	4+	\$110,400	LIFE	**	5	\$443,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : North And West Facades, Pilotis									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Concrete Masonry Unit	2%			LIFE	**	5	\$4,400		
Masonry: Brick	20%			LIFE	**	5	\$70,900		
Masonry: Fieldstone	9%	0-2	\$61,000	LIFE	**	5	\$23,900		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : West Facade									
Open Joints, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Pre-Cast Concrete	39%	0-2	\$101,000	LIFE	**	5	\$449,200		
Open Joints, Extent : Severe, Area Affected : 5%									
Location : Near Parking Area, Various Other Locations									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Window Wall	5%	Now	\$94,200	2039	**	5	\$33,200		
Air Infiltration, Extent : Moderate, Area Affected : 30%									
Location : North Facade									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
Windows									
Aluminum	97%	Now	\$111,700	2037	**	5	\$6,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Penthouse									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Stair Towers - All Levels, Various Classrooms									
Metal Louvers	3%			2038	**	10	\$2,300		
Parapets									
Cast in Place Concrete	20%	Now	\$200	LIFE	**	5	\$1,200		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Masonry: Brick	45%			LIFE	**	5	\$300		
Metal Panel	5%			2049	**	5	\$100		
Pre-Cast Concrete	30%	Now	\$300	LIFE	**	5	\$1,100	1	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Low Mechanical Roof									
Open Joints, Extent : Severe, Area Affected : 50%									
Location : Low Mechanical Roof									
Vertical Cracks, Extent : Light, Area Affected : 5%									
Location : Various Locations Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2063

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	50%	Now	\$678,800	2039		* *		
	Blisters, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Plaza Roof: Stone Panels	45%	Now	\$19,800	2049		* *		
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Explanation : Spalling								
	Skylight, Metal/Glass	5%			2049		* *	10	\$15,100
Soffits									
	Cast in Place Concrete	25%			LIFE		* *	5	
	Pre-Cast Concrete	75%			LIFE		* *	5	
Interior									
Floors									
	Carpet	20%			2028	\$1,366,100	3	\$145,300	
	Cast in Place Concrete	10%			LIFE		* *	5	\$105,900
	Ceramic Tile	5%			2038		* *	5	\$24,200
	Terrazzo	5%	0-2	\$62,200	LIFE		* *	5	\$18,900
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Stair Nosing In Stair Tower								
	Vinyl Tile	10%			2034		* *	3	\$18,200
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Laboratories								
	Explanation : Vinyl Sheet Tile								
	Vinyl Tile 9" X 9"	50%	0-2	\$884,200	2039		* *	3	\$90,800
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Various Locations Throughout								

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

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE 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									
Interior Walls									
	Cast in Place Concrete	15%	0-2	\$109,300	LIFE	**			
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Stair Tower							
	Ceramic Tile	5%			2038	**	5	\$26,100	
	Concrete Masonry Unit	80%	Now	\$511,500	LIFE	**	5	\$166,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Water Cooler Locations On Each Floor							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Ceilings									
	AcousTileConcealSpLn	19%	Now	\$164,500	2049	**	5	\$57,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Laboratories And Corridors Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : 8th Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	AcousTileConcealSpLn	6%			2042	**	5	\$36,300	
	AcousTileSusp.Lay-In	41%	Now	\$88,700	2042	**	5	\$99,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Classrooms							
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Classrooms							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : 8th Floor, Various Other Locations							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Classrooms							
	AcousTileSusp.Lay-In	7%			2042	**	5	\$33,900	
	Exposed Struc: Concrete	25%	Now	\$86,100	LIFE	**	5	\$18,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Entrance Lobby							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
		Location : Entrance Lobby							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Entrance Lobby							
		Explanation : Stucco Coating							
	Metal Panel	2%	Now	\$17,900	LIFE	**	5	\$12,100	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 5%							
		Location : Observation Penthouse							

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

Asset # : 2063

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

Site Enclosure

Free Standing Walls

Masonry: Fieldstone

100% 2-4 \$1,600 2039 * *

Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%

Location : Throughout

Retaining Walls

Cast in Place Concrete

100% 2064 * *

Site Pavements

On-Site Walkways

Cast in Place Concrete

50% 2042 * *

Pavers/Stone

50% 2038 * *

Parking/Driveway

Asphalt

100% 2038 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

70% 2039 * * 5 \$700

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

Location : Electrical Room

Explanation : The Service Equipment Is In Good Condition. It Is Composed Of Two 2,000 Ampere Main Disconnect Switches.

Fused Disc Sw

30% 2049 * * 5 \$300

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

Location : Electrical Room

Explanation : The 800 Ampere Main Disconnect Switch Is In Better Condition Than Other Equipment. It Is Newer.

Transformers

Dry Type

100% 2027 \$17,500 5 \$900

Switchgear / Switchboard

Fused Disc Sw

30% 2049 * * 5 \$300

Fused Disc Sw

70% 2029 \$378,000 5 \$700

Raceway

Conduit

90% 2039 * * 1

Conduit

10% 2049 * * 1

Panelboards

Fused Disc Sw

5% 2045 * * 5 \$300

Fused Disc Sw

10% 2028 \$52,900 5 \$600

Molded Case Bkrs

10% 2028 \$52,900 5 \$600

Molded Case Bkrs

75% 2051 * * 5 \$4,800

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

Asset # : 2063

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%	2-4	\$344,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building.</i>									
<i>Recent Replace Evident, Extent : N/A, Area Affected : 20%</i>									
<i>Location : Replacement Underway On 7th, 8th And 9th Floors</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 8th Floor</i>									
<i>Explanation : Replacement Is Currently Underway</i>									
	Thermoplastic	20%			2029	\$172,300	1		
	Thermoplastic	40%			2049	**	1		
Motor Controllers									
	Locally Mounted	10%	2-4	\$25,400	2049	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Mechanical Equipment Areas.</i>									
	Locally Mounted	10%			2034	**	5	\$200	
	Motor Control Center	80%	2-4	\$383,100	2027	\$1,277,000	5	\$2,600	
<i>Enclosure Damaged, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement And 9th Floor Mechanical Room.</i>									
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,500	LIFE	**	5	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Water Main.</i>									
<i>Explanation : Corroded.</i>									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2046	**	1	\$74,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mechanical Floor And Basement</i>									
<i>Explanation : One 60 Ampere Automatic Transfer Switch On Mechanical Floor And Two In Basement Are In Good Condition.</i>									
Lighting									
Interior Lighting									
	Fluorescent	90%			2034	**	10	\$199,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building.</i>									
	Fluorescent	5%			2034	**	10	\$11,100	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lobby And Various Areas.</i>									
	Fluorescent	5%			2029	\$29,400	10	\$11,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lobby And Auditorium.</i>									

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

Asset # : 2063

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator.							
	Exit, LED	10%			2057	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Gets Power From Adjacent Building Generator.							
	Exit, Service	40%			2024	\$28,800	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Gets Power From Adjacent Building Generator.							
	Exterior Lighting								
	HID	20%			2029	\$201,300	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building Exterior.							
		Explanation : Fixtures Are Controlled Via Photocell.							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2044	* *	5	\$7,100	
Alarm									
	Security System								
	Generic	100%			2034	* *	1	\$90,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exteriors, Some Rooms							
		Explanation : The Security System Is Composed Of Cameras.							
	Fire/Smoke Detection								
	No Component	40%							
	Generic, Digital	60%			2039	* *	1-3	\$89,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Fire Alarm System Is Being Replaced.							

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

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

Asset # : 2063

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	50%			2038	* *			
	Heat Exchanger, Plate & Frame	50%			2042	* *	1	\$59,600	
	Recent Replace Evident, Extent : N/A, Area Affected : 50%								
	Location : 9th Floor Mechanical Room								
Distribution									
	Hot Wtr Piping/Pump	80%	Now	\$62,300	2037	* *	4	\$9,500	
	Corroded, Extent : Severe, Area Affected : 50%								
	Location : Extensively Rusted, Inside The Wall, Throughout								
	Central Plant Steam Piping/Pmp	20%	0-2	\$84,500	2039	* *	4	\$2,400	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Sub-basement And Penthouse								
Terminal Devices									
	Air Handler	50%	0-2	\$175,500	2024	\$1,755,400	1	\$67,100	
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : 9th Floor Mechanical Room								
	Not in Service, Extent : Light, Area Affected : 10%								
	Location : 9th Floor Mechanical Room								
	Air Handler	10%			2037	* *	1	\$14,900	
	Recent Replace Evident, Extent : N/A, Area Affected : 10%								
	Location : Penthouse								
	Fan Coil Unit/Heat Induction Unit	10%			2029	\$373,900	1	\$7,800	
		30%			2032	\$305,500	1	\$23,400	
	Unit Inoperable, Extent : Light, Area Affected : 40%								
	Location : At Perimeter Windows								
	Other Observation, Extent : Light, Area Affected : 40%								
	Location : At Perimeter Windows								
	Explanation : Units Are Original								
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
Conversion Equipment									
	Campus Chilled Water	100%			2038	* *			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2049	* *	4	\$11,900	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Sub-basement And Penthouse								
	Explanation : Chilled Water From Central Plant								
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$2,800,200	1	\$149,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$134,500	

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

Asset # : 2063

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	40%			2029	\$355,300	2	\$3,000	
	Roof	50%			2029	\$207,300	2	\$3,700	
	Roof	10%			2029	\$41,500	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Electric	100%			2027	\$220,000	4	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub-basement								
	Explanation : Two 250 Gallon Electric Water Heaters								
	HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$35,800	
	Sanitary Piping								
	Cast Iron	100%	Now	\$36,500	LIFE	**	1		
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : 9th Floor Mechanical Room								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	90%	0-2	\$6,900	2039	**	4	\$4,600	
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : The Housing Is Extensively Rusted								
	No Component	10%							
	Sewage Ejector(s)								
	Electric	100%			2029	\$71,900	4	\$9,600	
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Two Units From Sub-basement To 8th Follor, Two Units From Basement To 8th Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2049	**	1-5	\$121,600	
	Sprinkler								
	No Component	55%							
	Generic	45%			2039	**	1-2	\$30,400	
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : Basement, 3rd To 8th Floor								
	Explanation : Missing Caps								
	Fire Pump								
	Generic	100%			2038	**	1	\$45,100	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$817,200	\$65,700
Interior Architecture		\$118,100
Electrical		\$256,700
Mechanical	\$214,900	\$440,700
Total	\$1,032,100	\$881,300
Importance Code A	\$817,200	\$65,700
Importance Code B	\$214,900	\$762,800
Importance Code C		\$52,800
Total	\$1,032,100	\$881,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$150,500	\$6,600		
Interior Architecture	\$45,300		\$81,400	\$700
Electrical	\$31,900	\$2,300	\$2,400	\$2,400
Mechanical	\$68,500	\$15,200	\$5,900	\$2,600
Site Enclosure				
Site Pavements	\$2,000			
Total	\$298,300	\$24,100	\$89,700	\$5,700
Importance Code A	\$150,500	\$6,600		
Importance Code B	\$133,900	\$17,500	\$89,700	\$5,700
Importance Code C	\$13,900			
Total	\$298,300	\$24,100	\$89,700	\$5,700



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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	10%	Now	\$96,400	LIFE	**	5	\$38,700	
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : East Facade, North And East Corners							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 2%							
		Location : At Doorways And Rollup Doors							
	Masonry: Brick	85%	Now	\$657,400	LIFE	**	5	\$65,700	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Throughout All Parapets							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%							
		Location : Lintel Angles Throughout							
		Sidewalk Shed in Use, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Bulkhead							
	Metal Coiling Doors	5%			2034	**	5	\$12,100	
Windows									
	Aluminum	90%	Now	\$44,800	2037	**	5	\$4,800	
		Air Infiltration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%	Now	\$3,500	2038	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Steel	5%	Now	\$31,000	2054	**	5	\$3,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Bulkheads							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Bulkheads							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Bulkheads							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Bulkheads							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Bulkhead							
		Explanation : Boarded Up With Plywood							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	28%	Now	\$63,400	LIFE	**	5	\$1,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
	Location : North And East Facades							
Metal Panel	5%			2049	**	5	\$1,100	
Metal Rail	67%			2042	**	5-10	\$71,600	
Roof								
Modified Bitumen	60%	Now	\$45,800	2034	**			
	Recent Installation, Extent : N/A, Area Affected : 90%							
	Location : Above Third Floor							
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Above Third Floor							
	Explanation : Flashing And Fascia Not Installed.							
Panel/Paver: Cer/Brk	40%	Now	\$25,400	2039	**			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : 1st Floor Ceiling							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Paint Shop							
Interior								
Floors								
Carpet	10%			2025	\$75,700	3	\$8,100	
	Wrinkling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Cast in Place Concrete	25%	2-4	\$3,100	LIFE	**	5	\$29,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Stairs							
Ceramic Tile	5%			2038	**	5	\$2,700	
Raised Access Floor	5%			2038	**	5	\$10,100	
Vinyl Tile	45%			2034	**	3	\$9,100	
	Patching Evident, Extent : Light, Area Affected : 5%							
	Location : Above Third Floor							
Vinyl Tile 9" X 9"	10%			2029	\$65,300	3	\$2,700	
	Patching Evident, Extent : Light, Area Affected : 5%							
	Location : Above Third Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%	Now	\$11,800	2038	**	5	\$3,900	
	Adhesion Failure, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Concrete Masonry Unit	85%			LIFE	**	5	\$52,800	
Gypsum Board	10%			LIFE	**	5	\$9,300	

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

Asset # : 2082

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

Interior

Ceilings

Exposed Struc: Concrete	70%			LIFE	**	5	\$5,900	
Plaster	30%	Now	\$23,400	LIFE	**	5	\$10,100	

Broken/Missing Elements, Extent : Severe, Area Affected : 15%

Location : Throughout

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

Location : 3rd Floor Corridor

Site Enclosure

Fence/Gates

Aluminum Rail	100%			2042	**	5-10	\$4,300	

Retaining Walls

Cast in Place Concrete	100%			2064	**			

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$2,000	2042	**			

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Entry Stair At 2nd Floor

Parking/Driveway

Asphalt	100%			2038	**			

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

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw	100%			2039	**	5	\$200	

Raceway

Conduit	50%			2029	\$29,000	1		

Conduit	50%			2049	**	1		

Panelboards

Fused Disc Sw	10%			2028	\$8,300	5	\$100	

Molded Case Bkrs	45%			2037	**	5	\$500	

Molded Case Bkrs	45%			2045	**	5	\$500	

Wiring

Braided Cloth	40%	2-4	\$29,400	2054	**	1		

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

Location : Throughout

Thermoplastic	60%			2039	**	1		

Stand-by Power

Transfer Switches

Automatic	100%			2034	**	1	\$12,200	

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 NEW HALL

Asset # : 2082

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

Lighting

Interior Lighting

Fluorescent

95%

2029

\$91,700

10

\$34,500

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

Location : Throughout Building.

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

Location : Throughout

LED

5%

2034

**

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

Location : Offices

Explanation : Cove Lighting

Egress Lighting

Emergency, Service

50%

2029

\$10,800

1

Exit, Service

50%

2029

\$5,900

1

Exterior Lighting

HID

30%

2029

\$49,600

10

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

Location : Exterior

Explanation : Controlled Via Photocell.

No Component

70%

Alarm

Security System

No Component

80%

Generic

20%

2029

\$26,500

1

\$3,000

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$136,000

1-3

\$7,500

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

Heating

Energy Source

HTHW/HW

100%

2039

**

1

Distribution

Central Plant Steam

63%

Now

\$43,700

2039

**

4

\$1,200

Piping/Pmp

Corroded, Extent : Severe, Area Affected : 20%

Location : Basement

No Component

37%

Terminal Devices

Air Handler

20%

2037

**

1

\$4,900

Recent Replace Evident, Extent : N/A, Area Affected : 20%

Location : Basement

Convactor/Radiator

60%

2027

\$131,700

1

\$7,700

Fan Coil Unit/Heat

20%

2024

\$122,800

1

\$2,600

Air Conditioning

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

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

Asset # : 2082

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			2045	**	1		
	Conversion Equipment								
	Split Unit	20%			2029	\$175,000			
	Window/Wall Unit	60%			2024	\$51,300	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,100	
	Exhaust Fans								
	Interior	20%			2029	\$29,200	2	\$200	
	Roof	60%			2024	\$40,800	2	\$700	
	Roof	20%	2-4	\$4,100	2029	\$13,600	2	\$200	
	Noisy/Vibrating, Extent : Light, Area Affected : 100%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$18,000	2034	**	1		
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	HW Heat Exchanger								
	HTHW/HW	100%			2049	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location :								
	Explanation : Supplied From Adjacent Building								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$6,300	4	\$1,300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2039	**	1-5	\$20,000	
	Sprinkler								
	No Component	70%							
	Generic	30%			2029	\$120,400	1-2	\$3,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$979,900	\$234,700
Interior Architecture	\$270,500	\$439,500
Electrical	\$416,400	\$757,600
Mechanical	\$567,000	\$725,800
Total	\$2,233,800	\$2,157,500
Importance Code A	\$979,900	\$234,700
Importance Code B	\$1,253,900	\$1,922,900
Total	\$2,233,800	\$2,157,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$1,100		
Interior Architecture	\$112,900		\$9,200	\$6,300
Electrical	\$17,600	\$2,900	\$2,300	\$2,700
Mechanical	\$146,800	\$3,700	\$10,300	\$3,500
Site Pavements	\$200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$281,500	\$11,600	\$25,800	\$16,500
Importance Code A		\$1,300		
Importance Code B	\$234,200	\$10,400	\$25,800	\$16,500
Importance Code C	\$47,300			
Total	\$281,500	\$11,600	\$25,800	\$16,500



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Copper/Terne	30%	Now	\$248,400	2049	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Bulkhead And Dormer At South Facade							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : Bulkhead And Dormer At South Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Bulkhead And Dormer At South Facade							
	Masonry: Brick	65%	Now	\$227,100	LIFE	**	5	\$68,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Various Window Lintels							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : North Facade							
	Masonry: Limestone	5%	Now	\$70,200	LIFE	**	5	\$3,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Building Base							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : At Cornices							
		Loose/Delam Surface, Extent : Severe, Area Affected : 5%							
		Location : Balustrade- Parapet Along The Main Entrance							
Windows									
	Aluminum	100%	0-2	\$335,400	2045	**	5	\$18,100	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : All Windows							
Parapets									
	Masonry: Brick	5%			LIFE	**	5	\$600	
	Metal Panel	5%			2049	**	5	\$2,300	
	Metal Rail	20%			2042	**	5-10	\$42,000	
	No Component	70%							
Roof									
	Copper/Terne	75%	Now	\$98,900	2044	**			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : South Side							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Unfinished Attic							
	Modified Bitumen	25%			2029	\$166,600	10	\$11,100	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		

Interior

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Estimates are rounded to the nearest hundred dollars.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL
Asset # : 2081

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	16%			2028	\$258,600	3	\$27,500	
	Cast in Place Concrete	25%	Now	\$32,900	LIFE	**	5	\$62,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Attic Fourth Floor Corridor									
	Ceramic Tile	5%			2038	**	5	\$5,700	
	Quarry Tile	5%			2042	**	5	\$8,600	
	Terrazzo	5%	4+	\$14,700	LIFE	**	5	\$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Diagonal Cracks, 1st Floor Entrance									
	Vinyl Tile	35%	Now	\$75,400	2029	\$376,800	3	\$15,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Vinyl Tile 9" X 9"	9%	Now	\$62,800	2039	**	3	\$3,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Room 312									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Near Elevator On Fourth Floor And Various Locations Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout, Room 312									
Explanation : Vinyl Tile 9 X 9									
Interior Walls									
	Concrete Masonry Unit	30%			LIFE	**	5	\$18,100	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Library									
	Gypsum Board	5%			LIFE	**	5	\$4,500	
	Masonry: Brick	5%	Now	\$32,400	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Attic At South Side									
	Marble Panels	5%			LIFE	**			
	Plaster	55%	Now	\$14,700	LIFE	**	5	\$24,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Room 312									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Room 312									

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

Asset # : 2081

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$15,400	2049	**	5	\$8,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Rooms 101, 102, 103							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Rooms 101, 102, 103							
Exposed Struc: Concrete	65%	Now	\$132,400	LIFE	**	5	\$11,600	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Attic, Fourth Floor							
	Exposed Reinforcement, Extent : Severe, Area Affected : 10%							
	Location : Attic							
	Paint Peeling, Extent : Severe, Area Affected : 50%							
	Location : Room 312, Computer Laboratories							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Room 312, 313a							
Plaster	20%			LIFE	**	5	\$14,300	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Masonry: Granite	10%	Now	\$200	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Main Entry Stair							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : The Service Equipment Consists Of 2 High Pressure Contact Switches One Rated At 1,200 Amperes And One At 1,600 Amperes.								
Transformers								
Dry Type	100%			2034	**	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Transformers Include One 500 Kilovolt-ampere, One 225 Kilovolt-ampere And One 75 Kilovolt-ampere. All In Good Condition.								

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

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

Asset # : 2081

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	**	5	\$300	
	Raceway								
	Conduit	85%			2039	**	1		
	Conduit	15%			2049	**	1		
	Panelboards								
	Fused Knife Sw	10%	2-4	\$14,900	2054	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Upper Floor And Basement. Explanation : Obsolete Equipment.							
	Fused Toggle Switch	60%	2-4	\$89,200	2054	**	5	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout The Building.							
	Molded Case Bkrs	30%			2045	**	5	\$600	
	Wiring								
	Braided Cloth	70%	2-4	\$134,500	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Thermoplastic	30%			2049	**	1		
	Motor Controllers								
	Locally Mounted	20%			2034	**	5	\$100	
	Motor Control Center	50%	2-4	\$192,700	2049	**	5	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Attic							
	Motor Control Center	30%			2034	**	5	\$600	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	99%			2029	\$177,000	10	\$66,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Fluorescent	1%			2029	\$1,800	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Egress Lighting								
	Exit, Service	100%			2029	\$21,900	1		
	Exterior Lighting								
	HID	30%			2029	\$91,800	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Fixtures Are Controlled Via Photocell.							
	No Component	70%							

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 NICHOLS HALL
Asset # : 2081

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2029

\$419,700

1-3

\$23,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridors**Explanation : Manual Pull Station, Smoke Detector, Alarm Bells*

Mechanical		Current Repair			Future Replacement		Maintenance		
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%

2-4

\$18,700

2039

* *

1

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Hthw Supply Line*

Conversion Equipment

Heat Exchanger, Shell & Tube

100%

2038

* *

Distribution

Central Plant Steam Piping/Pmp

100%

2039

* *

4

\$5,400

Terminal Devices

Air Handler

35%

0-2

\$373,600

2039

* *

1

\$14,300

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

Convactor/Radiator

55%

2027

\$223,500

1

\$13,000

No Component

10%

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Exterior Pkg Unit - Cooling

10%

2029

\$61,500

2

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : 3rd Floor Roof**Explanation : For Auditorium*

Window/Wall Unit

80%

2023

\$126,500

1

No Component

10%

Terminal Devices

Fan Coil - 4 Pipe

20%

2029

\$319,900

1

\$4,700

No Component

80%

Heat Rejection

Air Cooled Condenser Unit

20%

2029

\$27,500

2

\$10,200

No Component

80%

Ventilation

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

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*** 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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$6,100	
	No Component	85%							
Exhaust Fans									
	Interior	15%	Now	\$40,500	2039	**	2	\$300	
			Obsolete Equipment, Extent : Severe, Area Affected : 100%						
			Location : In Attic						
	No Component	85%							
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2039	**	1		
	Galvanized Steel	50%	Now	\$50,000	2034	**	1		
			Corroded, Extent : Severe, Area Affected : 30%						
			Location : Throughout						
			Not Insulated, Extent : Moderate, Area Affected : 20%						
			Location : Throughout						
Water Heater									
	Electric	100%			2024	\$66,900	4	\$600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 300 Gallons						
HW Heat Exchanger									
	Steam Fired	100%			2029	\$120,900	4	\$7,300	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$31,600	LIFE	**	1		
			Cracked, Extent : Severe, Area Affected : 25%						
			Location : Basement						
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 4th Floor						
			Explanation : One Unit						
Fire Suppression									
Sprinkler									
	No Component	90%							
	Generic	10%			2039	**	1-2	\$2,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$364,200
Interior Architecture	\$270,600	\$188,900
Electrical		\$86,100
Mechanical		\$85,600
Total	\$270,600	\$724,700
Importance Code A		\$364,200
Importance Code B	\$270,600	\$306,400
Importance Code C		\$54,100
Total	\$270,600	\$724,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$71,200	\$10,400	
Interior Architecture	\$21,000	\$21,900	\$10,500	
Electrical	\$14,600	\$29,800	\$16,800	\$25,000
Mechanical	\$21,200	\$32,000	\$67,400	\$19,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$64,600	\$162,900	\$113,000	\$52,800
Importance Code A	\$4,600	\$75,900	\$15,200	\$4,600
Importance Code B	\$57,000	\$87,000	\$97,800	\$48,200
Importance Code C	\$3,000			
Total	\$64,600	\$162,900	\$113,000	\$52,800



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 NORTH HALL AND LIBRARY
Asset # : 14719

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	20%			LIFE	**	5	\$187,200	
	Masonry: Brick Cavity	70%			LIFE	**	5	\$83,900	
	Window Wall	10%			2049	**	5	\$44,900	
Windows									
	Aluminum	100%			2045	**	5	\$20,800	
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$14,600	
	Metal Cornice	10%			2057	**	10	\$5,200	
Roof									
	Metal Panel	50%			2042	**	10	\$93,100	
	Single Ply Membrane	48%			2034	**	10	\$48,800	
	Skylight, Metal/Glass	2%			2049	**	10	\$6,800	
Soffits									
	Cast Stone/Terra Cotta	90%			LIFE	**	5		
	Masonry: Brick	10%			LIFE	**	5		
Interior									
Floors									
	Carpet	15%			2028	\$297,200	3	\$31,600	
	Ceramic Tile	10%			2038	**	5	\$14,000	
	Cork Tile	35%	Now	\$270,600	2049	**	5	\$21,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Main Library								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Main Library								
	Cork Tile	10%			2049	**	5	\$12,300	
	Quarry Tile	15%			2042	**	5	\$31,600	
	Sheet Vinyl/Rubber	15%			2034	**	5	\$31,600	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$6,000	
	Gypsum Board	75%			LIFE	**	5	\$54,100	
	Plywood/Hardboard	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	25%			2042	**	5	\$35,900	
	Gypsum Board	34%	0-2	\$10,900	LIFE	**	5	\$61,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Corridors								
	Gypsum Board	41%			LIFE	**	5	\$73,700	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	* *	5	\$400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Main Electrical Room						
			Explanation : 5,000 Ampere Main Switch						
Transformers									
	Dry Type	100%			2046	* *	5	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Main Electrical Room						
			Explanation : 1,500 Kilovolt-ampere Step Up Transformer						
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2055	* *	5	\$500	
Raceway									
	Conduit	100%			2055	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2051	* *	5	\$2,500	
Wiring									
	Thermoplastic	100%			2055	* *	1		
Motor Controllers									
	Locally Mounted	100%			2046	* *	5	\$600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building.						
			Explanation : Locally Mounted Starters.						
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Water Service.						
			Explanation : Grounding Bus Bar Is In Good Condition.						
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	* *	1	\$28,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Emergency Electric Room.						
			Explanation : Two Transfer Switches, One For Fire Alarm, One For Critical Building Equipment.						
Generators									
	Diesel	100%			2042	* *	1	\$36,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Generator Room.						
			Explanation : 250 Kilowatts						
Batteries									
	Nickel Cadmium	100%			2024	\$1,700	5	\$20,900	

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

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

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY
Asset # : 14719

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2055	**	1		
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	100%			2038	**	1	\$46,400	
	Distribution								
	Hot Wtr Piping/Pump	20%			2045	**	4	\$900	
	Central Plant Steam Piping/Pmp	80%			2049	**	4	\$3,700	
	Terminal Devices								
	Convactor/Radiator	10%			2042	**	1	\$3,000	
	Fan Coil Unit/Heat	85%			2034	**	1	\$25,800	
	Unit Heater - Steam	5%			2034	**	4	\$400	
Air Conditioning									
	Energy Source								
	Electricity	10%			2045	**	1		
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Chilled Water From Offsite Plant							
	Conversion Equipment								
	Campus Chilled Water	90%			2038	**			
	Split Unit	10%			2034	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$122,100	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$58,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,300	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$2,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2049	**	1		
	Galvanized Steel	60%			2042	**	1		
	Water Heater								
	Electric	100%			2027	\$85,600	4	\$800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 150 Gallons							
	HW Heat Exchanger								
	High Temp	100%			2049	**	4	\$9,300	
	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 NORTH HALL AND LIBRARY
Asset # : 14719

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

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$110,300	
Total	\$110,300	
Importance Code A	\$110,300	
Total	\$110,300	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				
Interior Architecture				
Electrical				\$100
Mechanical	\$300	\$2,600	\$300	\$300
Total	\$300	\$2,600	\$300	\$400
Importance Code A	\$300	\$2,600	\$300	\$300
Importance Code B				\$100
Importance Code C				
Total	\$300	\$2,600	\$300	\$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 PATTERSON GARAGE

Asset # : 13563

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	66%			LIFE	**	5	\$10,300	
		Recent Repair Evident, Extent : N/A, Area Affected : 25%							
		Location : Throughout							
	Metal Sect. OHD	34%	Now	\$110,300	2046	**	5	\$8,300	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
	Windows								
	Aluminum	100%			2037	**	5		
	Roof								
	Not Accessible	100%							
Interior									
	Floors								
	Cast in Place Concrete	100%			LIFE	**	5	\$20,200	
	Interior Walls								
	Concrete Masonry Unit	90%			LIFE	**	5	\$500	
	Plywood/Hardboard	10%			LIFE	**			
	Ceilings								
	Exposed Struc: Wood	100%			LIFE	**			
		Recent Repair Evident, Extent : N/A, Area Affected : 20%							
		Location : Throughout							
	Site Enclosure								
	Fence/Gates								
	Aluminum Picket	50%			2055	**			
	Chain Link	50%			2055	**			
	Site Pavements								
	On-Site Walkways								
	Cast in Place Concrete	100%			2046	**			
	Parking/Driveway								
	Asphalt	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	90%			2029	\$3,700	1		
	Conduit	10%			2055	* *	1		
Panelboards									
	Fused Disc Sw	5%			2028	\$400	5		
	Molded Case Bkrs	85%			2051	* *	5	\$100	
	Molded Case Bkrs	10%			2028	\$800	5		
Wiring									
	Thermoplastic	100%			2029	\$9,000	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13563

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

Lighting

Interior Lighting
Fluorescent

70%

2029

\$10,500

10

\$4,000

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

Location : Throughout The Building

Explanation : T-8 Lamps

HID

30%

2029

\$16,800

10

\$100

Exterior Lighting

LED

10%

2037

**

No Component

90%

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

Heating

Energy Source

Electricity

2%

2049

**

1

Natural Gas

98%

2049

**

1

Conversion Equipment

Furnace

98%

2034

**

1

\$3,000

Radiant Heater

2%

2024

\$2,300

2

\$100

Ventilation

Exhaust Fans

Wall Unit

2%

2024

2

No Component

98%

Plumbing

Storm Drain Piping

Cast Iron

100%

LIFE

**

1

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$361,800	
Interior Architecture	\$356,900	
Electrical		\$231,900
Mechanical	\$61,600	\$395,900
Total	\$780,300	\$627,800
Importance Code A	\$361,800	
Importance Code B	\$418,500	\$627,800
Total	\$780,300	\$627,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$47,600			
Interior Architecture	\$130,200			\$1,000
Electrical	\$27,300	\$45,200	\$900	\$1,000
Mechanical	\$47,800	\$600	\$2,900	\$600
Site Pavements	\$1,800			
Total	\$254,600	\$45,900	\$3,800	\$2,600
Importance Code A	\$55,800		\$200	
Importance Code B	\$156,300	\$45,900	\$3,600	\$2,600
Importance Code C	\$42,600			
Total	\$254,600	\$45,900	\$3,800	\$2,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PHILOSOPHY HALL
Asset # : 2076

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$246,500	LIFE	* *	5	\$44,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : North Facade, South Facade							
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : Stitch Repair Throughout							
	Masonry: Granite	5%			LIFE	* *	5	\$1,900	
	Masonry: Limestone	5%	Now	\$18,100	LIFE	* *	5	\$1,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Horizontal Bands							
Windows									
	Aluminum	100%	Now	\$11,300	2045	* *	5	\$2,300	
		Bent/Warped Elements, Extent : Severe, Area Affected : 10%							
		Location : Entry Hall							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
Roof									
	Clay Tile	97%	Now	\$115,200	2039	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stair And Third Floor Classrooms							
	Skylight, Metal/Glass	3%	Now	\$18,200	2049	* *			
		Water Penetration, Extent : Moderate, Area Affected : 100%							
		Location : Skylight							
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PHILOSOPHY HALL
Asset # : 2076

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$5,900	
	Terrazzo	15%	0-2	\$303,700	LIFE	**	5	\$3,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
	Location : Stair Nosing								
	Deflection Evident, Extent : Moderate, Area Affected : 100%								
	Location : Stair Treads								
	Vinyl Tile	25%	Now	\$34,300	2039	**	3	\$2,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Various Locations								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	5%	Now	\$17,800	2039	**	3	\$500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Room 34								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Room 34								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Room 34								
	Explanation : Vinyl Tile 9x9								
	Wood	20%			2057	**	5	\$10,100	
	Wood	25%	Now	\$53,200	2044	**	5	\$6,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Second And Third Floor Classrooms								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Second And Third Floor Classrooms								
Interior Walls									
	Cast in Place Concrete	5%	Now	\$7,700	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Mechanical Room								
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Gypsum Board	10%	Now	\$2,000	LIFE	**	5	\$2,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Women Bathroom In Basement								
	Plaster	80%	Now	\$31,100	LIFE	**	5	\$9,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Rear Stair								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Rear Stair								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	5%			2042	* *	5	\$1,700	
	AcousTileSusp.Lay-In	10%	0-2	\$1,300	2042	* *	5	\$1,300	
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
	Plaster	85%	Now	\$36,000	LIFE	* *	5	\$14,300	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stair And Third Floor Rooms							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2049	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	90%			2042	* *			
	Masonry: Granite	10%	Now	\$1,800	LIFE	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Main Entry							
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%	4+	\$2,900	2039	* *	5		
		Suspect Water Damage, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch Fed From Language Hall							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$97,100	5	\$100	
	Raceway								
	Conduit	90%			2029	\$23,900	1		
	Conduit	10%			2039	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2028	\$3,600	5		
	Molded Case Bkrs	70%			2028	\$25,100	5	\$300	
	Molded Case Bkrs	20%			2037	* *	5	\$100	
	Wiring								
	Braided Cloth	80%	2-4	\$23,300	2054	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Insulation Aged.							
	Thermoplastic	20%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$54,300	5	\$100	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	**	1	\$5,000	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	**	10	\$14,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Egress Lighting								
	Emergency, Service	50%			2024	\$4,800	1		
	Exit, Service	50%			2024	\$2,600	1		
	Exterior Lighting								
	HID	30%			2024	\$22,000	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exterior								
	Explanation : Controlled Via Photocell								
	No Component	70%							
Alarm									
	Fire/Smoke Detection								
	No Component	60%							
	Generic, Analog	40%			2029	\$80,500	1-3	\$4,100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2049	**	1		
	Conversion Equipment								
	HTHW/HW Exchanger	100%	0-2	\$5,300	2044	**	2	\$800	
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Heat Exchanger								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One Unit, Converts High Temperature Hot Water To Low Pressure Steam.								
	Distribution								
	Central Plant Steam	100%	Now	\$61,600	2029	\$308,200	4	\$800	
	Piping/Pmp								
	Corroded, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Steam Traps Faulty, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Terminal Devices								
	Convactor/Radiator	90%			2027	\$87,700	1	\$4,700	
	No Component	10%							
Air Conditioning									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Window/Wall Unit	60%			2023	\$22,800	1		
	No Component	40%							
	Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2	\$3,200	
	No Component	85%							
	Terminal Devices								
	Air Handler/Cool/Ht	15%			2029	\$18,400	1	\$1,500	
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2029	\$3,300	2	\$1,700	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$900	
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2029	\$6,500	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$16,000	2034	**	1		
	Corroded, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Water Heater								
	Electric	100%			2027	\$16,000	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 50 Gallons								
	HW Heat Exchanger								
	Steam Fired	100%			2049	**	4	\$1,600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$2,800	2039	**	4	\$300	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Fixtures								
	Generic	100%							

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$794,500	\$115,200
Interior Architecture	\$606,500	\$359,300
Electrical	\$164,700	\$786,800
Mechanical	\$1,930,100	\$1,298,500
Total	\$3,495,800	\$2,559,900
Importance Code A	\$794,500	\$115,200
Importance Code B	\$2,632,100	\$2,388,300
Importance Code C	\$69,200	\$56,400
Total	\$3,495,800	\$2,559,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$116,800	\$5,100		
Interior Architecture	\$35,100		\$18,800	\$6,900
Electrical	\$30,200	\$52,800	\$11,100	\$5,700
Mechanical	\$72,200	\$16,400	\$22,700	\$8,300
Site Enclosure	\$3,100			
Site Pavements	\$300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$261,600	\$78,300	\$56,600	\$24,800
Importance Code A	\$116,800	\$5,300		
Importance Code B	\$110,400	\$73,000	\$56,600	\$24,800
Importance Code C	\$34,400			
Total	\$261,600	\$78,300	\$56,600	\$24,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$34,200	LIFE	**	5	\$27,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Throughout, Spandrels And Columns							
		Exposed Reinforcement, Extent : Severe, Area Affected : 5%							
		Location : East Facade, West Facade							
		Water Penetration, Extent : Moderate, Area Affected : 100%							
		Location : Stairs							
	Masonry: Brick	70%	Now	\$128,000	LIFE	**	5	\$38,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : North And South Cantilevers							
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Fieldstone	5%	Now	\$26,200	LIFE	**	5	\$2,100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
	Metal Panel	5%			2049	**	5-10	\$18,900	
	Stucco Cement	5%			2042	**	5	\$6,900	
	Window Wall	5%	Now	\$7,300	2039	**	5	\$5,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse							
Windows									
	Aluminum	100%	Now	\$329,300	2054	**	5	\$3,600	
		Air Infiltration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%							
		Location : Various Locations							
		Glazing Clouded, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Parapets									
	Cast in Place Concrete	50%	Now	\$7,700	LIFE	**	5	\$56,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	20%			LIFE	**	5	\$2,200	
	Metal Rail	30%	Now	\$4,800	2042	**	5	\$23,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Over Penthouse							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	100%	Now	\$337,100	2039	**			1
	Drains Inad/Misposn, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Ponding, Extent : Severe, Area Affected : 20%								
	Location : West Side								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : North Side								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Soffits									
	Cast in Place Concrete	100%	Now	\$36,500	LIFE	**	5	\$58,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Interior									
Floors									
	Carpet	2%			2025	\$18,200	3	\$1,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$7,100	
	Ceramic Tile	3%			2038	**	5	\$1,900	
	Panel/Paver: Bluestone	3%			LIFE	**	5	\$1,500	
	Terrazzo	2%			LIFE	**	5	\$1,000	
	Vinyl Tile	50%	Now	\$121,200	2029	\$303,000	3	\$12,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 33%								
	Location : Basement Corridors								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 40%								
	Location : Corridors								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Uneven Surface, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	35%	Now	\$54,900	2024	\$274,700	3	\$8,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Worn/Eroded, Extent : Moderate, Area Affected : 80%								
	Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	3%			2038	**	5	\$5,900	
	Concrete Masonry Unit	72%	Now	\$69,200	LIFE	**	5	\$56,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Gypsum Board	10%	Now	\$4,500	LIFE	**	5	\$11,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Masonry: Brick	2%			LIFE	**			
	Mosaic Tile	8%	Now	\$26,700	LIFE	**			
	Vertical Cracks, Extent : Severe, Area Affected : 10%								
	Location : In Stair Near Perforated Concrete Wall								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Near Elevator								
	Explanation : Staining / Discolored								
Ceilings									
	AcousTileConcealSpLn	75%	Now	\$86,500	2042	**	5	\$30,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Fourth Floor, Various Other Locations								
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Fourth Floor								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 33%								
	Location : Throughout								
	Exposed Struc: Concrete	20%			LIFE	**	5	\$2,000	
	Gypsum Board	5%			LIFE	**	5	\$4,000	
Site Enclosure									
Free Standing Walls									
	Masonry: Fieldstone	100%			2039	**			
Retaining Walls									
	Masonry: Fieldstone	100%	4+	\$3,100	2039	**			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	50%	Now	\$300	2034	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Pavers/Stone	50%			2038	**			

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

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

Site Pavements

Parking/Driveway

Asphalt

100%

2032

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

Under 600 Volts

Service Equipment

Fused Disc Sw

70%

2049

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room.**Explanation : The Service Equipment Includes 1- 3,000 Ampere And 1- 1,200 Ampere Main Disconnect Switch.*

Fused Disc Sw

30%

2029

\$12,300

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room.**Explanation : 1- 1600 Ampere Main Disconnect Switch Is Much Older Than Other Equipment.*

Transformers

Dry Type

100%

2034

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room.**Explanation : The Observed Transformer Is 150 Kilovolt-ampere, 480volt-208/120volt. It Is In Good Condition.*

Switchgear / Switchboard

Fused Disc Sw

30%

2039

* *

5

\$100

Molded Case Bkrs

70%

4+

\$11,300

2039

* *

5

\$600

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Penthouse Mechanical Room.*

Raceway

Conduit

80%

2029

\$109,500

1

Conduit

20%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$14,900

5

\$100

Molded Case Bkrs

80%

2028

\$118,900

5

\$1,300

Molded Case Bkrs

10%

2037

* *

5

\$200

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	70%	2-4	\$134,500	2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building.									
Explanation : Insulation Aged.									
	Thermoplastic	10%			2049	* *	1		
	Thermoplastic	15%			2029	\$28,800	1		
	Thermoplastic	5%	Now	\$9,600	2059	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Visible Corrosion In Box And Trough Due To Water Penetration. Temporary Solution In Placed.									
Motor Controllers									
	Locally Mounted	30%			2027	\$25,000	5	\$100	
	Locally Mounted	10%			2042	* *	5		
	Motor Control Center	60%			2027	\$193,900	5	\$1,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	* *	1	\$19,100	
Generators									
	Diesel	100%			2038	* *	1	\$24,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside The Building.									
Explanation : The Generator Is In Good Condition. Its Size Is 750 Kilowatts.									
Batteries									
	Lead/Acid	100%			2023	\$1,700	5	\$2,300	
Fuel Storage									
	Day Tank	100%			2045	* *	5	\$11,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Without Generator.									
Explanation : There Is One 700 Gallon Fuel Tank, The Generator Is Also Supplied From The Energy/ Central Plant.									
Lighting									
Interior Lighting									
	Fluorescent	50%			2034	* *	10	\$28,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fluorescent	30%			2029	\$45,300	10	\$17,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									
	Fluorescent	20%			2024	\$30,200	10	\$11,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									

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

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

Lighting

Egress Lighting

Emergency, Service

50%

2029

\$16,800

1

Exit, Service

40%

2024

\$7,400

1

Exit, Service

10%

2029

\$1,800

1

Exterior Lighting

HID

30%

2029

\$77,600

10

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Exterior.**Explanation : Fixtures Are Controlled Via Photocell.*

No Component

70%

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$212,800

1-3

\$11,800

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

Heating

Energy Source

HTHW/HW

100%

2029

\$158,000

1

Conversion Equipment

Heat Exchanger, Shell & Tube

100%

2038

* *

Distribution

Hot Wtr Piping/Pump

10%

2-4

\$10,000

2054

* *

4

\$300

*Other Observation, Extent : Light, Area Affected : 25%**Location : Attic**Explanation : 2 Of 3 Pumps Need Repair*

Hot Wtr Piping/Pump

10%

2037

* *

4

\$300

Central Plant Steam

80%

Now

\$86,800

2029

\$868,400

4

\$2,400

Piping/Pmp

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Basement And Throughout*

Terminal Devices

Air Handler

60%

Now

\$27,100

2024

\$541,100

1

\$20,700

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Air Handler Coil, Penthouse*

Convector/Radiator

40%

Now

\$13,700

2027

\$137,300

1

\$7,200

*Damaged, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	20%			2028	\$38,800	1		
	No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : Chilled Water From Plant									
Conversion Equipment									
	Split Unit	10%			2034	* *			
	Window/Wall Unit	90%			2024	\$120,300	1		
Distribution									
	CW & CHW Wtr	100%			2029	\$78,200	4	\$3,100	
	Pipe/Pump								
Not in Service, Extent : Light, Area Affected : 20%									
Location : Various Locations									
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$143,900	2024	\$719,300	1	\$34,500	
Not in Service, Extent : Light, Area Affected : 20%									
Location : Attic									
Heat Rejection									
	Evaporative Condenser	100%	Now	\$198,800	2039	* *	2	\$34,500	
Not in Service, Extent : Light, Area Affected : 20%									
Location : Roof									
Ventilation									
	Distribution								
	Ductwork/Diffusers	55%	2-4	\$65,000	LIFE	* *	2-5	\$19,000	
Insul. Deteriorating, Extent : Light, Area Affected : 20%									
Location : 4th Floor									
	No Component	45%							
Exhaust Fans									
	Interior	80%	0-2	\$54,800	2039	* *	2	\$1,200	
Malfunctioning, Extent : Light, Area Affected : 50%									
Location : Attic									
	Interior	20%			2034	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$14,100	2034	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Heater									
	Electric	100%			2027	\$56,500	4	\$500	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Attic 225 Gallons									
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 POLOWCZYK HALL
Asset # : 2094

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2023	\$2,200	4	\$2,000	
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2029	\$3,300	1	\$800	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : For Sprinkler System Only								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 4th Floor								
	Explanation : One Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2049	**	1-5	\$31,200	
	Sprinkler								
	No Component	95%							
	Generic	5%	4+	\$3,100	2039	**	1-2	\$800	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : Sprinkler Caps Missing								

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.*

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$336,900	\$126,300
Total	\$336,900	\$126,300
Importance Code A	\$336,900	\$126,300
Total	\$336,900	\$126,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$14,200			\$30,200
Interior Architecture			\$200	\$900
Electrical	\$1,500	\$400	\$500	\$400
Mechanical	\$500	\$400	\$1,200	\$400
Total	\$16,300	\$800	\$1,800	\$32,000
Importance Code A	\$14,500	\$300	\$300	\$30,500
Importance Code B	\$1,800	\$500	\$1,500	\$1,500
Importance Code C				
Total	\$16,300	\$800	\$1,800	\$32,000



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

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

Asset # : 14799

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	95%			2055	**	5-10	\$463,200	
	Metal Coiling Doors	5%			2046	**	5	\$11,100	
	Windows								
	Aluminum	95%			2051	**	5	\$800	
	Metal Louvers	5%			2042	**	10	\$300	
	Roof								
	Metal Panel	95%			2046	**	10	\$24,300	
	Skylight, Plastic	5%	Now	\$14,200	2046	**	1		
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior									
	Floors								
	Cast in Place Concrete	80%			LIFE	**	5	\$15,000	
	Ceramic Tile	5%			2042	**	5	\$400	
	Vinyl Tile	15%			2037	**	3	\$500	
	Interior Walls								
	Ceramic Tile	5%			2042	**	5	\$300	
	Concrete Masonry Unit	45%			LIFE	**	5	\$1,100	
	Gypsum Board	50%			LIFE	**	5	\$1,800	
	Ceilings								
	AcousTileSusp.Lay-In	20%			2046	**	5	\$1,900	
	Exposed Struc: Steel	80%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2055	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2046	**			
	Parking/Driveway								
	Asphalt	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Amperes Main Service And One 30 Amperes Fire Alarm Disconnect Switches								
Switchgear / Switchboard									
	Fused Disc Sw	100%			2055	* *	5		
Raceway									
	Conduit	100%			2055	* *	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 RECEIVING BLDG
Asset # : 14799

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	**	1		
	Conversion Equipment								
	Furnace	100%			2037	**	1	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Gas Fired Unit Heaters								
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$300	
	No Component	90%							

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 RECEIVING BLDG

Asset # : 14799

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2033	* *	2		
	No Component	90%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2	\$700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,200	
Exhaust Fans									
	Interior	100%			2037	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	* *	1		
Water Heater									
	Gas Fired	100%			2028	\$3,600	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : One 50 Gallon Tank								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2055	* *	1-2	\$1,600	

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,304,900	\$59,600
Electrical	\$57,600	\$400,400
Mechanical	\$735,300	\$270,100
Total	\$2,097,800	\$730,100
Importance Code A	\$1,304,900	\$59,600
Importance Code B	\$792,900	\$670,500
Total	\$2,097,800	\$730,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$30,800	\$3,900		
Interior Architecture	\$106,000	\$23,300	\$1,200	\$6,400
Electrical	\$4,600	\$53,100	\$5,600	\$4,300
Mechanical	\$20,500	\$20,500	\$17,800	\$5,300
Site Enclosure	\$5,500			
Site Pavements	\$3,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$178,600	\$108,800	\$32,500	\$23,900
Importance Code A	\$30,800	\$4,100		
Importance Code B	\$112,400	\$104,700	\$32,500	\$23,900
Importance Code C	\$35,300			
Total	\$178,600	\$108,800	\$32,500	\$23,900



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$794,700	LIFE	* *	5	\$59,600	1
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Theater And Main Building							
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Throughout Theater, East Side Of Roscoe							
		Expansion Joint Failure, Extent : Severe, Area Affected : 20%							
		Location : Whole East Facade Of Theater, Various Other Locations							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Repairs in Progress, Extent : N/A, Area Affected : 20%							
		Location : Theater							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 20%							
		Location : Theater							
	Masonry: Limestone	10%			LIFE	* *	5	\$5,300	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : Along First And Second Floor Horizontal Bands							
	Metal Panel	3%			2039	* *	5-10	\$14,500	
	Granite Panels	2%	Now	\$20,500	LIFE	* *	5	\$1,100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
		Location : Main Entrance							
		Loose Units, Extent : Severe, Area Affected : 50%							
		Location : Main Entrance To Main Building							
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Main Entrance							
Windows									
	Aluminum	95%	Now	\$85,200	2037	* *	5	\$4,600	
		Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Portions Of Main Building							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Various Rooms							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	5%			2038	* *	10	\$3,000	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	75%	Now	\$6,300	LIFE	* *	5	\$500	1
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Various On Every Roof							
	Diagonal Cracks, Extent : Severe, Area Affected : 15%							
	Location : Various At Every Roof On Exterior Face							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
	Location : Interior Face							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Interior Face							
Masonry: Limestone	5%	Now	\$400	LIFE	* *	5		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Metal Rail	20%	Now	\$400	2034	* *	5	\$900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Main Roof							
	Deteriorated Finish, Extent : Severe, Area Affected : 40%							
	Location : Main Roof							
Roof								
Cast in Place Concrete	10%	Now	\$2,700	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Terraces							
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
	Location : Terraces							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Terrace Over Lobby							
Modified Bitumen	15%	Now	\$79,700	2039	* *			
	Blisters, Extent : Severe, Area Affected : 20%							
	Location : Theater Roof							
	Seams Open/Split, Extent : Moderate, Area Affected : 10%							
	Location : Theater Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Theater Roof							
Modified Bitumen	65%	Now	\$345,300	2039	* *			
	Blisters, Extent : Severe, Area Affected : 75%							
	Location : Main Roof							
	Seams Open/Split, Extent : Moderate, Area Affected : 25%							
	Location : Main Roof, Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Main Roof, Throughout							
Single Ply Membrane	8%			2029	\$49,600	10	\$2,800	
Skylight, Metal/Glass	2%			2049	* *	10	\$2,400	
Soffits								
Cement - Fiber Panel	100%	0-2	\$500	2034	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	3%			2028	\$34,100	3	\$3,600	
	Cast in Place Concrete	15%	Now	\$2,800	LIFE	* *	5	\$26,400	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : North End Of Mechanical Room								
	Ceramic Tile	5%			2038	* *	5	\$4,000	
	Quarry Tile	3%			2042	* *	5	\$3,600	
	Terrazzo	10%			LIFE	* *	5	\$6,300	
	Vinyl Tile	64%	Now	\$24,200	2034	* *	3	\$19,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	5%			2038	* *	5	\$3,600	
	Concrete Masonry Unit	35%	4+	\$12,200	LIFE	* *	5	\$9,900	
	Vertical Cracks, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Gypsum Board	15%			LIFE	* *	5	\$6,400	
	Masonry: Brick	5%			LIFE	* *			
	Plaster	40%	Now	\$12,600	LIFE	* *	5	\$8,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : South Wing Of Main Building								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : South Wing Of Main Building - Roscoe								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	2%	Now	\$14,400	2049	**	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%									
Location : Lobby/ Corridors									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%									
Location : Lobby									
Water Penetration, Extent : Moderate, Area Affected : 100%									
Location : Lobby									
	AcousTileSusp.Lay-In	58%			2049	**	5	\$46,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Exposed Struc: Concrete	15%	Now	\$21,500	LIFE	**	5	\$1,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : Concrete Beam In Basement Crawl Space Under Main Building									
Exposed Reinforcement, Extent : Severe, Area Affected : 2%									
Location : Basement Crawl Space Beams Under Main Building									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Various Areas In Basements									
	Plaster	25%	Now	\$14,600	LIFE	**	5	\$12,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%									
Location : South Wing Of Main Building									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : South Wing Of Main Building									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2055	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : North Side									
Explanation : Safety Fence									
	Free Standing Walls								
	Masonry: Brick	100%	0-2	\$5,500	2049	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Main Entrance									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$3,300	2042	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Side Stair									
	Parking/Driveway								
	Asphalt	100%			2038	**			

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

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$300	
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2049	* *	5	\$300	
	Raceway								
	Conduit	50%			2029	\$68,400	1		
	Conduit	50%			2049	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2045	* *	5	\$100	
	Fused Disc Sw	10%			2028	\$11,600	5	\$100	
	Molded Case Bkrs	20%			2028	\$23,100	5	\$300	
	Molded Case Bkrs	65%			2045	* *	5	\$1,000	
	Wiring								
	Braided Cloth	30%	2-4	\$57,600	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	20%			2029	\$38,400	1		
	Thermoplastic	50%			2049	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2042	* *	5	\$200	
	Locally Mounted	50%			2027	\$25,000	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$18,100	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2034	* *	10	\$10,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Fluorescent	30%			2034	* *	10	\$16,200	
	Fluorescent	40%			2034	* *	10	\$21,600	
	HID	10%			2029	\$10,400	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Building, Auditorium							
		Explanation : Lamps							
	Egress Lighting								
	Emergency, Service	50%			2037	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator.							
	Exit, Service	50%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Equipment Is In Good Condition.							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Exterior Lighting

HID	100%			2029	\$245,400	10	\$200	

Alarm

Security System

No Component	90%							
Generic	10%			2034	* *	1	\$2,200	

Fire/Smoke Detection

No Component	30%							
Generic, Analog	70%			2034	* *	1-3	\$25,400	

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

Heating

Energy Source

HTHW/HW	70%			2039	* *	1		
Natural Gas	30%			2049	* *	1		

Conversion Equipment

Heat Exchanger, Shell & Tube	100%			2038	* *			

Distribution

Central Plant Steam Piping/Pmp	100%			2049	* *	4	\$2,900	

Terminal Devices

Air Handler	80%			2024	\$684,500	1	\$29,100	
Convactor/Radiator	20%			2034	* *	1	\$3,800	

Air Conditioning

Energy Source

Electricity	100%			2045	* *	1		

Conversion Equipment

Ext Pkg Unit - Heating/Cooling	30%			2034	* *	2	\$1,100	
Split Unit	10%			2034	* *			
Window/Wall Unit	40%			2024	\$50,700	1		
No Component	20%							

Distribution

Ductwork/Diffusers	30%			LIFE	* *	2	\$22,900	
No Component	70%							

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,800	

Exhaust Fans

Interior	100%			2029	\$216,500	2	\$1,800	

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Galvanized Steel	100%	Now	\$13,400	2034	* *	1		
			Corroded, Extent : Severe, Area Affected : 25%						
			Location : Throughout						
	Water Heater Electric	100%			2027	\$53,600	4	\$500	
			Recent Replace Evident, Extent : N/A, Area Affected : 10%						
			Location : 120 Gallon In Basement						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	65%			2024	\$6,000	4	\$1,200	
	Submersible	35%			2023	\$700	4	\$700	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Freight: 1st Floor To Roof, Passenger: 1st To 3rd Floor						
			Explanation : 2 Units - 1 Freight And 1 Passenger						
Fire Suppression									
	Standpipe Generic	100%			2039	* *	1-5	\$29,600	
	Sprinkler No Component	40%							
	Generic	60%			2039	* *	1-2	\$9,900	

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$156,000	\$163,300
Interior Architecture		\$140,700
Electrical		\$25,000
Total	\$156,000	\$329,100
Importance Code A	\$156,000	\$163,300
Importance Code B		\$165,800
Total	\$156,000	\$329,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$24,900	\$1,300		
Interior Architecture	\$40,700		\$1,100	\$1,900
Electrical	\$9,200	\$14,200	\$1,300	\$1,200
Mechanical	\$1,400	\$27,300	\$1,300	\$700
Site Pavements	\$300			
Total	\$76,400	\$42,800	\$3,700	\$3,800
Importance Code A	\$24,900	\$1,300		
Importance Code B	\$51,300	\$41,500	\$3,600	\$3,800
Importance Code C	\$300			
Total	\$76,400	\$42,800	\$3,700	\$3,800



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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. STUDENT CENTER - ANNEX
Asset # : 14634

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	85%	Now	\$20,400	LIFE	**	5	\$12,200		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations								
	Vertical Cracks, Extent : Moderate, Area Affected : 2%								
	Location : Southeast Corner At First Floor Window Sill								
Masonry: Limestone	10%	Now	\$3,500	LIFE	**	5	\$1,100		
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal Panel	5%			2049	**	5-10	\$4,900		
Windows									
Aluminum	98%	Now	\$74,300	2037	**	5	\$4,000		
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
	Location : Various Locations								
Metal Louvers	2%			2038	**	10	\$1,000		
Parapets									
Masonry: Brick	80%			LIFE	**	5	\$1,900		
Metal Panel	5%	Now	\$1,000	2049	**	5	\$200		
	Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%								
	Location : Northeast Corner Of Roof								
Metal Rail	15%			2042	**	5-10	\$6,500		
Roof									
Modified Bitumen	82%	Now	\$81,700	2029	\$163,300				
	Blisters, Extent : Severe, Area Affected : 25%								
	Location : Various Locations								
	Seams Open/Split, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Modified Bitumen	18%			2039	**	10	\$2,400		
Soffits									
Cement - Fiber Panel	100%			2034	**	10			
Interior									
Floors									
Carpet	10%			2028	\$30,200	3	\$3,200		
Cast in Place Concrete	15%			LIFE	**	5	\$7,000		
Mosaic Tile	5%			2042	**	5	\$2,700		
Vinyl Tile	70%	Now	\$28,100	2029	\$140,700	3	\$5,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	
Interior								
Interior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$15,700	
Gypsum Board	5%			LIFE	**	5	\$1,200	
Ceilings								
AcousTile,Adhered	30%	Now	\$6,600	2034	**	5	\$3,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms On Third Floor								
AcousTileSusp.Lay-In	30%	Now	\$2,900	2034	**	5	\$3,200	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Corridors								
Exposed Struc: Concrete	20%			LIFE	**	5	\$700	
Plaster	20%	Now	\$3,100	LIFE	**	5	\$2,700	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Third Floor								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Third Floor								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$300	2042	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2055	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 800 Ampere And Two 400 Ampere Main. Serve From Another Building.									
Transformers									
Dry Type		100%			2042	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 500 Kilovolt-ampere And One 225 Kilovolt-ampere 480v-208/120v									
Switchgear / Switchboard									
Fused Disc Sw		100%			2049	**	5	\$100	
Raceway									
Conduit		50%			2029	\$12,200	1		
Conduit		50%			2055	**	1		

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2045	**	5		
	Fused Disc Sw	10%			2028	\$3,300	5		
	Molded Case Bkrs	20%			2028	\$6,600	5	\$100	
	Molded Case Bkrs	65%			2051	**	5	\$200	
Wiring									
	Braided Cloth	30%	2-4	\$8,000	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Building							
	Thermoplastic	20%			2029	\$5,400	1		
	Thermoplastic	50%			2055	**	1		
Motor Controllers									
	Locally Mounted	50%			2042	**	5		
	Locally Mounted	50%			2027	\$25,000	5		
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$4,400	
Lighting									
Interior Lighting									
	Fluorescent	20%			2034	**	10	\$2,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	30%			2034	**	10	\$3,900	
	Fluorescent	50%			2034	**	10	\$6,600	
Egress Lighting									
	Emergency, Service	50%			2034	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator							
	Exit, Service	50%			2034	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator							
Exterior Lighting									
	HID	100%			2034	**	10		
Alarm									
Security System									
	No Component	90%							
	Generic	10%			2034	**	1	\$500	
Fire/Smoke Detection									
	No Component	30%							
	Generic, Analog	70%			2037	**	1-3	\$6,200	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	**	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	**			
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2039	**	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$4,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2024	\$24,700	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,600	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2029	\$4,900	2	\$100	
	Not Accessible	80%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	**	1		
	Water Heater								
	Electric	100%			2027	\$13,000	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 120 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	60%			2029	\$1,400	4	\$200	
	Submersible	40%			2023	\$200	4	\$200	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	**	1-5	\$7,200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$226,800	
Interior Architecture	\$52,200	
Electrical		\$147,100
Mechanical	\$68,700	\$699,800
Total	\$347,800	\$846,900
Importance Code A	\$226,800	
Importance Code B	\$120,900	\$846,900
Total	\$347,800	\$846,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$35,800	\$4,600		
Interior Architecture	\$45,800			\$3,700
Electrical	\$28,300	\$1,800	\$1,800	\$1,600
Mechanical	\$5,200	\$40,800	\$2,300	\$900
Site Pavements	\$1,200			
Total	\$116,300	\$47,200	\$4,100	\$6,200
Importance Code A	\$35,800	\$4,600		
Importance Code B	\$70,500	\$42,600	\$4,100	\$6,200
Importance Code C	\$10,000			
Total	\$116,300	\$47,200	\$4,100	\$6,200



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2064

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$18,200	LIFE	* *	5	\$14,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : South Facade								
	Masonry: Brick	85%	Now	\$165,400	LIFE	* *	5	\$49,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Loose Units, Extent : Severe, Area Affected : 5%								
	Location : East Facade At Doorway								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : North And South Facade								
	Masonry: Limestone	5%	4+	\$17,600	LIFE	* *	5	\$2,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Horizontal Band								
	Metal Coiling Doors	5%			2034	* *	5	\$9,100	
	Corrosion/Rusting, Extent : Light, Area Affected : 2%								
	Location : Throughout								
	Paint Peeling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Windows									
	Aluminum	98%	Now	\$61,400	2045	* *	5	\$6,600	
	Air Infiltration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : South Side								
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Louvers	2%			2038	* *	10	\$1,700	
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$5,900	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$4,100	
Roof									
	Modified Bitumen	100%			2037	* *	10	\$20,200	
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5		

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	8%	Now	\$4,100	LIFE	**	5	\$7,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations Throughout The Basement							
	Ceramic Tile	5%			2032	\$47,200	5	\$2,200	
	Terrazzo	5%			LIFE	**	5	\$1,700	
		Horizontal Cracks, Extent : Light, Area Affected : 10%							
		Location : Corridor							
	Traffic Topping	15%			2037	**	5	\$8,300	
	Vinyl Tile	63%	0-2	\$52,200	2034	**	3	\$10,400	
		Worn/Eroded, Extent : Light, Area Affected : 50%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	4%			2029	\$21,500	3	\$900	
		Worn/Eroded, Extent : Light, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	15%	Now	\$8,700	LIFE	**			
		Paint Peeling, Extent : Moderate, Area Affected : 33%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Area - Basement							
	Concrete Masonry Unit	20%			LIFE	**	5	\$3,300	
	Gypsum Board	10%			LIFE	**	5	\$2,500	
	Masonry: Brick	10%			LIFE	**			
	Plaster	45%			LIFE	**	5	\$5,600	
Ceilings									
	AcousTileSusp.Lay-In	50%	Now	\$9,900	2042	**	5	\$11,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout 2nd Floor							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout 2nd Floor							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Exposed Struc: Concrete	15%	Now	\$11,800	LIFE	**	5	\$1,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Beams In Basement							
	Plaster	35%	Now	\$11,200	LIFE	**	5	\$9,600	
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : 2nd Floor Corridor							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2049	**			

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

Asset # : 2064

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 1600 Ampere Main Disconnect Switch					
Transformers									
	Dry Type	100%			2034	* *	5	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 30 Kilovolt-ampere 408v-208/120 Volts					
Switchgear / Switchboard									
	Fused Disc Sw	100%			2039	* *	5	\$100	
Raceway									
	Conduit	90%			2039	* *	1		
	Conduit	10%			2049	* *	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$8,300	5	\$100	
	Molded Case Bkrs	10%			2045	* *	5	\$100	
	Molded Case Bkrs	80%			2037	* *	5	\$600	
Wiring									
	Thermoplastic	90%			2039	* *	1		
	Thermoplastic	10%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$50,100	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	

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

Asset # : 2064

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$8,400	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2029	\$40,000	10	\$15,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%	0-2	\$26,600	2039	* *			
		Inadequate Lighting Level, Extent : Light, Area Affected : 100%							
		Location : First Floor							
Egress Lighting									
	Emergency, Service	50%			2029	\$7,400	1		
	Exit, Service	50%			2029	\$4,100	1		
Exterior Lighting									
	HID	50%			2029	\$57,000	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Controlled Via Photocell							
	No Component	50%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$27,400	1	\$3,100	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2034	* *	1-3	\$5,000	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$69,700	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Supplied From Adjacent Building							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	100%			2038	* *			
Distribution									
	Central Plant Steam Piping/Pmp	100%			2029	\$478,700	4	\$1,300	
Terminal Devices									
	Convactor/Radiator	100%			2027	\$151,400	1	\$8,800	
Air Conditioning									

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

Asset # : 2064

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2045	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	30%	0-2	\$68,700	2039	**	2	\$400	
		Damaged, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Malfunctioning, Extent : Moderate, Area Affected : 80%							
		Location : Roof							
	Window/Wall Unit	60%			2024	\$35,400	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$4,600	
	No Component	70%							
	Exhaust Fans								
	Roof	30%			2029	\$14,100	2	\$300	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$4,200	2039	**	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Street Supply Line							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$4,300	4	\$900	
	Fixtures								
	Generic	100%							

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$77,700	
Site Pavements	\$175,900	
Total	\$253,600	
Importance Code A	\$77,700	
Importance Code C	\$175,900	
Total	\$253,600	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$21,500	\$3,000		
Interior Architecture	\$27,300	\$1,800		\$3,400
Electrical	\$600	\$2,300	\$600	\$700
Mechanical	\$900	\$2,400	\$3,600	\$900
Site Enclosure	\$5,300			
Site Pavements				
Total	\$55,700	\$9,500	\$4,200	\$5,000
Importance Code A	\$22,000	\$3,500	\$500	\$500
Importance Code B	\$21,200	\$6,000	\$3,700	\$4,600
Importance Code C	\$12,500			
Total	\$55,700	\$9,500	\$4,200	\$5,000



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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 SNOW HALL

Asset # : 2068

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	* *	5	\$21,300	
		Graffiti, Extent : Light, Area Affected : 5%							
		Location : South Side							
	Wood	10%	Now	\$13,800	2049	* *	5	\$5,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Fascia							
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Fascia							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Fascia							
Windows									
	Aluminum	98%			2054	* *	5	\$2,700	
	Metal Louvers	2%			2038	* *	10	\$300	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Toilet Vents							
		Explanation : Bird Nest Blocking Vent							
Roof									
	Asphalt Shingle	100%	Now	\$7,800	2025	\$77,700			
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%							
		Location : Gutters Throughout							
Soffits									
	Cement - Fiber Panel	100%			2034	* *	10	\$1,700	
Interior									

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

Asset # : 2068

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	Now	\$11,000	2030	\$18,400	3	\$2,000	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
	Cast in Place Concrete	20%			LIFE	**	5	\$5,700	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Third Floor							
		Explanation : Repair							
	Ceramic Tile	5%	Now	\$700	2038	**	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Basement Toilet							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement Toilet							
	Vinyl Tile	50%	Now	\$3,100	2039	**	3	\$2,400	
		Adhesion Failure, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
	Wood	15%			2064	**	5	\$3,700	
Interior Walls									
	Cast in Place Concrete	10%	Now	\$11,500	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Concrete Masonry Unit	5%	0-2	\$1,000	LIFE	**	5	\$300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
	Gypsum Board	85%			LIFE	**	5	\$8,400	
Ceilings									
	AcousTileSusp.Lay-In	30%			2046	**	5	\$3,900	
	Exposed Struc: Concrete	20%			LIFE	**	5	\$400	
	Plaster	50%			LIFE	**	5	\$4,100	
Site Enclosure									
Fence/Gates									
	Chain Link	25%			2049	**			
		Impact Damage, Extent : Light, Area Affected : 10%							
		Location : Parking Lot Gate							
	Iron Picket	75%			2064	**			
Free Standing Walls									
	Masonry: Brick	100%			2049	**			

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

Asset # : 2068

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	Now	\$5,300	2079	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaways</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	* *			

On-Site Walkways

Cast in Place Concrete	85%			2042	* *			
Pavers/Stone	15%			2032	\$5,800			

Parking/Driveway

Asphalt	100%	Now	\$175,900	2044	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair			Future Replacement		Maintenance		
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%			2055	* *	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Service Equipment Includes One 400 Ampere Main Disconnect Switch Which Is In Good Condition.</i>								

Raceway

Conduit	100%			2049	* *	1		

Panelboards

Fused Disc Sw	5%			2051	* *	5		
Molded Case Bkrs	95%			2051	* *	5		\$200

Wiring

Thermoplastic	100%			2055	* *	1		

Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Grounding System Is In Good Condition.</i>								

Lighting

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

Asset # : 2068

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2037	* *	10	\$8,100	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
	Under Construction	10%							
Egress Lighting									
	Emergency, Battery	50%			2029	\$7,300	10	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Emergency Lighting System Is Supplied From Adjacent Building Generator.							
	Exit, Service	50%			2024	\$1,500	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Emergency Lighting System Is Supplied From Adjacent Building Generator.							
Exterior Lighting									
	HID	100%			2034	* *	10		
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Building Exterior.							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2039	* *	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : There Is A CCTV System Which Covers The Building Interior.							
Fire/Smoke Detection									
	Generic, Analog	100%			2039	* *	1-3	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : There Is Evidence The System Has Recently Been Upgraded.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2039	* *	5	\$3,000	
	Conversion Equipment								
	Hot Water Boiler	100%			2042	* *	1	\$4,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 140,000 Btu Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$500	

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

Asset # : 2068

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2042	**	1	\$3,200	
			Recent Replace Evident, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Split Unit	60%			2034	**			
	No Component	40%							
	Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2	\$7,600	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2049	**	1		
	Galvanized Steel	90%			2042	**	1		
	Water Heater								
	Electric	100%			2027	\$8,900	4	\$100	
			Other Observation, Extent : Light, Area Affected : 50%						
			Location : Basement						
			Explanation : 61 Gallon Heater						
	HW Heat Exchanger								
	Steam Fired	100%			2049	**	4	\$1,000	
			Recent Replace Evident, Extent : N/A, Area Affected : 20%						
			Location : Basement - 6 Years Ago						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2029	\$1,300	1	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2039	**	1-2	\$700	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$54,100	
Interior Architecture	\$53,900	
Electrical		\$50,100
Mechanical		\$248,500
Total	\$107,900	\$298,600
Importance Code A	\$54,100	
Importance Code B		\$298,600
Importance Code C	\$53,900	
Total	\$107,900	\$298,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$13,000		\$20,400	\$46,300
Interior Architecture	\$163,200		\$260,900	\$1,300
Electrical	\$6,700	\$1,800	\$1,700	\$1,300
Mechanical	\$45,000	\$63,100	\$1,300	\$900
Site Enclosure	\$1,300			
Total	\$229,200	\$64,900	\$284,300	\$49,900
Importance Code A	\$13,000	\$300	\$20,400	\$46,300
Importance Code B	\$125,000	\$64,600	\$263,900	\$3,500
Importance Code C	\$91,200			
Total	\$229,200	\$64,900	\$284,300	\$49,900



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

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

Asset # : 2065

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$42,400	
		Diagonal Cracks, Extent : Light, Area Affected : 2%							
		Location : North Facade							
	Masonry: Brownstone	5%			LIFE	**	5	\$1,900	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2%							
		Location : South Facade							
	Masonry: Fieldstone	10%			LIFE	**	5	\$3,700	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : South Side							
Windows									
	Aluminum	95%			2045	**	5	\$4,300	
	Steel	5%	Now	\$13,000	2054	**	5	\$1,400	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
Parapets									
	Wood Cornice	100%			2055	**	5-10	\$32,600	
Roof									
	Metal Panel	85%			2046	**	10	\$46,300	
	Plaza Roof: Stone Panels	15%	Now	\$54,100	2055	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Over Basement							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Over Basement							
Soffits									
	Wood	100%			2042	**	5		

Interior

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

Asset # : 2065

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	50%			2025	\$252,000	3	\$26,800	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$8,200	LIFE	**	5	\$7,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Uneven Surface, Extent : Severe, Area Affected : 50%							
		Location : Basement							
	Ceramic Tile	5%			2042	**	5	\$1,800	
	Vinyl Tile	20%	2-4	\$3,400	2034	**	3	\$2,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Third Floor							
	Vinyl Tile 9" X 9"	10%	Now	\$13,000	2039	**	3	\$1,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 75%							
		Location : Third Floor							
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Wood	5%	0-2	\$39,100	2057	**	5	\$1,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Attic							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Attic							

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

Asset # : 2065

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Gypsum Board	10%	Now	\$11,100	LIFE	* *	5	\$2,400	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Explanation : Mold / Mildew							
	Masonry: Brick	10%	Now	\$34,900	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Masonry: Fieldstone	5%	Now	\$45,200	LIFE	* *			
		Other Observation, Extent : Moderate, Area Affected : 75%							
		Location : Basement							
		Explanation : Water Penetration And Missing Mortar Joints							
	Plaster	75%	Now	\$53,900	LIFE	* *	5	\$9,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
		Location : Basement, Various Locations Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Basement							
Ceilings									
	AcousTile,Adhered	20%			2042	* *	5	\$7,100	
	Plaster	80%	0-2	\$8,300	LIFE	* *	5	\$17,900	
		Patching Evident, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout							
Site Enclosure									
	Retaining Walls								
	Masonry: Brick	25%			2049	* *			
	Masonry: Fieldstone	75%	2-4	\$1,300	2049	* *			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	75%			2042	* *			
	Pavers/Stone	25%			2038	* *			

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

Asset # : 2065

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2049	* *	5	\$500	
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2049	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 400 Ampere Main Distribution Board									
Raceway									
	Conduit	80%			2049	* *	1		
	Conduit	20%			2029	\$4,900	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$3,300	5		
	Molded Case Bkrs	20%			2028	\$6,600	5	\$100	
	Molded Case Bkrs	70%			2045	* *	5	\$400	
Wiring									
	Braided Cloth	20%	2-4	\$5,400	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Upper Levels									
	Thermoplastic	80%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$50,100	5	\$100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	* *	1	\$5,800	
Lighting									
Interior Lighting									
	Fluorescent	100%			2029	\$46,300	10	\$17,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2034	* *	1		
	Exit, Service	50%			2034	* *	1		
Exterior Lighting									
	HID	30%			2029	\$23,800	10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Controlled Via Photocell									
	No Component	70%							
Alarm									
Security System									
	No Component	90%							
	Generic	10%			2029	\$6,300	1	\$700	
Fire/Smoke Detection									
	No Component	40%							
	Generic, Analog	60%			2037	* *	1-3	\$7,000	

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

Asset # : 2065

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$48,400	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	* *			
	Distribution								
	Hot Wtr Piping/Pump	100%	2-4	\$9,200	2045	* *	4	\$900	
			Corroded, Extent : Light, Area Affected : 30%						
			Location : Basement						
			Insul. Deteriorating, Extent : Light, Area Affected : 50%						
			Location : Basement						
	Terminal Devices								
	Convactor/Radiator	90%			2027	\$94,600	1	\$5,500	
	Fan Coil Unit/Heat	10%			2024	\$29,400	1	\$600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2024	\$32,700	1		
	No Component	20%							
Ventilation									
	Exhaust Fans								
	Roof	100%			2037	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$34,500	2034	* *	1		
			Corroded, Extent : Moderate, Area Affected : 25%						
			Location : Throughout						
	Water Heater								
	Electric	100%			2027	\$17,300	4	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 50 Gallon Tank						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	20%							
	Generic	80%			2029	\$153,900	1-2	\$4,300	

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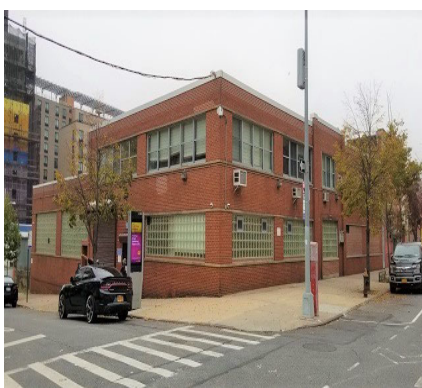
Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 22-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2350 **Lot** : 24 **BIN** : 2001088

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$316,200
Electrical		\$242,600
Mechanical		\$145,000
Total		\$703,800
Importance Code A		\$316,200
Importance Code B		\$387,600
Total		\$703,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$37,000	\$2,900	\$1,300	
Interior Architecture	\$41,700		\$7,000	\$1,200
Electrical	\$1,900	\$100	\$100	\$300
Mechanical	\$6,300	\$900	\$3,600	\$900
Site Enclosure	\$1,700			
Site Pavements	\$2,900			
Total	\$91,500	\$3,900	\$12,000	\$2,400
Importance Code A	\$37,600	\$3,600	\$1,900	\$700
Importance Code B	\$32,100	\$300	\$10,200	\$900
Importance Code C	\$21,800			\$700
Total	\$91,500	\$3,900	\$12,000	\$2,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	10%			LIFE	**	5	\$2,000	
	Masonry: Brick	85%			LIFE	**	5	\$27,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 1%							
		Location : Main Entry							
	Metal Coiling Doors	5%			2045	**	5	\$2,500	
Windows									
	Aluminum	100%			2054	**	5	\$5,800	
Parapets									
	Masonry: Brick	90%			LIFE	**	5-10	\$24,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Parapet Wall							
		Explanation : Inside Face Of Parapet Covered With Roofing							
	Metal Panel	10%			2052	**	5	\$1,500	
Roof									
	Modified Bitumen	98%			2032	\$316,200	10	\$21,100	
		Blisters, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Skylight, Metal/Glass	2%	Now	\$1,400	2042	**			
		Glazing Broken/Cracked, Extent : Light, Area Affected : 5%							
		Location : Roof							
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$8,600	
	Ceramic Tile	5%			2041	**	5	\$1,000	
	Vinyl Tile	85%			2037	**	3	\$6,200	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$1,500	
	Concrete Masonry Unit	45%			LIFE	**	5	\$10,700	
	Gypsum Board	50%			LIFE	**	5-10	\$25,400	
Ceilings									
	AcousTileSusp.Lay-In	50%			2045	**	5	\$9,800	
	Exposed Struc: Concrete	20%			LIFE	**	5-10	\$4,900	
	Exposed Struc: Steel	15%			LIFE	**	10	\$5,900	
	Gypsum Board	10%			LIFE	**	5-10	\$6,800	
	Plaster	5%			LIFE	**	5-10	\$1,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2042	**			
Retaining Walls									
	Cast in Place Concrete	100%	2-4	\$1,700	2082	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : East 146th Street							
Site Pavements									

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$2,900	2037	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : East 146th Street</i>					

Parking/Driveway

Asphalt	85%			2041	* *
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
<i>Location : Throughout</i>					

Cast in Place Concrete	15%			2037	* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	\$5,400	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>							

Switchgear / Switchboard

Fused Disc Sw	100%			2032	\$108,000	5	\$100

Raceway

Conduit	100%			2032	\$30,700	1	

Panelboards

Fused Disc Sw	5%			2031	\$1,700	5	
Molded Case Bkrs	95%			2031	\$31,400	5	\$300

Wiring

Thermoplastic	100%			2032	\$51,700	1	

Motor Controllers

Locally Mounted	100%			2030	\$32,600	5	\$100

Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$400

Lighting

Interior Lighting

Fluorescent	98%			2032	\$81,300	10	\$11,800
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout The Building</i>							

Fluorescent	2%			2032	\$1,700	10	\$200
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
<i>Location : Storage Area</i>							

Egress Lighting

Emergency, Battery	50%			2027	\$9,800	10	\$1,600
Exit, Service	50%			2027	\$2,400	1	

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

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

Lighting

Exterior Lighting

HID	20%		2027	\$11,000	10				
No Component	80%								

Alarm

Security System

No Component	80%								
Generic	10%		2037		* *	1		\$500	

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

Location : Hallways

Explanation : CCTV Surveillance Cameras

Generic	10%		2027	\$4,400		1		\$500	

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

Location : Hallway And Exit Doors

Explanation : Intrusion Alarm And Motion Sensor

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

Heating

Energy Source

Electricity	30%		2042		* *	1			
Natural Gas	70%		2042		* *	1			

Conversion Equipment

Furnace	90%		2032	\$28,900		1		\$5,900	

Other Observation, Extent : Light, Area Affected : 70%

Location : 1st Floor Garage And Back Mechanical Room

Explanation : 5 Units

Radiant Heater	10%		2032	\$24,200		2		\$600	

Other Observation, Extent : Light, Area Affected : 10%

Location : Hallways

Explanation : 3 Units

Distribution

Ductwork/Diffusers	70%		LIFE		* *	2-5		\$8,100	
No Component	30%								

Air Conditioning

Energy Source

Electricity	100%		2040		* *	1			

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%			2030	\$145,000	2	\$400	
				R-22 Refrigerant, Extent : Light, Area Affected : 20%					
				Location : 1st And 2nd Floor Closets					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st And 2nd Floor Closets					
				Explanation : Two Units. One Dedicated To 1st Floor And One To 2nd Floor.					
	Split Unit	5%			2032	\$14,600			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Purchasing Room					
				Explanation : 1 Unit Dedicated To Purchasing Room.					
	Window/Wall Unit	25%			2027	\$7,100	1		
	No Component	20%							
Distribution									
	Ductwork/Diffusers	50%			LIFE	* *	2	\$10,700	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,200	
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2032	\$4,900	2		
	Wall Unit	10%			2032	\$500	2		
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater								
	Electric	100%			2027	\$12,000	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2032	\$3,500	1	\$800	
	Fixtures								
	Generic	100%							

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Address : 475 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : 22002
Program / Asset # : CUN0002.010 / 2120 **Yr Built/Renovated** : 1990 / 2008
Area Sq Ft : 193,661 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 21-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5
Block : 2346 **Lot** : 29 **BIN** : 2001038

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,184,200	\$160,300
Interior Architecture	\$1,807,500	\$248,900
Electrical	\$86,200	\$1,708,500
Mechanical	\$164,700	\$4,022,800
Total	\$3,242,500	\$6,140,500
Importance Code A	\$1,300,900	\$160,300
Importance Code B	\$1,700,400	\$5,821,900
Importance Code C	\$241,200	\$158,300
Total	\$3,242,500	\$6,140,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$136,200		\$54,600	
Interior Architecture	\$128,000		\$27,200	\$7,200
Electrical	\$39,600	\$18,200	\$21,100	\$30,400
Mechanical	\$123,700	\$90,300	\$124,000	\$90,300
Site Enclosure	\$1,700			
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$463,900	\$143,000	\$261,400	\$162,400
Importance Code A	\$145,800	\$18,200	\$72,800	\$18,200
Importance Code B	\$296,100	\$124,800	\$188,600	\$144,200
Importance Code C	\$22,000			
Total	\$463,900	\$143,000	\$261,400	\$162,400



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%	4+	\$30,900	LIFE	* *	5	\$46,300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%									
Location : All Facades									
	Masonry: Brick	30%			LIFE	* *	5	\$111,100	
	Metal Panel	10%	4+	\$2,900	2052	* *	5	\$34,700	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 2%									
Location : Roof									
	Stucco Cement	10%			2037	* *	5	\$46,300	
	Stucco Cement	15%			2045	* *	5	\$69,500	
	Window Wall	10%			2052	* *	5	\$69,500	
Windows									
	Aluminum	57%			2048	* *	5	\$29,200	
	Aluminum	38%	Now	\$270,200	2040	* *	5	\$9,700	
Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Old Wing									
Unit Inoperable, Extent : Moderate, Area Affected : 30%									
Location : Old Wing									
	Metal Louvers	5%			2041	* *	10	\$16,000	
Parapets									
	Concrete Masonry Unit	15%			LIFE	* *	5-10	\$8,400	
	Masonry: Brick	20%			LIFE	* *	5-10	\$14,000	
	Masonry: Brick	30%			LIFE	* *	5-10	\$21,000	
	Metal Panel	10%			2052	* *	5	\$4,000	
	Metal Rail	15%			2045	* *	5-10	\$27,800	
	Metal: Cage/Fence	5%			2045	* *	5-10	\$4,000	
	Stucco Cement	5%			2045	* *	5	\$1,300	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$640,000	2042		* *		
	Blisters, Extent : Severe, Area Affected : 40%							
	Location : Old Wing							
	Vegetation Growth, Extent : Severe, Area Affected : 5%							
	Location : At Roof Drains, Old Wing							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Old Wing							
Modified Bitumen	48%	Now	\$15,400	2037		* *		
	Broken/Missing Elements, Extent : Light, Area Affected : 1%							
	Location : Drain Strainer Cooling Tower							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
	Location : Upper And Upper Low Roof							
Panel/Paver: Cer/Brk	5%			2052		* *	10	\$7,100
Skylight, Plastic	2%			2045		* *	1	
Traffic Topping	5%	Now	\$35,800	2042		* *		
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%							
	Location : Childrens Play Area							
	Vegetation Growth, Extent : Severe, Area Affected : 20%							
	Location : Childrens Play Area							
Soffits								
Cast in Place Concrete	100%	0-2	\$218,400	LIFE		* *	5	\$58,400
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Ground Level Main Entrance, Grand Concourse And 149th Street							
	Paint Peeling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout, Ground Level, Main Entrance							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Ground Level, Main Entrance							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout, Ground Level Main Entrance							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2031	\$408,900	3	\$43,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$63,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 1% Location : Basement								
	Ceramic Tile	7%			2047	**	5	\$20,300	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Restrooms								
	Sheet Vinyl/Rubber	8%	Now	\$228,100	2037	**	5	\$17,400	
	Worn/Eroded, Extent : Moderate, Area Affected : 5% Location : Stair Nosings								
	Terrazzo	15%	4+	\$111,700	LIFE	**	5	\$34,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout								
	Vinyl Tile	35%			2037	**	3	\$38,000	
	Vinyl Tile	20%	Now	\$272,300	2037	**	3	\$21,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35% Location : Old Wing Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Old Wing, IT Room								
Interior Walls									
	Ceramic Tile	5%			2047	**	5	\$18,400	
	Concrete Masonry Unit	40%			LIFE	**	5	\$117,800	
	Gypsum Board	45%			LIFE	**	5-10	\$281,700	
	Worn/Eroded, Extent : Light, Area Affected : 20% Location : Throughout								
	Plaster	10%			LIFE	**	5-10	\$31,300	
Ceilings									
	AcousTileConcealSpLn	50%			2045	**	5	\$181,200	
	AcousTileSusp.Lay-In	25%	4+	\$323,900	2045	**	5	\$36,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Old Wing Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : 5th Floor Laboratories Staining/Discoloring, Extent : Moderate, Area Affected : 50% Location : Old Wing, 5th Floor New Wing Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Old Wing								
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$36,200	
	Exposed Struc: Steel	8%	4+	\$539,700	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5% Location : Boiler Room								
	Gypsum Board	7%			LIFE	**	5-10	\$69,700	
Site Enclosure									

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

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

Site Enclosure

Fence/Gates

Chain Link

32%

2052

* *

Metal: Cage/Fence

68%

4+

\$1,700

LIFE

* *

*Corrosion/Rusting, Extent : Moderate, Area Affected : 10%**Location : Roof New Wing**Other Observation, Extent : Severe, Area Affected : 90%**Location : Roof New Wing**Explanation : Peeling, Chipped Paint*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2045

* *

On-Site Walkways

Cast in Place Concrete

100%

2045

* *

Parking/Driveway

Asphalt

100%

2035

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2032

\$46,400

5

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Ampere, One 3000 Ampere And Two 2000 Ampere Main**Disconnect Switches For A, B, C And D Service*

Transformers

Dry Type

100%

2030

\$17,500

5

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1000 Kilovolt Ampere And 750 Kilovolt Ampere, 480/277 High Voltage - 208/120 Low Voltage*

Switchgear / Switchboard

Fused Disc Sw

100%

2032

\$270,000

5

\$800

Raceway

Conduit

100%

2032

\$319,400

1

Panelboards

Fused Disc Sw

10%

2031

\$28,100

5

\$400

Fused Knife Sw

5%

2-4

\$14,000

2057

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Obsolete Equipment*

Molded Case Bkrs

85%

2031

\$238,700

5

\$4,300

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$86,200	2057	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room And Basement							
	Thermoplastic	80%			2032	\$344,600	1		
Motor Controllers									
	Locally Mounted	15%			2030	\$19,100	5	\$200	
	Variable Frequency Drive	85%			2049	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$5,700	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2045	**	1	\$29,800	
	Automatic	50%			2030	\$12,100	1	\$29,800	
Generators									
	Diesel	50%			2041	**	1	\$37,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : One 150 Kilowatts							
	Diesel	50%			2028	\$67,100	1	\$37,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : One 300 Kilowatts							
Batteries									
	Lead/Acid	50%			2026	\$800	5	\$3,600	
	Lead/Acid	50%			2023	\$800	5	\$3,600	
Fuel Storage									
	Day Tank	50%			2031	\$7,800	5	\$18,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2035	**	5	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallon Capacity							
Lighting									
Interior Lighting									
	Fluorescent	90%			2037	**	10	\$159,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2037	**	10	\$17,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Lamps							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2037	**	1		
	Exit, LED	10%			2060	**	1		
	Exit, Service	40%			2037	**	1		
	Exterior Lighting								
	HID	20%			2027	\$161,600	10	\$100	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2047	**	5	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : New Addition Building Roof								
	Explanation : Copper Lightning Rods								
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$64,700	1	\$7,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Corridors								
	Explanation : CCTV Surveillance System								
	Generic	10%			2027	\$64,700	1	\$7,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallway And Exit Doors								
	Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$35,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Statio And Fire Alarm Panel								

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	10%		2052	**	1		
	Interruptible Gas/Dual Fuel	90%		2052	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Vault</i>							
	<i>Explanation : No.4 Fuel Oil</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	10%			2037	**	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : 3 Gas Fired Rooftop Package Units							
	Steam Boiler	45%			2045	**	1	\$86,300	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Penthouse Mechanical Room							
		Explanation : 2 Steam Boilers							
	Steam Boiler	45%	0-2	\$116,700	2045	**	1	\$77,700	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Penthouse Mechanical Room. 3 Damaged Boiler Tubes							
Distribution									
	Hot Wtr Piping/Pump	60%			2048	**	4	\$8,600	
	Steam Piping/Pump	40%			2042	**			
Terminal Devices									
	Air Handler	30%			2037	**	1	\$35,900	
	Convactor/Radiator	40%			2030	\$429,200	1	\$25,000	
	Fan Coil Unit/Heat	30%			2037	**	1	\$18,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	50%			2035	**	1	\$104,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : 2 Units, Refrigerant 134 - A							
	Int Pkg Unit - Heating/Cooling	30%			2033	**	2	\$3,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Various Areas							
	Ext Pkg Unit - Heating/Cooling	15%			2032	\$376,400	2	\$1,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : 2 Units, New Wing Roof							
	Split Unit	5%			2032	\$213,900			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Elevator Machine Rooms And Server Rooms							
Distribution									
	CW & CHW Wtr Pipe/Pump	15%			2042	**	4	\$1,400	
	Ductwork/Diffusers	85%			LIFE	**	2	\$267,700	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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	50%			2032	\$1,124,000	1	\$59,900	
	Fan Coil - 4 Pipe	20%			2032	\$938,600	1	\$12,500	
	No Component	30%							
Heat Rejection									
	Water Cooling Tower	50%			2030	\$380,300	2	\$97,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse Roof								
	Explanation : 2 Cooling Towers								
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$171,000	
	Exhaust Fans								
	Interior	30%			2032	\$213,900	2	\$1,800	
	Roof	50%			2032	\$166,400	2	\$3,000	
	Wall Unit	20%			2032	\$14,300	2	\$1,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater								
	Gas Fired	100%			2030	\$122,200	2	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit Installed In 2017. Used Only When Boilers Are Off.								
	HW Heat Exchanger								
	Steam Fired	100%			2042	**	4	\$19,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit, Used Only When Boilers Are On.								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	80%			LIFE	**	1		
	Cast Iron	20%	0-2	\$8,400	LIFE	**	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
	Location : Roof. Two Blocked, Clogged Drains. Ponding Is Visible. Temporary Pump Used To Channel Water To Other Nearby Drain.								
	Sewage Ejector(s)								
	Electric	100%			2032	\$57,700	4	\$11,600	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 90%</i> <i>Location : One Unit From 1st To 6th Floor, One Unit From 1st To 5th Floor, Two Units From Basement To 5th Floor</i> <i>Explanation : 4 Units</i>							
	Hydraulic	10%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Library 2nd To 3rd Floor</i> <i>Explanation : 1 Unit</i>							
Fire Suppression									
Standpipe									
	Generic	100%			2042		* *	1-5	\$97,600
Sprinkler									
	Generic	100%			2042		* *	1-2	\$54,200
Fire Pump									
	Generic	100%			2041		* *	1	\$36,200

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Address : 500 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : 22001
Program / Asset # : CUN0002.020 / 2121 **Yr Built/Renovated** : 1965 / 2011
Area Sq Ft : 124,892 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 21-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,5
Block : 2343 **Lot** : 32 **BIN** : 2001019

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$495,400	\$391,500
Interior Architecture	\$586,400	\$191,400
Electrical	\$65,900	\$875,400
Mechanical		\$385,100
Total	\$1,147,700	\$1,843,400
Importance Code A	\$495,400	\$391,500
Importance Code B	\$487,300	\$1,389,300
Importance Code C	\$165,000	\$62,600
Total	\$1,147,700	\$1,843,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$46,600	\$12,800	\$3,700	
Interior Architecture	\$79,200	\$14,900	\$16,400	\$19,800
Electrical	\$6,400	\$3,400	\$4,000	\$4,300
Mechanical	\$113,800	\$27,500	\$88,300	\$25,200
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$260,900	\$73,400	\$127,300	\$64,100
Importance Code A	\$47,900	\$14,000	\$5,000	\$1,200
Importance Code B	\$185,800	\$59,400	\$115,800	\$62,900
Importance Code C	\$27,200		\$6,500	
Total	\$260,900	\$73,400	\$127,300	\$64,100



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
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)

Asset # : 2121

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	50%	Now	\$310,400	LIFE	**	5	\$74,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Lintels At Roof Windows And Louvers									
Loose Units, Extent : Severe, Area Affected : 10%									
Location : Facade Facing Playground									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Concrete Foundation Wall Adjacent To Subway Line									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Facade Facing Playground									
Explanation : Netting									
	Pre-Cast Concrete	38%			LIFE	**	5	\$370,100	
	Stucco Cement	2%			2045	**	5	\$7,500	
	Window Wall	10%			2052	**	5	\$56,200	
Windows									
	Aluminum	90%			2054	**	5	\$25,500	
	Aluminum	5%			2048	**	5	\$1,400	
	Metal Louvers	5%			2041	**	10	\$8,900	
Parapets									
	Masonry: Brick	60%			LIFE	**	5-10	\$53,800	
	Metal Panel	10%			2052	**	5	\$5,100	
	Metal Rail	30%			2037	**	5-10	\$71,100	
Roof									
	Modified Bitumen	100%			2037	**	10	\$131,500	
Soffits									
	Stucco Cement	100%			2045	**	5		
Interior									
Floors									
	Carpet	10%			2031	\$279,500	3	\$29,700	
	Cast in Place Concrete	10%	4+	\$11,400	LIFE	**	5	\$43,400	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room									
	Ceramic Tile	5%			2041	**	5	\$9,900	
	Panel/Paver: Cer/Brk	5%			2048	**	5	\$22,300	
	Sheet Vinyl/Rubber	5%			2037	**	5	\$14,900	
	Terrazzo	5%			LIFE	**	5	\$15,500	
	Vinyl Tile	60%	Now	\$335,200	2037	**	3	\$44,600	
Worn/Eroded, Extent : Severe, Area Affected : 20%									
Location : 3rd And 4th Floors									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2121

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2035	**	5	\$13,000	
	Concrete Masonry Unit	10%			LIFE	**	5	\$20,900	
	Gypsum Board	8%			LIFE	**	5-10	\$35,500	
	Gypsum Board	32%			LIFE	**	5-10	\$141,900	
	Marble Panels	5%			LIFE	**	10	\$5,200	
	Plaster	5%	Now	\$11,600	LIFE	**	5	\$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Penthouse									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Penthouse									
	Plaster	35%			LIFE	**	5-10	\$77,600	
Ceilings									
	AcousTileSusp.Lay-In	65%			2037	**	5	\$128,800	
	AcousTileSusp.Lay-In	15%			2049	**	5	\$29,700	
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$24,800	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%									
Location : Electrical Room									
	Plaster	10%	Now	\$86,200	LIFE	**	5	\$12,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Oil Burner Room									
Site Enclosure									
Fence/Gates									
	Aluminum Picket	60%			2052	**			
	Chain Link	40%			2052	**			
Retaining Walls									
	Cast in Place Concrete	100%			2067	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2037	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2045	**			
Parking/Driveway									
	Asphalt	50%			2041	**			
	Cast in Place Concrete	50%			2045	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2032	\$46,400	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 2,500 Ampere, Three 1,600 Ampere Main Disconnect Switches For Main Building And Motor Controller									

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

Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2030	\$17,500	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : 2- 400 Kilovolt-ampere, 480/277 High Voltage - 208/120 Low Voltage									
Switchgear / Switchboard									
	Fused Disc Sw	5%			2032	\$10,800	5		
	Molded Case Bkrs	95%			2058	* *	5	\$3,100	
Raceway									
	Conduit	80%			2032	\$184,400	1		
	Conduit	20%			2058	* *	1		
Panelboards									
	Fused Disc Sw	8%			2031	\$19,800	5	\$200	
	Fused Disc Sw	2%			2054	* *	5	\$100	
	Molded Case Bkrs	20%			2054	* *	5	\$700	
	Molded Case Bkrs	70%			2031	\$173,400	5	\$2,300	
Wiring									
	Braided Cloth	20%	2-4	\$65,900	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	60%			2032	\$197,800	1		
	Thermoplastic	20%			2058	* *	1		
Motor Controllers									
	Locally Mounted	20%			2030	\$25,400	5	\$200	
	Locally Mounted	5%			2049	* *	5		
	Variable Frequency Drive	75%			2049	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,700	
Stand-by Power									
Transfer Switches									
	Under Construction	100%							
Generators									
	Under Construction	100%							
Batteries									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									

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

Asset # : 2121

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2032	\$60,900	10	\$22,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Second, Third Floor And Sub-basement							
		Explanation : T-12 Lamps							
	Fluorescent	20%			2037	* *	10	\$22,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Fifth Floor And Basement							
	Fluorescent	5%			2032	\$15,200	10	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms And Elevator Lobby							
		Explanation : Compact Fluorescent Light Fixtures							
	LED	55%			2040	* *			
Egress Lighting									
	Emergency, Battery	30%			2032	\$55,800	10	\$9,000	
	Emergency, Battery	20%			2040	* *	10	\$6,000	
	Exit, LED	30%			2067	* *	1		
	Exit, Service	20%			2032	\$7,400	1		
Exterior Lighting									
	HID	20%			2032	\$104,200	10	\$100	
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	10%			2032	\$41,800	1	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							
	Generic	10%			2027	\$41,800	1	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallway And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$23,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire-alarm Panel							

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

Heating

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

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

Asset # : 2121

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	10%			2052	**	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%			2045	**	1	\$12,400	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : 1 Small Boiler Used For 1st Floor Only. 2 Old Boilers Abandoned In Place, Not In Use, Disconnected From System.							
	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%			2040	**	4	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : From East Complex							
		Explanation : Heating Hot Water From East Complex							
	Steam Piping/Pump	10%			2042	**			
Terminal Devices									
	Air Handler	60%			2032	\$109,100	1	\$46,300	
	Convactor/Radiator	20%			2045	**	1	\$8,100	
	Fan Coil Unit/Heat	20%			2037	**	1	\$8,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	15%			2040	**	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Roof. R-410a							
		Explanation : 1 Unit							
	Split Unit	1%			2040	**			
	No Component	84%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Building C							
		Explanation : Hot And Chilled Water Sourced From Building C							
Distribution									
	CW & CHW Wtr Pipe/Pump	15%			2042	**	4	\$900	
	Ductwork/Diffusers	85%			LIFE	**	2	\$172,600	
Terminal Devices									
	Air Handler/Cool/Ht	85%			2032	\$197,200	1	\$65,700	
	No Component	15%							

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

Asset # : 2121

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	85%			2037	**	2	\$73,900	
	No Component	15%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$110,300	
	Exhaust Fans								
	Roof	99%			2037	**	2	\$3,800	
	Wall Unit	1%			2032	\$500	2		
	Other Observation, Extent : Light, Area Affected : 1% Location : Basement Electrical Room Explanation : 1 Unit								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater								
	Gas Fired	100%			2030	\$78,800	2	\$1,800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 1 Unit In Use.								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$4,400	4	\$4,000	
	Backflow Preventer								
	Generic	100%			2037	**	1	\$7,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100% Location : One Unit From Sub-basement To 5th Floor, Two Units From Basement To 5th Floor Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2052	**	1-5	\$63,000	
	Sprinkler								
	Generic	100%			2042	**	1-2	\$35,000	
	Fire Pump								
	Generic	100%			2041	**	1	\$23,300	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 22-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5
Block : 2343 **Lot** : 1 **BIN** : 2820268

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,903,700	\$260,400
Interior Architecture	\$1,515,100	\$721,300
Electrical		\$6,527,000
Mechanical	\$1,754,600	\$5,731,200
Site Enclosure	\$68,100	
Total	\$5,241,400	\$13,239,900
Importance Code A	\$1,903,700	\$353,300
Importance Code B	\$2,838,200	\$12,572,100
Importance Code C	\$499,500	\$314,500
Total	\$5,241,400	\$13,239,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$76,300		\$10,000	
Interior Architecture	\$45,100		\$28,900	\$30,200
Electrical	\$60,800	\$26,900	\$35,000	\$42,700
Mechanical	\$236,300	\$97,300	\$270,000	\$105,000
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$439,200	\$144,900	\$364,800	\$198,600
Importance Code A	\$89,600	\$13,300	\$23,300	\$13,300
Importance Code B	\$325,000	\$131,600	\$341,400	\$185,300
Importance Code C	\$24,700			
Total	\$439,200	\$144,900	\$364,800	\$198,600



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

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	80%	4+	\$212,600	LIFE	**	5	\$102,600	
		Water Penetration, Extent : Moderate, Area Affected : 5% Location : Concrete Foundation Wall							
	Metal Panel	5%			2052	**	5-10	\$44,100	
	Metal Coiling Doors	5%			2045	**	5	\$20,000	
	Window Wall	10%			2052	**	5	\$48,100	
Windows									
	Aluminum	95%			2048	**	5	\$55,300	
	Metal Louvers	5%			2041	**	10	\$18,200	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5-10	\$61,600	
	Metal Panel	5%			2052	**	5	\$1,800	
Roof									
	Fiberglass Panel	5%	Now	\$43,800	2047	**	1		
		Water Penetration, Extent : Severe, Area Affected : 10% Location : Bridge Between Building A And C							
	Modified Bitumen	85%	4+	\$107,800	2037	**			
		Blisters, Extent : Moderate, Area Affected : 10% Location : Roof Water Penetration, Extent : Moderate, Area Affected : 5% Location : Roof							
	Skylight, Plastic Sloped Glazing	3%			2045	**	1		
		7%	Now	\$1,530,800	LIFE	**	5	\$157,800	
		Caulking Deteriorated, Extent : Severe, Area Affected : 80% Location : At Glazing Water Penetration, Extent : Severe, Area Affected : 50% Location : At Glazing							
Soffits									
	Metal Panel	40%			2052	**	5-10	\$6,800	
	Pre-Cast Concrete	60%			LIFE	**	5	\$9,600	
Interior									
Floors									
	Carpet	5%			2031	\$284,000	3	\$30,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$176,100	
	Ceramic Tile	5%			2041	**	5	\$20,100	
	Terrazzo	35%			LIFE	**	5	\$220,200	
	Vinyl Tile	40%	4+	\$151,300	2037	**	3	\$60,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 15% Location : Throughout							
	Wood	5%			2060	**	5	\$37,700	
Interior Walls									
	Ceramic Tile	30%			2041	**	5	\$185,000	
	Concrete Masonry Unit	10%			LIFE	**	5	\$49,300	
	Gypsum Board	60%			LIFE	**	5-10	\$629,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type	Type								
Interior									
Ceilings									
	AcousTileSusp.Lay-In	65%			2045	* *	5	\$212,700	
	Exposed Struc: Steel	5%	4+	\$380,800	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Steel Beam In Basement							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Below Main Entrance, Pool Floor Drains							
	Gypsum Board	25%			LIFE	* *	5-10	\$281,200	
	Metal Panel	5%			LIFE	* *	5	\$40,900	
Site Enclosure									
Fence/Gates									
	Chain Link	75%			2052	* *			
	Exposed Struc: Steel	25%			LIFE	* *			
Retaining Walls									
	Masonry: Brick	100%	Now	\$68,100	2042	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Entry Ramp							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
		Location : Entry Ramp							
		Spalling, Extent : Severe, Area Affected : 15%							
		Location : Entry Ramp							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2045	* *			
Parking/Driveway									
	Asphalt	100%			2041	* *			

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%		2032	\$92,800	5	\$1,200		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : Three 4000 Ampere Main Disconnect Switch									
Transformers									
Dry Type		100%		2030	\$17,500	5	\$1,000		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 225 Kilovolt Ampere And One 150 Kilovolt Ampere, 460/277 High Voltage - 208/120 Low Voltage									

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

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2032	\$486,000	5	\$1,000	
	Molded Case Bkrs	10%			2032	\$54,000	5	\$700	
	Raceway								
	Conduit	100%			2032	\$638,700	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$52,900	5	\$600	
	Molded Case Bkrs	90%			2031	\$475,700	5	\$6,400	
	Wiring								
	Thermoplastic	100%			2032	\$861,600	1		
	Motor Controllers								
	Locally Mounted	10%			2030	\$25,400	5	\$200	
	Motor Control Center	90%			2030	\$1,436,600	5	\$6,600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$7,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$24,300	1	\$82,800	
	Generators								
	Diesel	100%			2028	\$134,200	1	\$104,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : One 700 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2024	\$1,700	5	\$60,000	
	Fuel Storage								
	Day Tank	50%			2031	\$10,800	5	\$25,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : One 275 Gallon Capacity							
	Main Tank	50%			2035	* *	5	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : One 2500 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	94%			2032	\$616,300	10	\$231,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2032	\$32,800	10	\$12,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	1%			2032	\$4,800	10	\$100	

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

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2032	\$73,100	1		
	Exit, LED	25%			2060	* *	1		
	Exit, Service	25%			2027	\$20,000	1		
	Exterior Lighting								
	HID	20%			2027	\$224,500	10	\$200	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2035	* *	5	\$7,900	
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$89,900	1	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance System							
	Generic	10%			2027	\$89,900	1	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2032	\$923,600	1-3	\$51,200	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2052	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : No.4 Oil. One 20,000 Gallon Tank							
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$133,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Hot Water Boilers							
	Distribution								
	Hot Wtr Piping/Pump	100%			2048	* *	4	\$19,900	
Terminal Devices									
	Air Handler	2%			2032	\$78,300	1	\$3,300	
	Convactor/Radiator	50%			2037	* *	1	\$43,400	
	Fan Coil Unit/Heat	48%			2032	\$2,001,500	1	\$41,700	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source	Electricity	100%			2048	**	1		
Conversion Equipment	Centrifugal, Elec Chiller	98%			2035	**	1	\$285,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Refrigerant R11							
	Split Unit	2%			2037	**			
Distribution	CW & CHW Wtr	15%			2042	**	4	\$2,000	
	Pipe/Pump								
	Ductwork/Diffusers	85%			LIFE	**	2	\$371,900	
Terminal Devices	Air Handler/Cool/Ht	100%			2032	\$3,122,500	1	\$166,400	
Heat Rejection	Water Cooling Tower	100%			2026	\$1,056,600	2	\$270,700	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$237,500	
Exhaust Fans	Roof	100%			2032	\$462,300	2	\$8,200	
Plumbing									
H/C Water Piping	Brass/Copper	100%			2042	**	1		
HW Heat Exchanger	Steam Fired	100%			2042	**	4	\$26,600	
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping	Cast Iron	90%			LIFE	**	1		
	Cast Iron	10%	0-2	\$2,900	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 100%							
		Location : Pool Area. Two Clogged Drain.							
Pool Filter/Treatment	Sand	95%			2049	**	4	\$63,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Pool Mechanical Room							
		Explanation : New Pool Equipment Installed About 3 Years Ago.							
	Sand	5%	0-2	\$631,300	2052	**	4	\$3,300	
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Basement Pool Area. Chlorine Controller Malfunctioning							
Backflow Preventer	Generic	100%			2037	**	1	\$16,500	
Fixtures	Generic	100%							

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3 Units From Basement To 5th Floor									
Explanation : Two Passenger Units, One Freight Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2052		* *	1-5	\$135,600
Sprinkler									
	Generic	100%			2052		* *	1-2	\$75,300
Fire Pump									
	Generic	100%			2041		* *	1	\$50,200
Chemical System									
	No Component	98%							
	Generic	2%			2027	\$600		1-3	\$100

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 22-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2350 **Lot** : 39 **BIN** : 2001091

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$58,000	
Interior Architecture	\$95,800	\$52,200
Electrical		\$818,500
Mechanical		\$269,000
Total	\$153,800	\$1,139,800
Importance Code A	\$58,000	
Importance Code B		\$1,087,500
Importance Code C	\$95,800	\$52,200
Total	\$153,800	\$1,139,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$49,500		\$18,400	
Interior Architecture	\$47,400		\$31,300	\$10,800
Electrical	\$7,600	\$4,200	\$4,200	\$5,100
Mechanical	\$34,300	\$7,400	\$23,200	\$6,300
Site Enclosure			\$3,600	
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$142,800	\$15,500	\$84,700	\$26,100
Importance Code A	\$51,700	\$2,200	\$20,700	\$2,200
Importance Code B	\$90,500	\$13,300	\$60,400	\$21,500
Importance Code C	\$600		\$3,600	\$2,300
Total	\$142,800	\$15,500	\$84,700	\$26,100



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D
Asset # : 13556

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	65%	4+	\$58,000	LIFE	**	5	\$28,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : East 149th Street And Gerard Avenue							
	Metal Coiling Doors	5%			2045	**	5	\$6,700	
	Stucco Cement	28%			2045	**	5	\$30,200	
	Window Wall	2%			2052	**	5	\$3,200	
Windows									
	Aluminum	75%	Now	\$44,500	2048	**	5	\$2,400	
		Unit Inoperable, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Fiberglass Panel	25%			2048	**	5	\$6,000	
Parapets									
	Masonry: Brick	5%			LIFE	**	5-10	\$2,300	
		Repairs in Progress, Extent : Light, Area Affected : 100% Location : Northeast Corner							
	Metal Panel	5%			2052	**	5	\$1,300	
	No Component	90%							
Roof									
	Green, Roof Inaccessible	70%			LIFE	**			
	Plaza Roof: Stone Panels	25%			2052	**			
	Skylight, Plastic	5%			2045	**	1		
Soffits									
	Stucco Cement	100%			2045	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$14,700	
	Ceramic Tile	2%			2041	**	5	\$1,300	
	Vinyl Tile	93%	4+	\$29,400	2037	**	3	\$23,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 15% Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$4,700	
	Gypsum Board	93%			LIFE	**	5-10	\$148,000	
	Masonry: Brick	2%			LIFE	**	10	\$600	
Ceilings									
	AcousTileSusp.Lay-In	93%			2045	**	5	\$62,600	
		Staining/Discoloring, Extent : Light, Area Affected : 15% Location : Multi-purpose Room							
	Exposed Struc: Steel	2%			LIFE	**	10	\$2,700	
	Gypsum Board	5%			LIFE	**	5-10	\$11,600	
Site Enclosure									

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D
Asset # : 13556

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

Site Enclosure

Fence/Gates

Aluminum Rail

100%

2045

* *

5-10

\$5,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : On Roof**Explanation : Metal Guard Rail*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2045

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : East 149th Street*

On-Site Walkways

Cast in Place Concrete

100%

2045

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2032

\$23,000

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2500 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100%

2032

\$135,000

5

\$200

Raceway

Conduit

100%

2032

\$76,700

1

Panelboards

Fused Disc Sw

5%

2031

\$5,800

5

\$100

Molded Case Bkrs

95%

2031

\$109,800

5

\$1,100

Wiring

Thermoplastic

100%

2032

\$100,900

1

Motor Controllers

Locally Mounted

100%

2037

* *

5

\$300

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,300

Stand-by Power

Transfer Switches

Automatic

100%

2030

\$24,300

1

\$13,800

Generators

Natural Gas

100%

2028

\$134,200

1

\$17,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : One 65 Kilowatts*

Batteries

Lead/Acid

100%

2023

\$1,700

5

\$1,700

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D
Asset # : 13556

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2032	\$98,700	10	\$37,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	8%			2032	\$8,800	10	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	2%			2037	* *	10	\$800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2027	\$12,200	1		
	Exit, Service	50%			2027	\$6,700	1		
Exterior Lighting									
	HID	20%			2032	\$37,500	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$15,000	1	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							
	Generic	10%			2027	\$15,000	1	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallway And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2032	\$154,400	1-3	\$8,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Service							
		Explanation : Bell, Pull Box Station Smoke Detector And Fire Alarm Panel							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D
Asset # : 13556

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$22,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement In Boiler Room						
			Explanation : 1 Unit Comprised Of 3 Small Modular Boilers. Installed In 2013.						
	Distribution								
	Hot Wtr Piping/Pump	100%			2048	**	4	\$3,300	
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2037	**	1	\$14,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	45%			2032	\$169,600	2	\$1,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : Rooftop Units Refrigerant R410a						
	Exterior Pkg Unit - Cooling	45%			2040	**	2	\$1,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Rooftop						
			Explanation : 2 Units Installed In 2015.						
	Split Unit	10%			2027	\$99,400			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Server Room 102j, Rooms B105, B106 And B112						
			Explanation : 4 Units						
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$73,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,700	
	Exhaust Fans								
	Roof	100%			2037	**	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater								
	Gas Fired	100%			2030	\$28,400	2	\$700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement In Boiler Room						
			Explanation : 1 Unit. Capacity 87 Gallons. Installed In 2009.						
	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 SAVOY BLDG. - D

Asset # : 13556

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Water Main Services. 1 Dedicated For Sprinkler System, 1 For Domestic Water System. Both Have Backflow Preventer							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$12,600	

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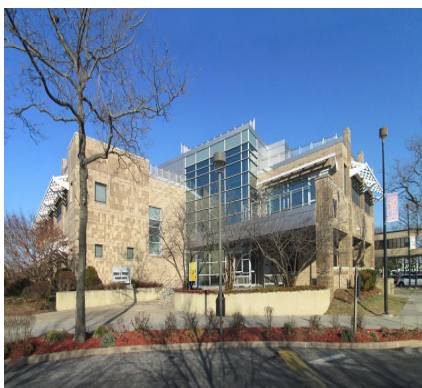
Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 8760 **Lot** : 60 **BIN** : 3326936

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$57,100	\$52,700
Interior Architecture		\$63,900
Mechanical		\$763,600
Total	\$57,100	\$880,200
Importance Code A	\$57,100	\$52,700
Importance Code B		\$763,600
Importance Code C		\$63,900
Total	\$57,100	\$880,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$5,200	\$44,400		\$11,100
Interior Architecture	\$13,200	\$14,600	\$3,600	
Electrical	\$3,000	\$3,500	\$3,000	\$50,400
Mechanical	\$11,500	\$54,600	\$14,200	\$16,000
Site Enclosure	\$400			
Site Pavements	\$28,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$65,700	\$121,000	\$24,700	\$81,400
Importance Code A	\$5,200	\$45,000		\$11,800
Importance Code B	\$31,600	\$76,000	\$23,000	\$69,600
Importance Code C	\$29,000		\$1,700	
Total	\$65,700	\$121,000	\$24,700	\$81,400



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 ACADEMIC VILLAGE

Asset # : 13594

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$52,700	
	Metal Panel	10%	Now	\$1,200	2051	**	5	\$14,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Metal Panel At Penthouse North Side									
	Pre-Cast Concrete	5%			LIFE	**	5	\$12,200	
	Stucco Cement	10%			2044	**	5	\$18,800	
	Window Wall	5%	Now	\$4,000	2051	**	5	\$7,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Main Entrance									
Windows									
	Aluminum	95%			2047	**	5	\$11,800	
	Metal Louvers	5%			2040	**	10	\$3,900	
Parapets									
	Masonry: Brick	60%			LIFE	**	5	\$6,400	
	Metal Rail	30%			2044	**	5-10	\$57,600	
	Pre-Cast Concrete	10%			LIFE	**	5	\$6,700	
Roof									
	Copper/Terne	5%			2059	**	10	\$7,900	
	Modified Bitumen	90%			2036	**	10	\$57,100	
	Panel/Paver: Cer/Brk	5%			2051	**	10	\$4,200	
Soffits									
	Exposed Struc: Steel	50%			LIFE	**	5	\$18,500	
	Metal Panel	50%			2051	**	5-10	\$40,700	
Interior									
Floors									
	Carpet	25%			2030	\$266,200	3	\$28,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$8,300	
	Ceramic Tile	5%			2040	**	5	\$3,800	
	Slate	10%			LIFE	**	5	\$8,000	
	Vinyl Tile	55%			2036	**	3	\$15,600	
Interior Walls									
	Ceramic Tile	3%			2040	**	5	\$3,400	
	Glass: Single Pane	2%			LIFE	**	5	\$1,700	
	Gypsum Board	95%			LIFE	**	5	\$63,900	
Ceilings									
	AcousTileSusp.Lay-In	85%	Now	\$13,200	2044	**	5	\$36,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Waiting Room									
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$5,400	

Site Enclosure

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset # : 13594

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

Site Enclosure

Fence/Gates

Aluminum Rail	75%	Now	\$400	2044	* *	5	\$4,800

Deformed/Dented, Extent : Light, Area Affected : 5%

Location : Main Entrance Stair

Iron Picket	25%			2066	* *		

Free Standing Walls

Masonry: Brick	100%			2051	* *		

Retaining Walls

Cast in Place Concrete	100%			2066	* *		

Site Pavements

On-Site Walkways

Cast in Place Concrete	80%			2044	* *		

Pavers/Stone	20%			2040	* *		

Parking/Driveway

Asphalt	100%	Now	\$28,600	2040	* *		

Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : South And West Lots

Activity Yard

Rubber Matting	100%			2036	* *		

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2051	* *	5	\$200

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 1,600 Amperes.

Transformers

Dry Type	100%			2044	* *	5	\$200

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

Location : Electrical Room

Explanation : Two 150 Kilovolt-ampere

Switchgear / Switchboard

Fused Disc Sw	100%			2051	* *	5	\$200

Raceway

Conduit	100%			2051	* *	1	

Panelboards

Fused Disc Sw	5%			2047	* *	5	\$100

Molded Case Bkrs	95%			2047	* *	5	\$1,300

Wiring

Thermoplastic	100%			2051	* *	1	

Motor Controllers

Locally Mounted	100%			2044	* *	5	\$300

Ground

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset # : 13594

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$700	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$15,500	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2036	* *	10	\$43,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$2,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Service	50%			2036	* *	1		
	Exit, LED	50%			2059	* *	1		
	Exterior Lighting								
	Fluorescent	20%			2036	* *	10	\$900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Roof							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Camera							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$9,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Hot Water Provided From Building P							

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset # : 13594

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	HTHW/HW Exchanger	100%			2040	**	2	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Mechanical Equipment Room Explanation : 5 Units							
Distribution									
	Hot Wtr Piping/Pump	50%			2039	**	4	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Explanation : Cooling Duty							
	Hot Wtr Piping/Pump	50%	Now	\$800	2039	**	4	\$1,200	
		Leak Evident, Extent : Severe, Area Affected : 20% Location : Inline Pump In Ceiling Of Room V-126 Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : Radiation Duty							
Terminal Devices									
	Air Handler	80%			2031	\$587,200	1	\$25,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : With Cooling Coils							
	Convactor/Radiator	20%			2036	**	1	\$3,300	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : Chilled Water Provided From Building P							
	Conversion Equipment								
	Split Unit	2%			2031	\$22,300			
	No Component	98%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : See Heating Pumps							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	\$11,700	1	\$31,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : See Heating Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,100	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset # : 13594

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	95%			2031	\$176,400	2	\$1,500	
	Roof	5%			2031	\$4,300	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Electric	100%			2024	\$46,000	4	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$26,400	
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$14,100	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 00A-230A
Program / Asset # : CUN0003.0A0 / 2795 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 32,126 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 8760 **Lot** : 60 **BIN** : 3326937

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,159,700	\$356,400
Interior Architecture		\$244,900
Electrical	\$7,300	\$741,900
Mechanical	\$971,800	\$573,700
Site Pavements	\$63,700	
Total	\$3,202,600	\$1,916,900
Importance Code A	\$2,159,700	\$356,400
Importance Code B	\$979,100	\$1,560,500
Importance Code C	\$63,700	
Total	\$3,202,600	\$1,916,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				\$27,800
Interior Architecture	\$93,800	\$13,000	\$3,300	\$3,300
Electrical	\$18,900	\$3,800	\$5,300	\$31,200
Mechanical	\$19,600	\$5,500	\$8,500	\$18,000
Site Enclosure	\$2,900			
Site Pavements	\$47,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$186,300	\$26,300	\$21,000	\$84,200
Importance Code A				\$27,900
Importance Code B	\$136,300	\$26,300	\$19,200	\$56,300
Importance Code C	\$49,900		\$1,800	
Total	\$186,300	\$26,300	\$21,000	\$84,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$280,300	LIFE	**	5	\$84,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : At Bridge Connecting G Building, Throughout.							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Window Wall	15%			2051	**	5	\$55,600	
Windows									
	Aluminum	95%	Now	\$172,800	2039	**	5	\$9,300	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2040	**	10	\$6,100	
Roof									
	Single Ply Membrane	97%	0-2	\$150,200	2026	\$1,502,000			
		Ponding, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Missing Drain Covers							
	Skylight, Plastic	3%			2044	**	1		
Soffits									
	Cement - Fiber Panel	100%	Now	\$54,500	2031	\$272,400			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior									
	Floors								
	Carpet	45%			2030	\$367,700	3	\$39,100	
	Cast in Place Concrete	5%	Now	\$3,300	LIFE	**	5	\$6,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
	Ceramic Tile	5%			2040	**	5	\$2,900	
	Vinyl Tile	45%	Now	\$24,500	2031	\$244,900	3	\$9,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Corridors And Offices Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
	Interior Walls								
	Ceramic Tile	5%			2040	* *	5	\$3,600	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$2,900	
	Glass: Single Pane	5%			LIFE	* *	5	\$2,700	
	Gypsum Board	80%			LIFE	* *	5	\$34,700	
	Ceilings								
	AcousTileSusp.Lay-In	65%	Now	\$33,700	2036	* *	5	\$18,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Corridors And Offices Throughout							
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$500	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	20%			LIFE	* *	5	\$14,500	
	Gypsum Board	5%	Now	\$32,400	LIFE	* *	5	\$3,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Exterior Ceiling At North Side Near Connecting Bridge							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Exterior Ceiling At North Side Near Connecting Bridge							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	100%	Now	\$2,900	2044	* *	5	\$34,900	
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Main Entrance							
	Free Standing Walls								
	Masonry: Brick	100%			2051	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2066	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	75%			2044	* *			
	Pavers/Stone	25%	Now	\$63,700	2034	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : South Side Yard							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance							
	Parking/Driveway								
	Asphalt	100%	Now	\$47,000	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Loading Dock And Lot On North Side							

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$23,000	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switches Rated At One 3,000 Amperes, One 2,000 Amperes And Two 1,200 Amperes							
Transformers									
	Dry Type	100%			2029	\$17,500	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 750 Kilovolt-ampere							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2031	\$135,000	5	\$100	
Raceway									
	Conduit	95%			2031	\$62,300	1		
	Conduit	5%			2041	* *	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$3,300	5		
	Molded Case Bkrs	95%			2030	\$62,800	5	\$800	
Wiring									
	Thermoplastic	95%			2031	\$85,300	1		
	Thermoplastic	5%			2041	* *	1		
Motor Controllers									
	Locally Mounted	5%			2029	\$1,600	5		
	Motor Control Center	95%			2029	\$79,400	5	\$800	
Ground									
	Grounding Devices								
	Generic	100%	4+	\$10,500	LIFE	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sprinkler Room							
		Explanation : Covered With Paint							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$9,800	1	\$9,900	
Generators									
	Diesel	100%			2027	\$80,900	1	\$12,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 205 Kilowatts							
Batteries									
	Nickel Cadmium	100%			2023	\$1,700	5	\$7,200	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2030	\$1,600	5	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 50 Gallon Capacity							
	Underground Storage	50%			LIFE	* *	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 600 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2026	\$7,300	10	\$1,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	97%			2031	\$236,300	10	\$34,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2031	\$10,500	1		
	Exit, Service	50%			2031	\$7,100	1		
	Exterior Lighting								
	HID	20%			2026	\$26,800	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Operated Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance System							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells							

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	**	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%	Now	\$12,500	2030	\$62,400	4	\$1,900	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : 1 Of 3 Pumps							
		Corroded, Extent : Moderate, Area Affected : 70%							
		Location : Pumps In Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Pumps Serve Chilled Water							
Terminal Devices									
	Air Handler	70%			2026	\$394,300	1	\$16,800	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Mechanical Equipment Room							
		Explanation : With Cooling Coils. Units Cc Bl-4 And 5 Serve Theater In P A C.							
	Convactor/Radiator	30%			2029	\$64,300	1	\$3,800	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$1,000	2031	\$48,900	4	\$1,900	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Equipment Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating For Pumps							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$449,200	1	\$23,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating Units							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,600	
Exhaust Fans									
	Interior	90%			2026	\$128,300	2	\$1,100	
	Roof	10%			2026	\$6,700	2	\$100	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2031	\$298,600	1		
	HW Heat Exchanger HTHW/HW	100%			2031	\$69,900			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : 2 Units					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st To 2nd Floor					
				Explanation : 1 Unit Shared With P A C Building					
Fire Suppression									
	Standpipe Generic	100%			2041	* *	1-5	\$20,200	
	Sprinkler No Component	80%							
	Generic	20%			2031	\$78,400	1-2	\$2,200	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Address : 2120 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230S
Program / Asset # : CUN0003.0S0 / 2106 **Yr Built/Renovated** : 1976 / 2000
Area Sq Ft : 105,724 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 23-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 8760 **Lot** : 60 **BIN** : 3326934

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,952,300	\$1,100,700
Interior Architecture	\$320,000	\$1,134,400
Electrical	\$20,100	\$2,119,100
Mechanical	\$1,403,200	\$1,865,200
Total	\$3,695,600	\$6,219,400
Importance Code A	\$1,952,300	\$1,100,700
Importance Code B	\$1,743,300	\$5,118,700
Total	\$3,695,600	\$6,219,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$32,200			\$35,600
Interior Architecture	\$137,600		\$3,900	\$18,400
Electrical	\$13,600	\$11,600	\$10,900	\$80,400
Mechanical	\$24,100	\$7,400	\$19,300	\$59,200
Site Enclosure	\$2,500			
Site Pavements	\$31,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$245,400	\$23,000	\$38,000	\$197,500
Importance Code A	\$33,400		\$1,300	\$35,800
Importance Code B	\$139,000	\$23,000	\$36,700	\$161,700
Importance Code C	\$72,900			
Total	\$245,400	\$23,000	\$38,000	\$197,500



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	90%	Now	\$1,138,700	LIFE	**	5	\$170,800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : West Side Of Building							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : At Lintels, Throughout.							
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Window Wall	10%			2051	**	5	\$71,200	
	Windows								
	Aluminum	90%	Now	\$70,300	2039	**	5	\$2,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%									
Location : 2nd Floor Offices									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Classrooms, Throughout.									
Metal Louvers	10%			2040	**	10	\$3,500		
Parapets									
Masonry: Brick	95%	Now	\$90,900	LIFE	**	5	\$14,300		
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : East Parapet								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Pre-Cast Concrete	5%	Now	\$3,000	LIFE	**	5	\$4,700		
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
	Location : Coping								
Roof									
Copper/Terne Modified Bitumen	25%			2059	**	10	\$71,600		
	50%	Now	\$171,700	2031	\$858,400				
	Ponding, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout									
Single Ply Membrane	20%	Now	\$80,100	2026	\$400,600				
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : West Wing, Throughout.								
	Water Penetration, Extent : Light, Area Affected : 10%								
Location : Room 162, Throughout.									
Skylight, Plastic	5%	Now	\$29,200	2044	**	1			
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Soffits									
Cement - Fiber Panel	100%			2036	**	10			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Carpet	15%	Now	\$98,200	2027	\$327,200	3	\$34,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Cast in Place Concrete	20%			LIFE	**	5	\$67,700	
	Ceramic Tile	5%			2040	**	5	\$7,700	
	Panel/Paver: Cer/Brk	25%			2047	**	5	\$87,000	
	Vinyl Tile	35%	4+	\$152,600	2031	\$508,600	3	\$20,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 40%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Corridors							
Interior Walls									
	Concrete Masonry Unit	20%	Now	\$39,500	LIFE	**	5	\$12,900	
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor Corridor Of Art Wing							
	Fiberglass Panel	25%			LIFE	**			
	Gypsum Board	50%			LIFE	**	5	\$48,200	
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	Exposed Struc: Concrete	25%			LIFE	**	5	\$6,000	
	Exposed Struc: Steel	20%			LIFE	**			
	Fiber Board	50%	Now	\$167,400	2031	\$558,100			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : 1st And 2nd Floor Corridors							
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	5%			LIFE	**	5	\$9,700	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Room 162, Throughout.							
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	0-2	\$2,000	2051	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : At Generator							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$500	2066	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 75% Now \$29,600 2044 * *

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

Location : Along Perimeter.

Misaligned/Bulging, Extent : Moderate, Area Affected : 2%

Location : Adjacent To Generator

Pavers/Stone 25% 2040 * *

Parking/Driveway

Asphalt 100% 0-2 \$1,900 2034 * *

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

Location : At Loading Dock And Dumpster

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2031 \$46,400 5 \$500

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

Location : Electrical Room

Explanation : Three 3,000 Ampere Main Disconnect Switches

Transformers

Dry Type 100% 2029 \$17,500 5 \$400

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

Location : Electrical And Mechanical Rooms

Explanation : One 300 Kilovolt-ampere, One 112 Kilovolt-ampere, One 75 Kilovolt-ampere

Switchgear / Switchboard

Fused Disc Sw 100% 2031 \$216,000 5 \$500

Raceway

Conduit 100% 2031 \$230,600 1

Panelboards

Fused Disc Sw 10% 2030 \$19,800 5 \$200

Molded Case Bkrs 90% 2030 \$178,400 5 \$2,500

Wiring

Thermoplastic 100% 2031 \$329,700 1

Motor Controllers

Locally Mounted 10% 2029 \$12,700 5 \$100

Motor Control Center 90% 2029 \$718,300 5 \$2,600

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$1,600

Stand-by Power

Transfer Switches

Automatic 100% 2029 \$24,300 1 \$32,500

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2027	\$134,200	1	\$40,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Generator Rated At 150 Kilowatts							
Batteries									
	Lead/Acid	100%			2023	\$1,700	5	\$3,900	
Fuel Storage									
	Day Tank	50%	0-2	\$400	2030	\$4,100	5	\$4,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 8 Gallon Capacity, Corroded Enclosure							
	Underground Storage	50%			LIFE	* *	5	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 600 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	8%			2026	\$20,100	10	\$7,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	90%			2031	\$226,700	10	\$85,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2026	\$25,400	2		
Egress Lighting									
	Emergency, Service	50%			2031	\$28,100	1		
	Exit, Service	50%			2031	\$15,400	1		
Exterior Lighting									
	Incandescent	10%			2026	\$37,400	2		
	No Component	90%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2036	* *	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Surveillance Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$19,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Mechanical Rooms							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Hot Water Provided From Building P							
	Conversion Equipment								
	HTHW/HW Exchanger	100%			2027	\$31,000	2	\$6,300	
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$166,700	2056	**	4	\$5,100	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Pumps In 2nd Floor Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Equipment Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : Pumps Supply Chilled Water							
	Terminal Devices								
	Air Handler	50%	0-2	\$752,000	2041	**	1	\$28,800	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Roof							
		Obsolete Equipment, Extent : Severe, Area Affected : 50%							
		Location : 4 Units On Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Units Provide Cooling							
	Air Handler	10%			2026	\$150,400	1	\$6,400	
	Convactor/Radiator	35%			2029	\$200,400	1	\$11,700	
	Fan Coil Unit/Heat	5%			2026	\$80,100	1	\$1,700	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,600	2031	\$130,500	4	\$5,100	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating Pumps							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	10%			2026	\$38,100	2	\$300	
	Roof	90%	Now	\$159,800	2041	* *	2	\$2,300	
	Not in Service, Extent : Severe, Area Affected : 80%								
	Location : Laboratory Fans								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$15,900	2031	\$797,300	1		
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Hot Water Mixing Valve And Head Valve In 2nd Floor Mechanical Room								
	Water Heater								
	Electric	100%			2026	\$94,200	4	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Mechanical Equipment Room								
	Explanation : 120-gallon Unit As Stand-by								
	HW Heat Exchanger								
	HTHW/HW	100%			2031	\$186,600			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 3rd Floor, Roof								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$445,700	1-5	\$52,100	
	Sprinkler								
	No Component	90%							
	Generic	10%			2031	\$104,700	1-2	\$2,900	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Address : 1813 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230P
Program / Asset # : CUN0003.0P0 / 2105 **Yr Built/Renovated** : 1976 / 2012
Area Sq Ft : 78,965 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 23-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3326939

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$845,100	\$502,200
Interior Architecture	\$339,400	\$356,300
Electrical	\$337,000	\$2,436,700
Mechanical	\$2,064,600	\$2,617,600
Site Pavements	\$65,400	
Total	\$3,651,600	\$5,912,800
Importance Code A	\$845,100	\$502,200
Importance Code B	\$2,562,600	\$5,410,600
Importance Code C	\$243,900	
Total	\$3,651,600	\$5,912,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$15,400	\$9,400	\$2,700	\$8,800
Interior Architecture	\$101,300	\$7,700	\$2,100	\$9,500
Electrical	\$10,300	\$7,600	\$12,300	\$16,400
Mechanical	\$31,200	\$40,100	\$32,100	\$90,200
Site Enclosure	\$10,600			\$1,500
Site Pavements	\$2,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$175,300	\$68,700	\$53,200	\$130,400
Importance Code A	\$19,700	\$13,600	\$6,900	\$13,300
Importance Code B	\$141,800	\$55,100	\$44,100	\$115,700
Importance Code C	\$13,900		\$2,100	\$1,500
Total	\$175,300	\$68,700	\$53,200	\$130,400



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 CENTRAL SERVICES - P
Asset # : 2105

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$93,400	LIFE	**	5	\$37,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Courtyard Wall, Generator Enclosure							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Courtyard, Generator Enclosure							
	Masonry: Brick	70%	Now	\$349,700	LIFE	**	5	\$104,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 20%							
		Location : West Facade And Loading Dock Area							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : South Facade, Below Louvers							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Coiling Doors	10%	Now	\$94,000	2036	**	5	\$23,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Loading Dock Area							
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : Chiller Room							
	Stucco Cement	5%			2044	**	5	\$18,700	
	Window Wall	10%	Now	\$79,600	2051	**	5	\$28,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : East Facade							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : East Facade							
Windows									
	Aluminum	85%	Now	\$15,400	2039	**	5	\$1,700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Corridor And Offices							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Corridor And Offices							
	Metal Louvers	15%			2040	**	10	\$3,700	
Parapets									
	Concrete Masonry Unit	15%			LIFE	**	5	\$3,700	
	Metal Rail	85%	Now	\$54,400	2036	**	5	\$131,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	10%	Now	\$55,300	2031	\$184,300			
		Ponding, Extent : Moderate, Area Affected : 15%							
		Location : Below Cooling Towers							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Below Cooling Towers							
	Cast in Place Concrete	10%			LIFE	**			
	IRMA/Protected Membrane	5%			2026	\$54,100	10	\$6,100	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Modified Bitumen	70%	Now	\$64,500	2036	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Around Boiler Stack							
	Sloped Glazing	5%			LIFE	**	5	\$81,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Over Generator Area							
		Explanation : Fiberglass Translucent Material							
Soffits									
	Fiberglass Panel	50%			2040	**	5	\$5,400	
	Metal Panel	50%			2051	**	5-10	\$9,900	
Interior									
Floors									
	Carpet	11%	Now	\$80,000	2027	\$199,900	3	\$21,300	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Offices							
	Carpet	9%			2027	\$163,500	3	\$17,400	
	Cast in Place Concrete	62%	0-2	\$91,800	LIFE	**	5	\$174,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Boiler And Chiller Rooms, At Loading Docks							
	Ceramic Tile	3%			2034	**	5	\$3,900	
	Vinyl Tile	15%	0-2	\$18,200	2031	\$181,600	3	\$7,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Corridors Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	7%	Now	\$67,900	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Generator Area								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Generator Area								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Generator Area								
	Ceramic Tile	3%			2040	**	5	\$4,200	
	Concrete Masonry Unit	65%	0-2	\$110,700	LIFE	**	5	\$36,100	
	Vertical Cracks, Extent : Light, Area Affected : 10%								
	Location : Chiller And Boiler Rooms								
	Gypsum Board	25%	Now	\$3,200	LIFE	**	5	\$20,800	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Corridor Corners Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Corridor Windows								
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$69,100	2036	**	5	\$19,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Corridors And Offices Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Corridors And Offices Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Corridors And Offices Throughout								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Offices And Corridors, Throughout								
	Exposed Struc: Steel	70%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Aluminum Rail	15%			2036	**	5-10	\$2,500	
	Deteriorated Finish, Extent : Light, Area Affected : 25%								
	Location : Throughout								
	Chain Link	85%	Now	\$8,000	2041	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Loading Dock Area								
	Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Loading Dock Area								
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$2,500	2051	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Loading Areas On North And South Sides								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
	Location : Loading Areas On North And South Sides								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Loading Areas On North And South Sides								

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE 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	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	4+	\$2,600	2044	* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Asphalt	100%	Now	\$65,400	2034	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock Areas</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	75%			2031	\$4,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated At Two 4,000 Amperes And One 3,000 Amperes</i>								
Fused Disc Sw	25%			2051	* *	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2029	\$49,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room, Chiller Room</i>								
<i>Explanation : Two 112 Kilovolt-ampere, One 75 Kilovolt-ampere, Two 30 Kilovolt-ampere</i>								

Switchgear / Switchboard

Fused Disc Sw	10%			2051	* *	5		
Fused Disc Sw	90%			2031	\$608,000	5	\$300	

Raceway

Conduit	90%			2031	\$665,400	1		
Conduit	10%			2051	* *	1		

Panelboards

Fused Disc Sw	10%			2030	\$9,200	5	\$200	
Molded Case Bkrs	80%			2030	\$73,500	5	\$1,700	
Molded Case Bkrs	10%			2047	* *	5	\$200	

Wiring

Thermoplastic	90%			2031	\$153,500	1		
Thermoplastic	10%			2041	* *	1		

Motor Controllers

Locally Mounted	10%			2029	\$8,300	5	\$100	
Motor Control Center	80%			2036	* *	5	\$1,700	
Variable Frequency Drive	10%			2044	* *			

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2029	\$4,900	1	\$12,200	
	Automatic	50%			2044	* *	1	\$12,200	
Generators									
	Diesel	30%	Now	\$2,400	2027	\$24,300	1	\$8,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : 675 Kilowatt Generator Leaks Fuel								
	Natural Gas	70%			2040	* *	1	\$21,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : Two Emergency Generators Rated At 250 Kilowatts Each								
Batteries									
	Lead/Acid	30%			2023	\$500	5	\$900	
	Nickel Cadmium	70%			2026	\$1,200	5	\$12,300	
Fuel Storage									
	Day Tank	50%			2030	\$3,500	5	\$8,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : 50 Gallon Capacity								
	Underground Storage	50%			LIFE	* *	5	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : 3,000 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	90%			2031	\$865,200	10	\$71,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	10%			2036	* *			
Egress Lighting									
	Emergency, Service	45%			2031	\$41,400	1		
	Emergency, Battery	5%			2031	\$6,400	10	\$1,000	
	Exit, Service	50%			2031	\$5,300	1		
Exterior Lighting									
	HID	20%			2026	\$65,900	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	* *	1	\$5,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : Surveillance Camera								

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2026

\$271,100

1-3

\$15,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Station*

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2041

* *

1

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$42,600

Distribution

Hot Wtr Piping/Pump

40%

2030

\$55,500

4

\$1,700

Hot Wtr Piping/Pump

60%

2047

* *

4

\$3,800

Terminal Devices

Air Handler

80%

Now

\$200,400

2026

\$1,002,100

1

\$38,300

*Not in Service, Extent : Severe, Area Affected : 100%**Location : 2 Units In Mechanical Equipment Room*

Fan Coil Unit/Heat

20%

2026

\$266,800

1

\$5,600

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

95%

2027

\$957,800

1

\$88,500

*Other Observation, Extent : Light, Area Affected : 95%**Location : Air Conditioning Room**Explanation : 4 Units - Major Air Conditioning Source For The Entire Campus, Not For This Building. Refrigerant R-123a*

Reciprocating

5%

2026

\$37,800

1

\$2,000

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : 2 Units, 2nd Floor Communication Room*

Distribution

CW & CHW Wtr Pipe/Pump

95%

Now

\$10,300

2031

\$103,200

4

\$4,000

*Broken, Extent : Severe, Area Affected : 30%**Location : 1 Chilled Water Pump In Mechanical Room**Corroded, Extent : Moderate, Area Affected : 20%**Location : Various*

No Component

5%

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	5%			2031	\$49,800	1		
	Air Handler/Cool/Ht	20%			2026	\$199,800	1	\$10,700	
	No Component	75%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2031	\$9,000	2	\$3,000	
		Other Observation, Extent : Light, Area Affected : 5% Location : Roof Explanation : 2 Units							
	Water Cooling Tower	95%			2032	\$321,200	2	\$82,300	
		Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,000	
	Exhaust Fans								
	Interior	100%			2026	\$316,900	2	\$2,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$664,100	1		
	Water Heater								
	Electric	100%			2026	\$78,500	4	\$500	
	HW Heat Exchanger								
	HTHW/HW	100%			2041	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2031	\$22,600	1	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Campus Main Box Is Located Outside Of This Building Explanation : Other Buildings Are Equipped With Pressure Regulator Valves							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st To 2nd Floor Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$371,300	1-5	\$43,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		90%						
Generic		10%		2031	\$87,200	1-2	\$2,400	
Fire Pump								
Generic		100%		2027	\$57,400	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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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Address : 1824 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230U
Program / Asset # : CUN0003.0U0 / 2108 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 94,139 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3347727

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$557,700	\$335,100
Interior Architecture	\$516,500	\$51,700
Electrical	\$401,800	\$1,223,800
Mechanical	\$1,548,700	\$1,989,700
Total	\$3,024,700	\$3,600,300
Importance Code A	\$557,700	\$335,100
Importance Code B	\$2,467,000	\$3,265,200
Total	\$3,024,700	\$3,600,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$25,300			\$36,100
Interior Architecture	\$147,700	\$8,800	\$5,300	\$30,800
Electrical	\$6,100	\$6,800	\$6,700	\$6,500
Mechanical	\$57,700	\$8,300	\$16,700	\$46,600
Site Enclosure	\$12,900			
Site Pavements	\$56,400			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$318,000	\$35,700	\$40,600	\$131,900
Importance Code A	\$25,300			\$36,300
Importance Code B	\$206,600	\$35,700	\$38,800	\$95,600
Importance Code C	\$86,000		\$1,800	
Total	\$318,000	\$35,700	\$40,600	\$131,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$80,100	LIFE	* *	5	\$32,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Exterior Stairs On South Facade								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
	Location : Exterior Stairs On South Facade								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Exterior Stairs On South Side								
	Masonry: Brick	75%	Now	\$321,300	LIFE	* *	5	\$96,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout South And West Facade								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout South Facade								
	Metal Panel	5%	2-4	\$2,600	2051	* *	5	\$12,000	
	Deformed/Dented, Extent : Light, Area Affected : 10%								
	Location : West Facade And Fascia Throughout								
	Deteriorated Finish, Extent : Light, Area Affected : 75%								
	Location : Fascia Throughout								
	Window Wall	15%			2051	* *	5	\$72,300	
	Paint Peeling, Extent : Light, Area Affected : 5%								
	Location : South Facade								
Windows									
	Aluminum	95%	Now	\$13,900	2039	* *	5	\$1,500	
	Glazing Clouded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Louvers	5%			2040	* *	10	\$1,000	
	Deteriorated Finish, Extent : Light, Area Affected : 25%								
	Location : Facades Throughout								
Parapets									
	Metal Rail	100%	4+	\$55,600	2036	* *	5	\$133,800	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Roof									
	Cast in Place Concrete	15%			LIFE	* *			
	Copper/Terne	25%			2059	* *	10	\$104,900	
	Modified Bitumen	60%			2036	* *	10	\$100,700	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cement - Fiber Panel	25%	Now	\$2,200	2031	\$21,800			
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : South Side Balcony							
	Metal Panel	75%	Now	\$6,700	2041	**	5	\$15,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : South Side And Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : South Side And Throughout							
Interior									
Floors									
	Carpet	20%	Now	\$79,500	2030	\$397,500	3	\$42,300	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Offices, Bookstore And Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Offices, Bookstore And Throughout							
	Cast in Place Concrete	10%	Now	\$16,200	LIFE	**	5	\$30,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
	Ceramic Tile	5%			2040	**	5	\$7,000	
	Mosaic Tile	5%			2044	**	5	\$17,600	
	Mosaic Tile	5%			2036	**	5	\$17,600	
	Panel/Paver: Cer/Brk	10%			2047	**	5	\$31,700	
	Vinyl Tile	45%	Now	\$29,800	2036	**	3	\$23,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	3%			2040	**	5	\$3,700	
	Concrete Masonry Unit	13%			LIFE	**	5	\$6,300	
	Glass: Single Pane	2%			LIFE	**	5	\$1,800	
	Gypsum Board	65%	Now	\$18,100	LIFE	**	5	\$47,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Rooms Throughout							
	Masonry: Brick	7%			LIFE	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	70%	Now	\$462,000	2044	**	5	\$51,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Mecahnical Spaces, Corridors 1st And Second Floors							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Mecahnical Spaces, Corridors 1st And Second Floors							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Mecahnical Spaces, Corridors 1st And Second Floors							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Cafeteria							
	Exposed Struc: Concrete	15%			LIFE	**	5	\$3,500	
	Gypsum Board	5%	4+	\$4,100	LIFE	**	5	\$9,200	
		Misaligned/Bulging, Extent : Light, Area Affected : 10%							
		Location : Kitchen							
	Metal Panel	10%	Now	\$54,500	LIFE	**	5	\$18,500	
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Commons Room 1st And 2nd Floors And Cafeteria							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	75%	Now	\$4,900	2036	**	5	\$23,700	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : East Side Exterior Stair							
		Deteriorated Finish, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Chain Link	25%	Now	\$5,700	2041	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Along West Side Of Building							
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$900	2066	**			
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : East Side Of Building							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : East Side Of Building							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$1,400	2051	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : West Side Loading Dock							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : West Side Loading Dock							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : West Side Loading Dock							
Site Pavements									

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	75%	4+	\$18,500	2044		* *		

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : West Side Of Building*

Pavers/Stone	25%	4+	\$12,900	2034		* *		

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : West Side Of Building*

Parking/Driveway

Asphalt	100%	Now	\$25,000	2034		* *		

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : West Side Of Building*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$40,900	5	\$400	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.*

Transformers

Dry Type	100%			2029	\$17,500	5	\$300	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 500 Kilovolt-ampere*

Switchgear / Switchboard

Fused Disc Sw	100%			2031	\$189,000	5	\$400	

Raceway

Conduit	95%			2031	\$181,200	1		

Conduit	5%			2041	* *	1		

Panelboards

Fused Disc Sw	5%			2030	\$9,900	5	\$100	

Molded Case Bkrs	90%			2030	\$178,400	5	\$2,200	

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

Wiring

Thermoplastic	95%			2031	\$268,200	1		

Thermoplastic	5%			2041	* *	1		

Motor Controllers

Locally Mounted	20%			2029	\$16,700	5	\$100	

Motor Control Center	75%			2029	\$242,400	5	\$1,900	

Variable Frequency	5%			2044	* *			

Drive

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Room U107							
		Explanation : Ground Observed							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$24,300	1	\$29,000	
Lighting									
	Interior Lighting								
	Fluorescent	2%			2031	\$4,600	10	\$1,700	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Lobby							
		Explanation : Compact Fluorescent Fixtures							
	Fluorescent	13%			2031	\$29,800	10	\$11,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	85%			2036	* *			
Egress Lighting									
	Emergency, Battery	50%			2031	\$70,200	10	\$11,400	
	Exit, Service	50%			2031	\$14,000	1		
Exterior Lighting									
	HID	20%			2026	\$78,600	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	\$94,400	1	\$10,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2026	\$323,200	1-3	\$17,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors							

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	**	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%	2-4	\$30,400	2030	\$151,900	4	\$4,600	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Pumps In 2nd Floor Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Equipment Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Pumps Are Heating And Cooling							
Terminal Devices									
	Air Handler	70%	Now	\$191,800	2026	\$959,100	1	\$36,700	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : Unit Cc Bl-3 In 2nd Floor Mechanical Room							
	Convactor/Radiator	25%			2029	\$130,400	1	\$7,600	
	Unit Heater - Hot Water	5%			2026	\$18,200			
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	2-4	\$23,800	2031	\$118,900	4	\$4,600	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Equipment Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : See Heating For Pumps							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,500	
Exhaust Fans									
	Interior	90%			2026	\$312,000	2	\$2,600	
	Roof	5%			2036	**	2	\$100	
	Roof	5%			2026	\$8,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$726,300	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2026	\$85,800	4	\$500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 2nd Floor Mechanical Equipment Room						
			Explanation : Two 120-gallon Units, For Stand-by Use						
	HW Heat Exchanger								
	HTHW/HW	100%			2031	\$170,000			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 2nd Floor Mechanical Room						
			Explanation : Two Units						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 2nd Floor						
			Explanation : 3 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$406,100	1-5	\$47,500	
	Sprinkler								
	No Component	70%							
	Generic	30%			2031	\$286,200	1-2	\$7,900	
	Chemical System								
	No Component	98%							
	Generic	2%			2024	\$600	1-3	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Kitchen						
			Explanation : 6 Sets						

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Address : 1925 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230G
Program / Asset # : CUN0003.0G0 / 2126 **Yr Built/Renovated** : 1976 / 2000
Area Sq Ft : 72,282 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3347725

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$4,074,300	\$656,300
Interior Architecture	\$190,000	
Electrical		\$1,149,700
Mechanical	\$1,466,400	\$4,272,900
Total	\$5,730,600	\$6,078,900
Importance Code A	\$4,074,300	\$656,300
Importance Code B	\$1,546,300	\$5,422,500
Importance Code C	\$110,100	
Total	\$5,730,600	\$6,078,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$39,400			
Interior Architecture	\$119,700	\$33,900	\$1,700	\$31,600
Electrical	\$27,300	\$9,300	\$12,100	\$22,400
Mechanical	\$117,500	\$7,600	\$27,100	\$29,300
Site Enclosure	\$200			
Site Pavements	\$69,700	\$300	\$300	\$7,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$377,900	\$55,100	\$45,100	\$94,300
Importance Code A	\$39,400			\$200
Importance Code B	\$218,100	\$54,800	\$43,100	\$87,000
Importance Code C	\$120,300	\$300	\$2,000	\$7,100
Total	\$377,900	\$55,100	\$45,100	\$94,300



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%	Now	\$150,700	LIFE	* *	5	\$60,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Exterior Stairs							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Exterior Stairs							
	Masonry: Brick	80%	Now	\$1,290,300	LIFE	* *	5	\$193,500	
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 5%							
		Location : East And West Sides							
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Window Wall	15%	Now	\$385,600	2051	* *	5	\$68,000	
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : East Facade, West Facade							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : East Facade, West Facade							
		Explanation : Soft Joints Are Deteriorated							
Windows									
	Aluminum	95%	Now	\$10,800	2039	* *	5	\$600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : 3rd Floor Office							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : East Facade, West Facade							
	Metal Louvers	5%			2040	* *	10	\$400	
Parapets									
	Masonry: Brick	70%			LIFE	* *	5	\$27,200	
	Metal Rail	25%	Now	\$28,600	2036	* *	5	\$68,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Pre-Cast Concrete	5%	Now	\$76,800	LIFE	* *	5	\$12,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Coping							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Single Ply Membrane	85%	0-2	\$197,300	2026	\$1,973,500				
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 20%									
Location : Lower Roof Around Equipment									
Sloped Glazing	15%			LIFE	* *	5	\$265,400		
Soffits									
Cement - Fiber Panel	75%			2031		10			
Metal Panel	10%			2051	* *	5-10			
Stucco Cement	15%			2036	* *	5			
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$15,400	LIFE	* *	5	\$29,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Corridor, Locker Rooms And Mechanical Rooms									
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Corridor And Locker Rooms									
Ceramic Tile	5%	4+	\$7,200	2040	* *	5	\$3,400		
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : Showers And Toilets									
Panel/Paver: Cer/Brk	15%			2047	* *	5	\$45,200		
Sheet Vinyl/Rubber	30%			2036	* *	5	\$60,300		
Vinyl Tile	15%			2036	* *	3	\$7,500		
Wood	25%			2059	* *	5	\$62,800		

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Cast in Place Concrete	5%	Now	\$48,200	LIFE		**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Pool Wall								
	Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
	Location : Pool Wall								
	Spalling, Extent : Severe, Area Affected : 5%								
	Location : Pool Wall								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Pool Wall								
Ceramic Tile	5%			2040		**	5	\$3,500	
Concrete Masonry Unit	65%	Now	\$110,100	LIFE		**	5	\$17,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Locker Rooms, Showers, Stairs And Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : East Exit, Stair								
Glass: Single Pane	5%			LIFE		**	5	\$2,600	
Gypsum Board	15%	Now	\$2,400	LIFE		**	5	\$6,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : 2nd Floor Mezzanine								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Windows At 2nd Floor Lobby								
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : 2nd Floor Mezzanine								
	Explanation : Impact Damage At Corners								
Metal Panel	5%			LIFE		**			
Ceilings									
AcousTileConcealSpLn	10%	Now	\$5,000	2036		**	5	\$3,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Lobby								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Lobby								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : 2nd Floor Lobby								
AcousTileSusp.Lay-In	5%			2036		**	5	\$2,800	
Exposed Struc: Concrete	20%	Now	\$79,900	LIFE		**	5	\$1,800	
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Corridor Near Room G207, Throughout								
Exposed Struc: Steel	45%			LIFE		**			
Metal Panel	20%	Now	\$41,500	LIFE		**	5	\$14,000	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
	Location : Corridors Throughout								
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Corridors Throughout								
	Deformed/Dented, Extent : Moderate, Area Affected : 5%								
	Location : Corridors Throughout								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure									
Fence/Gates									
Aluminum Rail	100%			2036	* *	5-10			
Retaining Walls									
Cast in Place Concrete	100%	Now	\$200	2051	* *				
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%						
			Location : Loading Dock						
			Exposed Reinforcement, Extent : Moderate, Area Affected : 5%						
			Location : Loading Dock						
			Spalling, Extent : Moderate, Area Affected : 10%						
			Location : Loading Dock						
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	95%	2-4	\$22,400	2036	* *				
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%						
			Location : Throughout						
Metal	5%			2041	* *	1-3	\$30,300		
Parking/Driveway									
Asphalt	100%	Now	\$40,200	2034	* *				
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%						
			Location : West Side Lot						

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2031	\$28,600	5	\$200	
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Electrical Room G121					
			Explanation : Main Service Switches Rated At 3,000 Amperes And 2,000 Amperes					
Fused Disc Sw	30%			2031	\$12,300	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Electrical Room					
			Explanation : Main Service Switch Rated At 4,000 Amperes Supplying The High School Building					
Transformers								
Dry Type	100%			2029	\$17,500	5	\$300	
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Electrical And Mechanical Rooms					
			Explanation : 225, 45 And 30 Kilovolt-ampere					
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	\$162,000	5	\$300	
Raceway								
Busway	5%			2036	* *	1		
Conduit	95%			2031	\$130,000	1		

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2030	\$7,400	5	\$100	
	Molded Case Bkrs	85%			2030	\$126,400	5	\$1,600	
	Molded Case Bkrs	10%			2039	* *	5	\$200	
Wiring									
	Thermoplastic	95%			2031	\$182,500	1		
	Thermoplastic	5%			2041	* *	1		
Motor Controllers									
	Locally Mounted	10%			2029	\$8,300	5		
	Motor Control Center	90%			2029	\$290,900	5	\$1,800	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,500	LIFE	* *	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Water Main Room G124									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2029	\$24,300	1	\$22,200	
Generators									
	Diesel	100%			2027	\$134,200	1	\$28,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 130 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2023	\$1,700	5	\$16,100	
Fuel Storage									
	Day Tank	50%			2030	\$3,600	5	\$8,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 10 Gallons Rated Capacity									
	Underground Storage	50%			LIFE	* *	5	\$2,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : 600 Gallons									
Lighting									
Interior Lighting									
	Fluorescent	5%			2031	\$10,900	10	\$4,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2026	\$10,900	10	\$4,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Lobby									
	LED	90%			2036	* *			
Egress Lighting									
	Emergency, Service	50%			2031	\$24,300	1		
	Exit, Service	50%			2031	\$13,300	1		

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	20%			2031	\$51,200	10	\$1,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2034	* *	5	\$1,400	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	\$72,500	1	\$8,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Gymnasium							
		Explanation : Surveillance Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$13,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	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	\$144,400	2056	* *	4	\$4,400	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Pumps In Mechanical Equipment Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Room							

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	80%	0-2	\$1,042,500	2041	* *	1	\$39,900	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Roof							
		Obsolete Equipment, Extent : Severe, Area Affected : 80%							
		Location : 9 Units, Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Units Provide Cooling							
	Convector/Radiator	20%			2036	* *	1	\$5,800	
Air Conditioning									
	Energy Source								
	District Chilled Water	95%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
	Electricity	5%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	5%			2026	\$9,700	1		
	No Component	95%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	30%	0-2	\$200	2031	\$1,700	4	\$1,300	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating Pumps							
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	
	Exhaust Fans								
	Interior	25%	0-2	\$8,200	2026	\$82,400	2	\$500	
		Malfunctioning, Extent : Severe, Area Affected : 10%							
		Location : Pool Pump Room							
	Roof	75%			2026	\$115,400	2	\$2,100	
Plumbing									

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%	0-2	\$41,400	2031	\$414,500	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Water Main, 1st Floor							
	Galvanized Steel	40%	0-2	\$32,500	2029	\$162,700	1		
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Bad Condition, Pool Pump Room							
		Not Insulated, Extent : Moderate, Area Affected : 30%							
		Location : Pool Pump Room							
		Pump(s) Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : Valves And Pumps. Pool Pump Room							
Water Heater									
	Electric	100%			2026	\$81,600	4	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Stand-by Units							
HW Heat Exchanger									
	HTHW/HW	100%	Now	\$32,300	2031	\$161,700			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : 1 Of 2 Units Not In Service							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment									
	Diatomaceous Earth	100%			2029	\$3,147,800	4	\$22,200	
Backflow Preventer									
	Generic	100%			2036	* *	1	\$5,500	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$386,200	1-5	\$45,100	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3326937

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$196,400	\$215,900
Electrical		\$693,900
Mechanical	\$135,400	\$724,100
Total	\$331,700	\$1,633,800
Importance Code A	\$196,400	\$215,900
Importance Code B	\$135,400	\$1,417,900
Total	\$331,700	\$1,633,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				\$16,200
Interior Architecture	\$11,100	\$18,500	\$1,800	\$4,300
Electrical	\$900	\$1,200	\$1,500	\$50,500
Mechanical	\$3,800	\$37,000	\$5,400	\$10,900
Site Enclosure				\$4,800
Site Pavements	\$11,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$31,300	\$60,600	\$12,700	\$90,800
Importance Code A				\$16,300
Importance Code B	\$19,800	\$60,600	\$10,900	\$69,600
Importance Code C	\$11,500		\$1,800	\$4,800
Total	\$31,300	\$60,600	\$12,700	\$90,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	**	5	\$59,200	
	Metal Coiling Doors	5%			2036	**	5	\$11,600	
	Window Wall	15%	Now	\$118,000	2051	**	5	\$20,800	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : South Side Of Building								
Windows									
	Metal Louvers	100%			2040	**	10	\$11,200	
Roof									
	Copper/Terne	60%			2046	**	10	\$78,400	
	Modified Bitumen	20%			2031	\$156,700	10	\$10,400	
	Single Ply Membrane	20%			2036	**	10	\$10,400	
Interior									
Floors									
	Carpet	50%			2030	\$408,500	3	\$43,400	
	Cast in Place Concrete	10%	Now	\$3,300	LIFE	**	5	\$12,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Loading Dock								
	Quarry Tile	5%			2044	**	5	\$4,300	
	Sheet Vinyl/Rubber	10%			2036	**	5	\$8,700	
	Vinyl Tile	25%			2036	**	3	\$5,400	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$3,600	
	Concrete Masonry Unit	75%			LIFE	**	5	\$21,700	
	Gypsum Board	10%			LIFE	**	5	\$4,300	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Stair To Mezzanine								
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$7,800	2036	**	5	\$4,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Light, Area Affected : 10%								
	Location : Toilets And Office								
	Exposed Struc: Steel	70%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$10,900	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	100%			2036	**	5-10	\$8,000	
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									

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

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

Site Pavements

On-Site Walkways

Asphalt

10% 0-2 \$500 2034 * *

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

Cast in Place Concrete

70% 2-4 \$3,100 2044 * *

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

Pavers/Stone

20% 2034 * *

Parking/Driveway

Asphalt

100% Now \$7,900 2034 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : East Side Lot*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2041 * * 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room P A C 104**Explanation : 800 Ampere Main Switch, Building Fed From Building A*

Transformers

Dry Type

10% 2036 * * 5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 225 Kilovolt-ampere*

No Component

90%

Raceway

Conduit

100% 2031 \$76,700 1

Panelboards

Fused Disc Sw

5% 2030 \$5,800 5 \$100

Molded Case Bkrs

95% 2030 \$109,800 5 \$1,200

Wiring

Thermoplastic

100% 2031 \$100,900 1

Motor Controllers

Locally Mounted

100% 2029 \$50,100 5 \$300

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2036	* *	10	\$7,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Workshops And Offices							
	HID	5%			2026	\$3,400	10	\$100	
	Incandescent	75%			2031	\$356,300	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Stage							
		Explanation : Stage Lights							
Egress Lighting									
	Emergency, Service	50%			2031	\$10,500	1		
	Exit, Service	50%			2031	\$5,800	1		
Exterior Lighting									
	HID	20%			2026	\$39,000	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$8,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	\$62,400	4	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Heating Hot Water Provided From Administration Building							
	Terminal Devices								
	Convector/Radiator	15%			2029	\$32,200	1	\$1,900	
	Induction Unit	5%			2027	\$8,200	1	\$600	
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Service Provided From Administration Building							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,600	
	Exhaust Fans								
	Interior	95%			2026	\$135,400	2	\$1,100	
	Roof	5%			2026	\$3,300	2	\$100	
Plumbing									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping Brass/Copper	100%		2031	\$298,600	1		
	Water Heater Electric	100%		2024	\$35,300	4	\$300	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s) Submersible	100%		2023	\$1,600	4	\$1,500	
	Fixtures Generic	100%						
Fire Suppression								
	Standpipe Generic	100%		2031	\$166,900	1-5	\$19,500	
	Sprinkler No Component	50%						
	Generic	50%		2031	\$196,100	1-2	\$5,400	

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Address : 2110 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230M
Program / Asset # : CUN0003.0M0 / 4376 **Yr Built/Renovated** : 1991 / 2007
Area Sq Ft : 204,000 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 23-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 8760 **Lot** : 60 **BIN** : 3326935

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$695,600	\$98,900
Interior Architecture	\$233,000	\$374,700
Electrical	\$181,500	\$1,145,700
Mechanical	\$2,820,500	\$11,324,800
Total	\$3,930,500	\$12,944,000
Importance Code A	\$695,600	\$160,100
Importance Code B	\$3,098,500	\$12,697,700
Importance Code C	\$136,400	\$86,200
Total	\$3,930,500	\$12,944,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$5,000	\$67,000		\$61,700
Interior Architecture	\$214,400	\$21,900	\$6,700	\$33,700
Electrical	\$19,900	\$37,500	\$21,000	\$31,200
Mechanical	\$66,200	\$17,200	\$75,500	\$74,800
Site Enclosure	\$7,800			
Site Pavements	\$8,600			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$337,700	\$159,300	\$119,100	\$217,300
Importance Code A	\$7,500	\$67,000	\$2,500	\$64,400
Importance Code B	\$301,800	\$92,300	\$116,600	\$152,900
Importance Code C	\$28,300			
Total	\$337,700	\$159,300	\$119,100	\$217,300



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Masonry: Brick	65%			LIFE	**	5	\$98,900	
	Metal Panel	5%			2051	**	5-10	\$52,300	
	Metal Coiling Doors	5%			2044	**	5	\$23,800	
	Stucco Cement	15%			2044	**	5	\$57,000	
	Window Wall	10%	Now	\$161,700	2051	**	5	\$28,500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : Rotunda									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Rotunda									
Windows									
	Aluminum	90%	Now	\$70,900	2047	**	5	\$7,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Metal Louvers	10%			2040	**	10	\$10,600	
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$12,900	
	Metal Rail	15%			2044	**	5-10	\$43,800	
	Pre-Cast Concrete	5%	Now	\$3,200	LIFE	**	5	\$5,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Roof									
	Cast in Place Concrete	2%	Now	\$1,800	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Room 130 C									
	IRMA/Protected Membrane	10%			2036	**	10	\$12,100	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Lower Terrace									
	Modified Bitumen	85%	Now	\$463,000	2036	**			1
Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%									
Location : Over Third Floor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Room M402, 3rd Floor Corridors And M333									
	Skylight, Metal/Glass	3%			2051	**	10	\$12,100	
Soffits									
	Cement - Fiber Panel	100%			2036	**	10	\$35,300	

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 MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%	Now	\$190,400	2030	\$951,900	3	\$101,200	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 30%							
		Location : Throughout							
	Cast in Place Concrete	10%			LIFE	**	5	\$59,100	
	Ceramic Tile	5%			2040	**	5	\$13,500	
	Panel/Paver: Cer/Brk	20%			2047	**	5	\$121,500	
	Quarry Tile	5%			2044	**	5	\$20,200	
	Vinyl Tile	35%			2036	**	3	\$35,400	
Interior Walls									
	Concrete Masonry Unit	15%	0-2	\$70,600	LIFE	**	5	\$11,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Folding Partition	5%			2053	**	5	\$24,000	
	Glass: Single Pane	5%			LIFE	**	5	\$7,200	
	Gypsum Board	75%	Now	\$65,900	LIFE	**	5	\$86,200	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Corridors At Corners							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Aquarium							
Ceilings									
	AcousTileConcealSpLn	5%	Now	\$12,100	2044	**	5	\$8,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Rotunda Room							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Rotunda Room							
	AcousTileSusp.Lay-In	80%	Now	\$96,500	2044	**	5	\$108,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Corridor Near Room 226							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Corridors Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Corridor Near Room 226							
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$16,900	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	100%	Now	\$800	2036	**	5	\$3,700	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Southwest Corner Of Building							
Free Standing Walls									
	Cast in Place Concrete	50%			2066	**			
	Masonry: Brick	50%	Now	\$7,000	2051	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : At Loading Dock And Dumpster							

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

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

Site Enclosure

Retaining Walls

Cast in Place Concrete

100%

2066

* *

Site Pavements

On-Site Walkways

Cast in Place Concrete

50%

2044

* *

Pavers/Stone

50%

2040

* *

Parking/Driveway

Asphalt

100%

4+

\$8,600

2040

* *

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

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2041

* *

5

\$5,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 1,600 Amperes*

Transformers

Dry Type

100%

2036

* *

5

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 500 Kilovolt-ampere, One 300 Kilovolt-ampere, One 225 Kilovolt-ampere, One 150 Kilovolt-ampere*

Switchgear / Switchboard

Molded Case Bkrs

100%

2041

* *

5

\$5,400

Raceway

Conduit

100%

2041

* *

1

Panelboards

Fused Disc Sw

5%

2039

* *

5

\$200

Molded Case Bkrs

95%

2039

* *

5

\$5,100

Wiring

Thermoplastic

100%

2041

* *

1

Motor Controllers

Locally Mounted

10%

2036

* *

5

\$100

Motor Control Center

90%

2036

* *

5

\$5,000

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100%

2036

* *

1

\$62,800

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2034	**	1	\$79,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Generator Rated At 350 Kilowatts							
Batteries									
	Lead/Acid	100%			2024	\$1,700	5	\$7,600	
Fuel Storage									
	Day Tank	50%			2039	**	5	\$18,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 60 Gallon Capacity							
	Underground Storage	50%			LIFE	**	5	\$6,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 1,000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2031	\$14,900	10	\$5,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	97%			2036	**	10	\$181,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2031	\$55,400	1		
	Exit, Service	50%			2031	\$30,400	1		
Exterior Lighting									
	HID	20%			2031	\$170,300	10	\$100	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2046	**	5	\$6,000	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	\$204,600	1	\$22,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$700,400	1-3	\$37,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	**	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%			2027	\$61,200	2	\$12,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : 4 Units							
Distribution									
	Hot Wtr Piping/Pump	50%			2030	\$164,500	4	\$5,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : Serve Air Handlers And Supply Chilled Water							
	Hot Wtr Piping/Pump	50%			2030	\$164,500	4	\$5,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : Hot Water Radiation Duty							
Terminal Devices									
	Air Handler	70%			2026	\$2,078,300	1	\$88,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : Units Provide Cooling Too							
	Convector/Radiator	20%			2029	\$226,100	1	\$13,200	
	Fan Coil Unit/Heat	10%			2026	\$316,200	1	\$6,600	
Air Conditioning									
	Energy Source								
	District Chilled Water	90%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : 1st Floor Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
	Electricity	10%			2039	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	10%			2026	\$179,200	1	\$9,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : 2nd Floor Mechanical Equipment Room - For The Theatre Only							
	No Component	90%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2031	\$25,800	4	\$15,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Condenser And Chilled Water Pumps Serve Theater							

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	10%			2025	\$8,000	2	\$20,500	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$113,800	
	Exhaust Fans								
	Interior	95%			2031	\$713,600	2	\$5,900	
	Roof	5%			2026	\$17,500	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Electric	100%			2026	\$186,000	4	\$1,200	
	HW Heat Exchanger								
	HTHW/HW	100%			2031	\$368,400			
	Sanitary Piping								
	Cast Iron	100%	Now	\$30,900	LIFE	* *	1		
	Other Observation, Extent : Severe, Area Affected : 50% Location : Culinary Kitchen Explanation : Three compartment Sink Indirect Waste Overflows; Venting Incorrect, Resulting In Sewer Gas Emission; Back Siphonage.								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Pool Filter/Treatment								
	Sand	100%			2029	\$9,575,800	4	\$50,500	
	Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : 1 Unit For The Fish Tank								
	Sewage Ejector(s)								
	Electric	100%			2026	\$60,800	4	\$8,100	
	Other Observation, Extent : Light, Area Affected : 100% Location : Room No M158d Explanation : 1 Unit								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100% Location : 2 Units From 1st To 4th Floor, 2 Units From 1st To 3rd Floor Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$106,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	60%							
	Generic	40%			2041	* *	1-2	\$22,900	
Chemical System									
	No Component	98%							
	Generic	2%			2029	\$600	1-3	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor									
Explanation : 2 Sets									

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Address : 2000 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230L
Program / Asset # : CUN0003.0L0 / 2116 **Yr Built/Renovated** : 1977 / 2011
Area Sq Ft : 122,364 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4,8
Block : 8760 **Lot** : 60 **BIN** : 3348024

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,514,500	\$481,700
Interior Architecture	\$717,200	\$680,900
Electrical	\$143,400	\$1,839,200
Mechanical	\$2,170,200	\$2,474,200
Site Pavements	\$112,500	
Total	\$4,657,700	\$5,476,000
Importance Code A	\$1,514,500	\$481,700
Importance Code B	\$2,966,100	\$4,994,300
Importance Code C	\$177,100	
Total	\$4,657,700	\$5,476,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$3,200	\$1,300		\$13,000
Interior Architecture	\$917,900	\$36,000		\$39,500
Electrical	\$31,100	\$19,700	\$23,200	\$20,600
Mechanical	\$47,900	\$10,400	\$22,800	\$37,300
Site Pavements	\$26,200			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$1,042,200	\$83,200	\$61,700	\$126,200
Importance Code A	\$3,200	\$1,300		\$13,300
Importance Code B	\$1,012,700	\$81,900	\$61,700	\$112,900
Importance Code C	\$26,200			
Total	\$1,042,200	\$83,200	\$61,700	\$126,200



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 ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$812,800	LIFE	**	5	\$121,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Window Wall	20%	Now	\$323,900	2041	**	5	\$57,100	
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$55,000	2039	**	5	\$2,000	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%			2034	**	10	\$1,300	
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$3,200	LIFE	**	5	\$3,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	60%	Now	\$70,100	LIFE	**	5	\$2,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Parapet							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Panel	5%			2041	**	5	\$900	
	Metal Rail	25%			2036	**	5-10	\$20,700	
Roof									
	Copper/Terne	35%			2059	**	10	\$119,900	
	Modified Bitumen	55%			2036	**	10	\$75,400	
	Sloped Glazing	10%	Now	\$177,200	LIFE	**	5	\$182,700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Over Reception Area, Throughout.							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Over Information Area, Ramp, Throughout.							
Soffits									
	Stucco Cement	100%			2044	**	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	0-2	\$917,900	2033	**	3	\$97,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Cast in Place Concrete	15%			LIFE	**	5	\$61,000	
	Ceramic Tile	5%			2034	**	5	\$9,300	
	Panel/Paver: Cer/Brk	15%			2039	**	5	\$62,800	
	Vinyl Tile	30%	Now	\$157,200	2031	\$524,100	3	\$20,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	15%			LIFE	**	5	\$7,100	
	Glass: Single Pane	10%			LIFE	**	5	\$8,800	
	Gypsum Board	60%	Now	\$64,600	LIFE	**	5	\$42,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	25%	Now	\$85,600	2036	**	5	\$23,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Exposed Struc: Concrete	35%	Now	\$238,400	LIFE	**	5	\$10,500	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Corridor Under Ramp And L130, Throughout.									
	Gypsum Board	40%	Now	\$171,300	LIFE	**	5	\$95,800	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Near Reference Desk On First Floor, Throughout.									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	90%	2-4	\$112,500	2036	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Pavers/Stone	10%	0-2	\$26,200	2034	**			
Misaligned/Bulging, Extent : Light, Area Affected : 20%									
Location : Throughout									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	20%			2031	\$4,600	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 4,000 Ampere Main Disconnect Switch							
	Air Circuit Breaker	60%			2031	\$13,800	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 3,000 Ampere Mains Service Switches Serving T5 Building And Arts And Science Building							
	Fused Disc Sw	20%			2031	\$4,600	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 3,000 Ampere Main Disconnect Switch Serving Mac Building							
Transformers									
	Dry Type	100%			2029	\$17,500	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 750 Kilovolt-amperes And Various Others Throughout The Building							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2031	\$89,600	5	\$500	
Raceway									
	Conduit	100%			2031	\$91,800	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$5,800	5	\$300	
	Molded Case Bkrs	90%			2030	\$52,000	5	\$2,900	
Wiring									
	Thermoplastic	90%			2031	\$81,200	1		
	Thermoplastic	10%			2041	* *	1		
Motor Controllers									
	Locally Mounted	20%			2029	\$43,400	5	\$200	
	Motor Control Center	80%			2029	\$42,700	5	\$2,700	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2029	\$9,800	1	\$37,700	
Generators									
	Diesel	100%			2027	\$80,900	1	\$47,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Generator Rated At 285 Kilowatts							
Batteries									
	Nickel Cadmium	100%			2023	\$1,700	5	\$27,300	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2030	\$5,000	5	\$11,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 25 Gallon Capacity							
	Underground Storage	50%			LIFE	* *	5	\$3,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Undreground							
		Explanation : 600 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2026	\$41,200	10	\$3,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	97%			2031	\$1,333,200	10	\$110,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2031	\$33,800	1		
	Exit, Service	50%			2031	\$9,800	1		
	Exterior Lighting								
	HID	20%			2026	\$102,100	10	\$100	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2046	* *	5	\$1,400	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2031	\$40,900	1	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	* *	1-3	\$75,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Hot Water Provided From Building P							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$40,100	2030	\$200,400	4	\$6,100	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : Pump P-3 In Mechanical Room							
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Pumps In Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In 4th Floor Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4th Floor Mechanical Room							
		Explanation : 3 Heating And Cooling Duty Pumps							
Terminal Devices									
	Air Handler	80%	2-4	\$289,300	2026	\$1,446,300	1	\$55,300	
		Corroded, Extent : Moderate, Area Affected : 70%							
		Location : Units Cb Bl-5 And Cb Bl-6. 4th Floor Mechanical Room							
		Noisy/Vibrating, Extent : Moderate, Area Affected : 20%							
		Location : Unit Cb Bl-2 Bearings. 4th Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4th Floor Mechanical Room							
		Explanation : Units Provide Air Conditioning							
	Convector/Radiator	20%			2029	\$137,700	1	\$8,000	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$3,100	2031	\$156,800	4	\$6,100	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Chilled Water Piping In 4th Floor Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4th Floor Mechanical Room							
		Explanation : See Heating For Chilled Water Pumps							
Terminal Devices									
	Air Handler/Dir Expansion	5%			2031	\$71,900	1		
	No Component	95%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 4th Floor Mechanical Room							
		Explanation : See Heating Units							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Dry Cooler	5%			2031	\$35,000	2	\$4,300	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$69,300	
	Exhaust Fans								
	Interior	95%			2026	\$434,600	2	\$3,600	
	Roof	5%			2026	\$10,700	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$958,400	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2031	\$224,400			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 8th Floor								
	Explanation : Two Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$535,800	1-5	\$62,600	
	Sprinkler								
	No Component	85%							
	Generic	15%			2031	\$188,900	1-2	\$5,200	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Address : 2085 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230T
Program / Asset # : CUN0003.1T0 / 2109 **Yr Built/Renovated** : 1967 / 2002
Area Sq Ft : 18,942 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852579

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$51,400	
Mechanical		\$146,100
Total	\$51,400	\$146,100
Importance Code A	\$51,400	
Importance Code B		\$146,100
Total	\$51,400	\$146,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$3,600			\$4,900
Interior Architecture	\$18,200	\$13,100	\$700	\$11,300
Electrical	\$500	\$600	\$500	\$36,000
Mechanical	\$3,000	\$3,700	\$4,000	\$3,700
Site Pavements	\$33,500			
Total	\$58,800	\$17,400	\$5,200	\$56,000
Importance Code A	\$4,500	\$900	\$900	\$5,900
Importance Code B	\$18,500	\$16,500	\$4,200	\$50,100
Importance Code C	\$35,700			
Total	\$58,800	\$17,400	\$5,200	\$56,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	4+	\$3,600	2051	* *	5	\$42,200	
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : South Side Base							
Windows									
	Aluminum	95%			2047	* *	5	\$900	
	Metal Louvers	5%			2040	* *	10	\$300	
Roof									
	Single Ply Membrane	95%			2036	* *	10	\$51,400	
	Skylight, Plastic	5%			2044	* *	1		
Soffits									
	Metal Panel	100%			2051	* *	5-10	\$18,100	
Interior									
	Floors								
	Carpet	80%	0-2	\$16,000	2030	\$319,900	3	\$34,000	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Along North Side Wall							
	Cast in Place Concrete	5%			LIFE	* *	5	\$3,100	
	Ceramic Tile	5%			2040	* *	5	\$1,400	
	Vinyl Tile	10%			2036	* *	3	\$1,100	
Interior Walls									
	Gypsum Board	100%	0-2	\$2,200	LIFE	* *	5	\$14,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Impact At Corners							
Ceilings									
	AcousTileSusp.Lay-In	90%			2044	* *	5	\$25,500	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Toilet And Main Office Area							
	Gypsum Board	10%			LIFE	* *	5	\$3,500	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2051	* *			
Site Pavements									
	On-Site Walkways								
	Asphalt	50%			2040	* *			
	Cast in Place Concrete	50%			2044	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$33,500	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Side Lot							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	**	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Room T120						
			Explanation : Two Main Switched, Rating Not Seen						
	Raceway								
	Conduit	100%			2057	**	1		
	Panelboards								
	Fused Disc Sw	20%			2047	**	5	\$100	
	Molded Case Bkrs	80%			2047	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	10%			2044	**	5		
	Variable Frequency Drive	90%			2044	**			
Lighting									
	Interior Lighting								
	Fluorescent	80%			2036	**	10	\$13,900	
			Motion Sensors in Use, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
	Fluorescent	5%			2036	**	10	\$900	
			Compact Fluorescent Light, Extent : Light, Area Affected : 100%						
			Location : Hallways						
	Fluorescent	15%			2036	**	10	\$2,600	
			T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Lobby						
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$2,300	
	Exit, LED	50%			2059	**	1		
	Exterior Lighting								
	HID	20%			2026	\$15,800	10		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outside						
			Explanation : Operated Via Timer						
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2039	**	1	\$1,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Storage Area And Hallways						
			Explanation : Surveillance Camera						

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2039

* *

1-3

\$3,500

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

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$9,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 1 New Unit*

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$1,400

Terminal Devices

Air Handler

50%

2036

* *

1

\$5,900

Fan Coil Unit/Heat

50%

2036

* *

1

\$3,100

*Other Observation, Extent : Light, Area Affected : 50%**Location : Various In The Ceiling**Explanation : Duct Reheat Coils***Air Conditioning**

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Ext Pkg Unit -

50%

2036

* *

2

\$600

Heating/Cooling

Split Unit

5%

2036

* *

No Component

45%

Terminal Devices

Air Handler/Dir

50%

2036

* *

1

Expansion

No Component

50%

Heat Rejection

Air Cooled Condenser

50%

2036

* *

2

\$6,600

Unit

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$10,600

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	100%		2036	* *	2	\$600	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2031	\$146,100	1		
	Water Heater							
	Not Accessible	100%						
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2051	* *	1-2	\$5,300	

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Address : 2065 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2302T
Program / Asset # : CUN0003.2T0 / 2110 **Yr Built/Renovated** : 1967 / 2005
Area Sq Ft : 34,800 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852580

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$109,200	\$59,200
Electrical		\$385,000
Mechanical	\$127,800	\$268,500
Total	\$237,000	\$712,700
Importance Code A	\$160,100	\$59,200
Importance Code B	\$76,900	\$653,500
Total	\$237,000	\$712,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$32,100	\$1,000		
Interior Architecture	\$45,700	\$2,000		\$5,900
Electrical	\$1,000	\$1,200	\$1,300	\$5,400
Mechanical	\$2,600	\$28,200	\$5,800	\$23,700
Site Pavements	\$27,700			
Total	\$109,100	\$32,300	\$7,100	\$34,900
Importance Code A	\$32,800	\$2,700	\$1,700	\$1,800
Importance Code B	\$32,700	\$29,600	\$5,400	\$33,200
Importance Code C	\$43,600			
Total	\$109,100	\$32,300	\$7,100	\$34,900



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. T2
Asset # : 2110

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal Panel	98%	Now	\$25,100	2041	* *	5	\$59,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 5%							
		Location : Throughout							
	Metal Coiling Doors	2%			2044	* *	5	\$2,000	
Windows									
	Aluminum	95%			2047	* *	5	\$4,100	
	Metal Louvers	5%			2040	* *	10	\$1,300	
Roof									
	Single Ply Membrane	100%			2036	* *	10	\$109,200	
Soffits									
	Metal Panel	100%	0-2	\$7,000	2051	* *	5	\$8,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Entrances Throughout							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$5,700	
	Quarry Tile	5%			2044	* *	5	\$3,900	
	Vinyl Tile	90%	0-2	\$8,800	2036	* *	3	\$17,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Corridor							
		Patching Evident, Extent : Light, Area Affected : 50%							
		Location : Corridors Throughout							
Interior Walls									
	Concrete Masonry Unit	40%			LIFE	* *	5	\$7,900	
	Gypsum Board	20%	Now	\$900	LIFE	* *	5	\$5,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Corridors Throughout							
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Corridors							
		Explanation : Impact Damage							
	Metal Panel	40%	Now	\$15,000	LIFE	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Classrooms Along Exterior Wall							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	90%	Now	\$21,000	2044	**	5	\$23,400	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Corridors Throughout</i>								
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Classrooms Throughout</i>								
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Classrooms Throughout</i>								
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$3,300	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2051	**			
Site Pavements									
	On-Site Walkways								
	Asphalt	75%	Now	\$3,900	2034	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
	<i>Location : Throughout</i>								
	Cast in Place Concrete	25%			2044	**			
	Parking/Driveway								
	Asphalt	100%	Now	\$23,800	2034	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
	<i>Location : East And West Lots</i>								

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$2,800	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Electrical Room</i>								
	<i>Explanation : Main Service Switch Rated At 1,600 Amperes.</i>								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2031	\$35,700	5	\$200	
	Raceway								
	Conduit	90%			2031	\$31,200	1		
	Conduit	10%			2051	**	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$1,200	5		
	Molded Case Bkrs	75%			2030	\$18,600	5	\$700	
	Molded Case Bkrs	20%			2047	**	5	\$200	
	Wiring								
	Thermoplastic	90%			2031	\$27,600	1		
	Thermoplastic	10%			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
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2044	**	5		
	Locally Mounted	85%			2036	**	5	\$200	
	Variable Frequency Drive	5%			2044	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$385,000	10	\$31,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$4,200	
	Exit, LED	10%			2059	**	1		
	Exit, Service	40%			2036	**	1		
	Exterior Lighting								
	HID	20%			2031	\$29,000	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Operated Via Timer								
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	**	1	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : New Wing								
	Explanation : Surveillance Camera								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	**	1-3	\$6,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%	Now	\$200	2041	**	1		
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : Incoming Service								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%	0-2	\$50,900	2041	* *	1	\$9,300	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Ceiling Of Old Wing							
		Explanation : 8 Obsolete Ceiling Units With Direct Expansion Coil							
	Hot Water Boiler	40%			2044	* *	1	\$6,900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : New Section Mechanical Room							
		Explanation : 1 Unit For New Section							
Distribution									
	Hot Wtr Piping/Pump	40%			2047	* *	4	\$1,000	
	No Component	60%							
Terminal Devices									
	Air Handler	40%			2036	* *	1	\$8,600	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Outside Of The Building							
		Explanation : See Air Conditioning Conversion Equipment							
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	40%			2036	* *	2	\$900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Outside Of The Building							
		Explanation : 1 Unit For New Section. R-410 Refrigerant							
	No Component	60%							
Heat Rejection									
	Air Cooled Condenser Unit	60%			2026	\$17,400	2	\$14,500	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%			LIFE	* *	2-5	\$11,600	
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$7,800	
Exhaust Fans									
	Interior	60%			2026	\$76,900	2	\$600	
	Roof	40%			2036	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$268,500	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2024	\$22,000	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One 50-gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2051	* *	1-2	\$3,900	

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852581

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$229,800	
Interior Architecture		\$115,900
Electrical		\$112,900
Mechanical		\$78,700
Total	\$229,800	\$307,400
Importance Code A	\$229,800	
Importance Code B		\$307,400
Total	\$229,800	\$307,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$21,700			\$6,400
Interior Architecture	\$26,700		\$1,500	
Electrical	\$9,100	\$200	\$300	\$35,300
Mechanical	\$18,500	\$5,100	\$2,400	\$32,200
Site Pavements	\$28,100			
Total	\$104,200	\$5,300	\$4,300	\$73,900
Importance Code A	\$36,800	\$500	\$500	\$14,400
Importance Code B	\$37,500	\$4,800	\$3,800	\$59,500
Importance Code C	\$30,000			
Total	\$104,200	\$5,300	\$4,300	\$73,900



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. T3
Asset # : 2111

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	8%	Now	\$7,300	LIFE	**	5	\$1,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : At East And West Entrances								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : At East And West Entrances								
	Vegetation Growth, Extent : Light, Area Affected : 5%								
	Location : East Side Storage								
	Metal Panel	90%	Now	\$14,400	2051	**	5	\$33,900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Throughout At Base								
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : At Corners And Throughout								
	Metal Coiling Doors	2%			2036	**	5	\$1,300	
Windows									
	Steel	100%	Now	\$108,500	2056	**	5	\$11,700	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Roof									
	Spray-on Foam	100%	Now	\$121,300	2041	**	5	\$20,100	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Various Classrooms								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Soffits									
	Metal Panel	100%			2041	**	5-10	\$21,200	
Interior									
Floors									
	Cast in Place Concrete	10%	0-2	\$800	LIFE	**	5	\$3,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Mechanical Room								
	Mosaic Tile	5%	2-4	\$4,800	2036	**	5	\$900	
	Worn/Eroded, Extent : Light, Area Affected : 15%								
	Location : Toilets								
	Vinyl Tile	85%			2031	\$115,900	3	\$4,600	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	25%	0-2	\$6,900	LIFE	* *	5	\$2,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Storage Room East Side							
	Gypsum Board	60%	Now	\$1,200	LIFE	* *	5	\$8,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Corridor Throughout							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Corridor Throughout							
		Explanation : Impact Damage							
	Metal Panel	15%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	100%	Now	\$13,000	2036	* *	5	\$7,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Various Classrooms And Corridor Throughout							
		Water Penetration, Extent : Light, Area Affected : 25%							
		Location : Various Classrooms And Corridor Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	* *			
Site Pavements									
On-Site Walkways									
	Asphalt	75%	Now	\$1,100	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Cast in Place Concrete	25%	4+	\$200	2044	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Parking/Driveway									
	Asphalt	100%	Now	\$20,500	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Side Lot							
Activity Yard									
	Asphalt	100%	Now	\$6,300	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Adjacent Tennis Courts							

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%			2031	\$1,600	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2031	\$35,700	5		
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$800	5		
	Molded Case Bkrs	95%			2030	\$15,700	5	\$300	
	Wiring								
	Thermoplastic	100%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$33,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$112,900	10	\$9,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2031	\$7,600	10	\$1,200	
	Exit, Service	25%			2031	\$400	1		
	Exit, Service	25%	Now	\$400	2041	* *	1		
	Damaged Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Exterior Lighting								
	HID	20%	Now	\$8,500	2041	* *			
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Operated Via Timer								
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2026	\$35,000	1-3	\$1,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Alarm Bells And Manual Pull Station								

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	**	1		
	Conversion Equipment								
	Furnace	60%	0-2	\$14,900	2041	**	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Mechanical Room							
		Explanation : 3 Obsolete Units; 2 With Direct Expansion Coil							
	Furnace	30%			2026	\$7,500	1	\$1,500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Mechanical Equipment							
		Explanation : With Direct Expansion Cooling Coil							
	Furnace	10%			2036	**	1	\$500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Mechanical Equipment Room							
		Explanation : With Direct Expansion Cooling Coil							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2024	\$4,400	1		
	No Component	80%							
	Heat Rejection								
	Air Cooled Condenser Unit	80%	Now	\$3,400	2041	**	2	\$4,500	
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Backyard							
		Explanation : 2 Of 3 Units Out Of Service							
	Air Cooled Condenser Unit	10%			2036	**	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
	Exhaust Fans								
	Roof	100%			2026	\$17,500	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$78,700	1		
	Water Heater								
	Gas Fired	100%			2026	\$6,400	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One 50-gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name	: KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4			
Address	: 2111 ORIENTAL BLVD.			
Borough	: BROOKLYN	Agency's Number	: 2304T	
Program / Asset #	: CUN0003.4T0 / 2112	Yr Built/Renovated	: 1970 / 2000	
Area Sq Ft	: 51,080	Project Type	: CITY UNIVERSITY OF NEW YORK	
Date of Survey	: 13-Jan-2020	Landmark Status	: NONE	
Areas Surveyed	: Roof, Floors 1,2			
Block	: 8760	Lot	: 60	BIN : 3852582

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,221,300	\$108,400
Interior Architecture	\$222,900	\$431,000
Electrical	\$116,900	\$665,300
Mechanical	\$410,800	\$394,100
Total	\$1,972,000	\$1,598,800
Importance Code A	\$1,345,800	\$108,400
Importance Code B	\$626,100	\$1,490,400
Total	\$1,972,000	\$1,598,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$78,300			
Interior Architecture	\$358,600			\$22,000
Electrical	\$1,100	\$1,200	\$1,600	\$48,100
Mechanical	\$25,600	\$14,200	\$10,800	\$35,400
Site Pavements	\$28,500			
Total	\$492,100	\$15,400	\$12,300	\$105,500
Importance Code A	\$78,300	\$2,500	\$2,500	\$2,600
Importance Code B	\$350,200	\$12,900	\$9,800	\$102,800
Importance Code C	\$63,600			
Total	\$492,100	\$15,400	\$12,300	\$105,500



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Metal Panel	100%	Now	\$46,000	2051	**	5	\$108,400	
	Deformed/Dented, Extent : Severe, Area Affected : 10%								
	Location : West Entrance								
Windows	Aluminum	100%	Now	\$32,400	2047	**	5	\$3,500	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout									
Roof	Built-Up (BUR)	100%	Now	\$1,221,300	2041	**			
	Ponding, Extent : Light, Area Affected : 20%								
	Location : South Portion Of Building								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout									
Soffits	Stucco Cement	100%			2036	**	5		
Interior									
Floors	Carpet	30%	Now	\$323,500	2033	**	3	\$34,400	
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Wrinkling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Cast in Place Concrete	5%			LIFE	**	5	\$8,400	
	Mosaic Tile	5%			2036	**	5	\$9,600	
	Vinyl Tile	60%	Now	\$86,200	2031	\$431,000	3	\$17,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls	Concrete Masonry Unit	25%			LIFE	**	5	\$10,200	
	Gypsum Board	75%	Now	\$35,100	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	\$136,700	2036	**	5	\$38,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Fence/Gates	Chain Link	15%			2041	**			
	No Component	85%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

On-Site Walkways

Asphalt

30% Now \$4,500 2034 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Cast in Place Concrete

70% Now \$24,000 2036 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2031 \$5,400 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Ratings*

Switchgear / Switchboard

Fused Disc Sw

100% 2031 \$35,700 5 \$200

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

Raceway

Conduit

90% 2031 \$31,200 1

Conduit

10% 2041 * * 1

Panelboards

Fused Disc Sw

10% 2030 \$3,300 5 \$100

Molded Case Bkrs

80% 2030 \$26,400 5 \$1,100

Molded Case Bkrs

10% 2039 * * 5 \$100

Wiring

Thermoplastic

90% 2031 \$27,600 1

Thermoplastic

10% 2041 * * 1

Motor Controllers

Locally Mounted

100% 2029 \$100,200 5 \$300

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

98% 2031 \$553,900 10 \$45,900

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

2% 2031 \$11,300 10 \$900

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallways And Staircase*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Egress Lighting

Emergency, Battery	50%		2031	\$38,100	10	\$6,200		
Exit, Service	50%		2026	\$4,000	1			

Exterior Lighting

HID	20%		2026	\$42,600	10			
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	20%		2031	\$34,200	1	\$3,800		

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Surveillance Camera*

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%		2026	\$116,900	1-3	\$6,500		

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station And Alarm Bells*

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

Heating

Energy Source

Natural Gas	100%		2041		**	1		

Conversion Equipment

Furnace	100%	0-2	\$124,500	2041	**	1	\$22,700	

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Ceiling**Explanation : 4 Obsolete Units - Each With Direct Expansion R-22 Component For Cooling***Air Conditioning**

Energy Source

Electricity	100%		2039		**	1		

Conversion Equipment

Ext Pkg Unit - Heating/Cooling	30%		2026	\$198,600	2	\$900		

*R-22 Refrigerant, Extent : Light, Area Affected : 30%**Location : 1 Unit, Outside Of The Building*

Window/Wall Unit	10%		2024	\$11,000	1			

*No Component 60%**Other Observation, Extent : Light, Area Affected : 0%**Location : Ceiling**Explanation : See Heating Conversion Equipment*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	60%	0-2	\$25,600	2041	* *	2	\$17,100	
Corroded, Extent : Severe, Area Affected : 100%									
Location : Adjacent To Building									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Adjacent To Building									
Explanation : Obsolete									
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,500	
Exhaust Fans									
	Roof	100%			2026	\$87,800	2	\$1,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$394,100	1		
Water Heater									
	Gas Fired	100%			2026	\$32,200	2	\$700	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Address : 2100 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2305T
Program / Asset # : CUN0003.5T0 / 2113 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 16,426 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852583

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$352,700	\$843,300
Interior Architecture	\$219,800	\$196,300
Electrical		\$181,700
Mechanical	\$54,400	\$126,700
Total	\$626,900	\$1,348,200
Importance Code A	\$352,700	\$843,300
Importance Code B	\$274,200	\$504,800
Total	\$626,900	\$1,348,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$26,900			
Interior Architecture	\$49,500			\$2,600
Electrical	\$100	\$100	\$300	\$48,200
Mechanical	\$3,900	\$7,100	\$2,100	\$29,800
Site Pavements	\$600			
Total	\$81,200	\$7,200	\$2,400	\$80,600
Importance Code A	\$27,800	\$800	\$800	\$800
Importance Code B	\$50,700	\$6,400	\$1,600	\$79,800
Importance Code C	\$2,800			
Total	\$81,200	\$7,200	\$2,400	\$80,600



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Concrete Masonry Unit	10%	Now	\$26,900	LIFE	**	5	\$1,200	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Front And Rear Of Building							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%							
	Location : Masonry Building At Front								
	Metal Panel	90%	Now	\$56,500	2041	**	5	\$33,300	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 20%							
		Location : At Ground							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Windows									
Steel	100%	Now	\$127,500	2056	**	5	\$13,800		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
Single Ply Membrane	100%	Now	\$168,700	2031	\$843,300				
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Soffits									
Metal Panel	100%			2031		5-10			
Interior									
Floors	Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
		Mosaic Tile	5%	Now	\$8,100	2036	**	5	\$1,500
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : North Entrance								
	Vinyl Tile	85%	Now	\$39,300	2031	\$196,300	3	\$7,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

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

Interior

Interior Walls

Concrete Masonry Unit	25%			LIFE	**	5	\$3,100	
Gypsum Board	50%			LIFE	**	5	\$9,300	
Gypsum Board	15%	Now	\$2,100	LIFE	**	5	\$2,800	

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

Location : Corridors

Water Penetration, Extent : Light, Area Affected : 10%

Location : Throughout

Metal Panel	10%			LIFE	**			

Ceilings

AcousTileSusp.Lay-In	100%	4+	\$219,800	2051	**	5	\$12,300	

Broken/Missing Elements, Extent : Moderate, Area Affected : 25%

Location : Throughout

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

Location : Throughout

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

Location : Throughout

Site Enclosure

Fence/Gates

Chain Link	10%			2041	**			
No Component	90%							

Site Pavements

On-Site Walkways

Cast in Place Concrete	10%	0-2	\$600	2036	**			

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

Location : Walkways At Front Of Building

No Component	90%							

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$1,600	5	\$100	

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 1,200 Amperes

Transformers

Liquid Filled	20%			2036	**	5		

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

Location : Outside

Explanation : Rating Not Visible

No Component	80%							

Switchgear / Switchboard

Fused Disc Sw	100%			2031	\$35,700	5	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2031	\$34,600	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$16,500	5	\$400	
	Wiring								
	Thermoplastic	100%			2031	\$30,700	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$33,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$181,700	10	\$15,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2026	\$12,200	10	\$2,000	
	Exit, Service	50%			2026	\$1,300	1		
	Exterior Lighting								
	HID	20%			2026	\$13,700	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Analog	10%			2026	\$18,800	1-3	\$1,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Corridors								
	Explanation : Alarm Bells And Manual Pull Station								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Furnace	100%			2036	* *	1	\$8,100	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Ceiling								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ceiling								
	Explanation : 5 Package Units								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	15%			2024	\$5,300	1		
	No Component	85%							
Terminal Devices									
	Air Handler/Dir	35%			2026	\$10,000	1		
	Expansion								
	No Component	65%							
Heat Rejection									
	Dry Cooler	35%			2026	\$4,900	2	\$4,000	
	No Component	65%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$3,100	LIFE	* *	2-5	\$9,200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Ceiling							
Exhaust Fans									
	Interior	90%			2026	\$54,400	2	\$500	
	Roof	10%			2026	\$2,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$126,700	1		
Water Heater									
	Gas Fired	100%			2026	\$10,400	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One 75 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852584

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$329,800	
Interior Architecture	\$82,800	\$142,000
Electrical		\$133,500
Mechanical		\$93,100
Total	\$412,600	\$368,700
Importance Code A	\$329,800	
Importance Code B	\$82,800	\$368,700
Total	\$412,600	\$368,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$43,200			
Interior Architecture	\$19,900			\$2,900
Electrical	\$400	\$300	\$500	\$51,900
Mechanical	\$900	\$8,300	\$1,900	\$90,700
Site Pavements	\$3,200			
Total	\$67,500	\$8,600	\$2,300	\$145,500
Importance Code A	\$43,800	\$600	\$600	\$30,000
Importance Code B	\$7,800	\$8,000	\$1,700	\$115,400
Importance Code C	\$15,900			
Total	\$67,500	\$8,600	\$2,300	\$145,500



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	Now	\$43,200	2041	* *	5	\$34,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : At Base							
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Windows									
	Steel	100%	Now	\$108,000	2056	* *	5	\$11,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Roof									
	Modified Bitumen	25%	Now	\$122,800	2041	* *			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : South Side							
		Seams Open/Split, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Spray-on Foam	75%	Now	\$99,000	2041	* *	5	\$16,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Various Classrooms							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior									
	Floors								
	Mosaic Tile	5%			2036	* *	5	\$2,000	
	Vinyl Tile	95%	Now	\$7,100	2031	\$142,000	3	\$5,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Corridor And Classrooms Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Corridor And Classrooms Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Computer Classroom							

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$9,600	LIFE	**	5	\$1,600	
				Cracking/Crumbling, Extent : Light, Area Affected : 20%					
				Location : Throughout					
				Water Penetration, Extent : Light, Area Affected : 20%					
				Location : Throughout					
	Gypsum Board	65%	0-2	\$1,600	LIFE	**	5	\$10,200	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Corridor Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Classrooms Throughout					
	Metal Panel	20%	4+	\$1,600	LIFE	**			
				Deformed/Dented, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
Ceilings									
	AcousTileSusp.Lay-In	100%	Now	\$82,800	2044	**	5	\$7,700	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Corridor And Classrooms Throughout					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 5%					
				Location : Corridor And Classrooms Throughout					
				Staining/Discoloring, Extent : Moderate, Area Affected : 5%					
				Location : Various Classrooms					
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : Various Classrooms					
Site Pavements									
On-Site Walkways									
	Asphalt	25%			2034	**			
	Cast in Place Concrete	75%	4+	\$3,200	2044	**			
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : South And East Side					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	\$35,700	5	\$100	
Raceway								
Conduit	95%			2031	\$32,900	1		
Conduit	5%			2041	* *	1		
Panelboards								
Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	95%			2030	\$15,700	5	\$300	

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	95%			2031	\$29,100	1		
	Thermoplastic	5%			2041	* *	1		
Motor Controllers									
	Locally Mounted	10%			2036	* *	5		
	No Component	90%							
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Room 613									
Explanation : Ground Observed									
Lighting									
Interior Lighting									
	Fluorescent	100%			2031	\$133,500	10	\$11,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2031	\$3,300	1		
	Exit, Service	50%			2031	\$1,000	1		
Exterior Lighting									
	HID	20%			2026	\$10,100	10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Operated Via Timer									
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2036	* *	1	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Outside									
Explanation : Surveillance Camera									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2026	\$41,400	1-3	\$2,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Manual Pull Station And Alarm Bells									

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2026	\$29,400	1	\$6,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : In The Ceiling						
			Explanation : 3 Units						
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2026	\$20,800	1		
	No Component	20%							
	Terminal Devices								
	Air Handler/Dir	20%			2031	\$22,400	1		
	Expansion								
	No Component	80%							
	Heat Rejection								
	Dry Cooler	20%			2031	\$10,900	2	\$1,700	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
	Exhaust Fans								
	Interior	80%			2026	\$35,600	2	\$300	
	Roof	20%			2026	\$4,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$93,100	1		
	Water Heater								
	Gas Fired	100%			2024	\$7,600	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Address : 2131 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2307T
Program / Asset # : CUN0003.7T0 / 2115 **Yr Built/Renovated** : 1972 / 2000
Area Sq Ft : 24,360 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3852585

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$196,600	
Interior Architecture		\$154,200
Electrical	\$55,800	\$269,500
Mechanical	\$104,300	\$187,900
Site Pavements	\$306,300	
Total	\$663,000	\$611,600
Importance Code A	\$250,000	
Importance Code B	\$106,600	\$611,600
Importance Code C	\$306,300	
Total	\$663,000	\$611,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$80,000			
Interior Architecture	\$283,600			\$10,900
Electrical	\$500	\$500	\$700	\$20,900
Mechanical	\$62,100	\$1,200	\$6,700	\$43,100
Site Enclosure	\$400			
Site Pavements	\$56,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$486,500	\$5,700	\$11,400	\$78,900
Importance Code A	\$80,200	\$1,100	\$1,300	\$1,100
Importance Code B	\$340,100	\$4,600	\$10,000	\$77,800
Importance Code C	\$66,200			
Total	\$486,500	\$5,700	\$11,400	\$78,900



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Cast in Place Concrete	10%	Now	\$15,300	LIFE	* *	5	\$12,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	10%	Now	\$33,500	LIFE	* *	5	\$1,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Stairs							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
	Location : North And South Facades								
	Metal Panel	80%	Now	\$31,200	2041	* *	5	\$36,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Windows									
Steel	100%	Now	\$55,300	2056	* *	5	\$6,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
Skylight, Metal/Glass	2%			2041	* *	10	\$2,400		
	Spray-on Foam	98%	Now	\$141,300	2041	* *	5	\$23,400	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%							
		Location : North And South Facades							
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Soffits									
Stucco Cement	100%			2036	* *	5			

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	0-2	\$180,000	2033	**	3	\$19,100	
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Classrooms							
		Wrinkling, Extent : Moderate, Area Affected : 25%							
		Location : Classrooms							
	Cast in Place Concrete	10%			LIFE	**	5	\$8,000	
	Mosaic Tile	5%			2036	**	5	\$4,600	
	Vinyl Tile	45%	Now	\$30,800	2031	\$154,200	3	\$6,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	5%	0-2	\$22,200	2041	**	3	\$700	
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Corridors							
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$8,600	
	Gypsum Board	50%	Now	\$9,800	LIFE	**	5	\$12,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	10%	0-2	\$32,600	2051	**	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Exposed Struc: Concrete	80%			LIFE	**	5	\$4,600	
	Gypsum Board	10%	Now	\$8,200	LIFE	**	5	\$4,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	100%	2-4	\$400	2041	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Site Pavements									
On-Site Walkways									
	Asphalt	50%	2-4	\$26,000	2034	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	50%	0-2	\$29,900	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Parking/Driveway

Asphalt

100% 0-2 \$306,300 2034 * *

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

Location : Throughout Parking Lot

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2031 \$2,800 5 \$100

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 600 Amperes

Raceway

Conduit

90% 2031 \$31,200 1

Conduit

10% 2041 * * 1

Panelboards

Molded Case Bkrs

90% 2030 \$22,300 5 \$600

Molded Case Bkrs

10% 2039 * * 5 \$100

Wiring

Thermoplastic

90% 2031 \$27,600 1

Thermoplastic

10% 2041 * * 1

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

98% 2031 \$264,100 10 \$21,900

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

Location : Throughout The Building

Fluorescent

2% 2031 \$5,400 10 \$400

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Hallways

Egress Lighting

Emergency, Battery

50% 2031 \$18,200 10 \$2,900

Exit, Service

50% 2031 \$1,900 1

Exterior Lighting

HID

20% 2026 \$20,300 10

No Component

80%

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

80%

Generic

20%

2031

\$16,300

1

\$1,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Surveillance Camera*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2026

\$55,800

1-3

\$3,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Station*

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

Heating

Energy Source

Electricity

10%

2041

* *

1

Natural Gas

90%

2041

* *

1

Conversion Equipment

Furnace

90%

0-2

\$53,400

2041

* *

1

\$9,800

*Damaged, Extent : Severe, Area Affected : 60%**Location : Insulation Peeling Off, Roof**Malfunctioning, Extent : Severe, Area Affected : 75%**Location : Roof**Other Observation, Extent : Severe, Area Affected : 90%**Location : Roof**Explanation : 7 Obsolete Rooftop Packaged Units With Direct Expansion R-22 Component For Cooling.*

Radiant Heater

10%

2031

\$44,700

2

\$1,100

*Other Observation, Extent : Light, Area Affected : 10%**Location : Various**Explanation : 5 Electric Units***Air Conditioning**

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof**Explanation : See Heating Equipment*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	100%	0-2	\$50,800	2041	* *	2	\$13,600	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Roof									
Explanation : Obsolete									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$46,500	LIFE	* *	2-5	\$13,600	
Insul. Deteriorating, Extent : Severe, Area Affected : 60%									
Location : Ductwork On Roof Is Damaged And Corroded									
Exhaust Fans									
	Roof	100%			2026	\$41,900	2	\$700	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$187,900	1		
Water Heater									
	Gas Fired	100%	Now	\$15,400	2031	\$15,400	2	\$300	
Leak Evident, Extent : Severe, Area Affected : 100%									
Location : 2nd Floor Room No. 7214									
Not Energy Efficient, Extent : Severe, Area Affected : 100%									
Location : 2nd Floor Room No. 7214									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : 1 Unit									

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Address : 2101 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2308T
Program / Asset # : CUN0003.8T0 / 2095 **Yr Built/Renovated** : 1972 / 2008
Area Sq Ft : 17,418 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3852586

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$356,800	
Interior Architecture		\$147,000
Electrical	\$59,800	\$192,700
Mechanical	\$127,800	\$134,400
Total	\$544,400	\$474,100
Importance Code A	\$484,600	
Importance Code B	\$59,800	\$474,100
Total	\$544,400	\$474,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$25,800	\$23,400		
Interior Architecture	\$56,400			\$3,800
Electrical	\$11,600	\$400	\$700	\$7,900
Mechanical	\$25,500	\$600	\$2,500	\$46,500
Site Pavements	\$3,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$126,900	\$28,400	\$7,100	\$62,100
Importance Code A	\$51,300	\$23,900	\$1,200	\$600
Importance Code B	\$61,400	\$4,500	\$5,900	\$61,600
Importance Code C	\$14,200			
Total	\$126,900	\$28,400	\$7,100	\$62,100



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. T8
Asset # : 2095

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	93%	Now	\$244,800	LIFE	**	5	\$11,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : North Facade, South Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : North Facade							
	Pre-Cast Concrete	2%	Now	\$1,400	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Window Sills Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Window Sills Throughout							
	Window Wall	5%	Now	\$5,100	2041	**	5	\$1,800	
		Caulking Deteriorated, Extent : Light, Area Affected : 10%							
		Location : Entrances And Corridors Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Entrances And Corridors Throughout							
Windows									
	Steel	100%	Now	\$112,000	2056	**	5	\$12,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Metal Rail	100%			2044	**	5-10	\$38,600	
Roof									
	Modified Bitumen	95%	2-4	\$19,300	2036	**			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Skylight, Metal/Glass	5%			2051	**	10	\$4,500	
Soffits									
	Cement - Fiber Panel	100%			2031		10		

Interior

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$3,000	LIFE	* *	5	\$5,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Connection To T6 And Mechanical Room								
	Mosaic Tile	5%	4+	\$17,200	2036	* *	5	\$1,600	
	Worn/Eroded, Extent : Moderate, Area Affected : 15% Location : Toilets Throughout								
	Quarry Tile	25%	Now	\$10,400	2044	* *	5	\$4,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Corridors And Lobby								
	Vinyl Tile	60%	Now	\$14,700	2031	\$147,000	3	\$5,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Classrooms								
Interior Walls									
	Concrete Masonry Unit	50%	4+	\$10,600	LIFE	* *	5	\$3,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : 1st Floor Main Lobby And Entrance								
	Gypsum Board	50%			LIFE	* *	5	\$5,200	
Ceilings									
	AcousTileSusp.Lay-In	15%			2036	* *	5	\$3,800	
	Exposed Struc: Concrete	75%			LIFE	* *	5	\$2,900	
	Gypsum Board	10%	Now	\$600	LIFE	* *	5	\$3,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : 2nd Floor Corridor Recent Repair Evident, Extent : N/A, Area Affected : 5% Location : 2nd Floor Corridor								
Site Enclosure									
Fence/Gates									
	Aluminum Rail	100%			2036	* *	5-10		
Site Pavements									
On-Site Walkways									
	Asphalt	25%	0-2	\$900	2034	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : South Side Of Building								
	Cast in Place Concrete	75%	4+	\$1,200	2044	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : South And East Side Of Building								
Parking/Driveway									
	Asphalt	100%	Now	\$1,700	2034	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : North Side Lot								

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$1,600	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2031	\$35,700	5	\$100	
	Raceway								
	Conduit	100%			2031	\$34,600	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$16,500	5	\$500	
	Wiring								
	Thermoplastic	100%			2031	\$30,700	1		
	Motor Controllers								
	Locally Mounted	10%			2036	* *	5		
	No Component	90%							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	98%	Now	\$3,800	2031	\$188,900			
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Missing Lenses Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2031	\$3,900	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Battery	50%			2031	\$13,000	10	\$2,100	
	Exit, Service	50%			2031	\$1,400	1		
	Exterior Lighting								
	HID	10%			2026	\$7,300	10		
	HID	10%	Now	\$7,300	2041	* *			
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Outside Perimeter							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	* *	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Camera							

Note : 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. T8
Asset # : 2095

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2026

\$59,800

1-3

\$3,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station And Alarm Bells*

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

Heating

Energy Source

Electricity

40%

2041

* *

1

Natural Gas

60%

2041

* *

1

Conversion Equipment

Furnace

60%

0-2

\$25,500

2041

* *

1

\$4,700

*Other Observation, Extent : Severe, Area Affected : 60%**Location : Roof**Explanation : 1 Rooftop Unit With Direct Expansion Cooling Coil. On Extended Life.*

Radiant Heater

40%

Now

\$127,800

2041

* *

2

\$2,600

*Damaged, Extent : Severe, Area Affected : 25%**Location : Various Areas**Other Observation, Extent : Light, Area Affected : 75%**Location : Various**Explanation : 23 Units***Air Conditioning**

Energy Source

Electricity

100%

2039

* *

1

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$9,700

Exhaust Fans

Roof

100%

2026

\$29,900

2

\$500

Plumbing

H/C Water Piping

Brass/Copper

100%

2031

\$134,400

1

Water Heater

Electric

100%

2026

\$15,900

4

\$100

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

Vertical Transport

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8

Asset # : 2095

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : 1st To 2nd Floor

Explanation : 1 Unit

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

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

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 23-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 250 **BIN** : 3349320

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Mechanical		\$74,600
Total		\$74,600
Importance Code A		\$74,600
Total		\$74,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$21,000	\$13,700		
Interior Architecture	\$13,200			
Electrical	\$200	\$300	\$300	\$700
Mechanical	\$1,100	\$4,100	\$800	\$31,100
Site Pavements	\$5,900			
Total	\$41,500	\$18,100	\$1,100	\$31,800
Importance Code A	\$21,400	\$13,700	\$400	
Importance Code B	\$14,200	\$4,400	\$700	\$31,800
Importance Code C	\$5,900			
Total	\$41,500	\$18,100	\$1,100	\$31,800



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Metal Panel	80%	Now	\$11,600	2051	* *	5	\$13,700	
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : At Corners And Rollup Doors								
	Metal Coiling Doors	20%			2044	* *	5	\$5,700	
Deformed/Dented, Extent : Light, Area Affected : 5%									
Location : Impact Damage At East And West Doors									
Windows									
Aluminum	50%	0-2	\$5,500	2047	* *	5	\$300		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : North Side									
Metal Louvers	50%	Now	\$3,900	2040	* *				
	Corrosion/Rusting, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 10%								
Location : West Side Louver									
Explanation : Blocked With Plywood									
Roof									
Metal Panel	95%			2044	* *	10	\$10,800		
Skylight, Plastic	5%			2044	* *	1			
Interior									
Floors									
Cast in Place Concrete	100%	0-2	\$3,500	LIFE	* *	5	\$13,100		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout									
Ceilings									
Exposed Struc: Steel	35%	4+	\$9,800	LIFE	* *				
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout									
Metal Panel	65%			LIFE	* *	5	\$4,900		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2051	* *				
Site Pavements									
On-Site Walkways									
Asphalt	100%			2040	* *				
Parking/Driveway									
Asphalt	100%	Now	\$5,900	2034	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : East West And South Side Of Building									

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

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2036	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 45 Kilovolt-ampere							
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2039	* *	5		
	Molded Case Bkrs	90%			2039	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2036	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	10%			2031	\$1,000	10	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cafeteria Room							
		Explanation : T-8 Lamps							
	LED	90%			2036	* *			
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$500	
	Exit, Service	50%			2036	* *	1		
	Exterior Lighting								
	HID	20%			2031	\$3,400	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2031	\$46,500	1-3	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Open Space							
		Explanation : Bells, Manual Pull Station							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Radiant Heater	100%			2031	\$74,600	2	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 6 Gas Fired Units							
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 VEHICLE STORAGE - Z
Asset # : 13607

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Wall Unit	100%		2026	\$1,500	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2041	* *	1		
	Water Heater							
	Electric	100%		2024	\$3,700	4		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2031	\$1,100	1	\$300	
Fire Suppression								
	Sprinkler							
	Generic	100%		2041	* *	1-2	\$1,100	
	Chemical System							
	Dry	100%		2026	\$28,900	1-3	\$3,900	
	Dry System, Extent : Light, Area Affected : 100%							
	Location : Gas Station, Outside							

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230C
Program / Asset # : CUN0003.0C0 / 2122 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 32,857 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$705,400	\$492,100
Interior Architecture		\$249,600
Electrical		\$375,800
Mechanical	\$992,300	\$574,200
Total	\$1,697,700	\$1,691,800
Importance Code A	\$705,400	\$492,100
Importance Code B	\$992,300	\$1,199,600
Total	\$1,697,700	\$1,691,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$37,100			\$9,400
Interior Architecture	\$186,900		\$1,200	\$8,300
Electrical	\$900	\$1,500	\$1,500	\$28,400
Mechanical	\$13,300	\$4,300	\$7,400	\$11,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$242,100	\$9,700	\$14,000	\$61,400
Importance Code A	\$37,100			\$9,400
Importance Code B	\$156,000	\$9,700	\$12,800	\$52,000
Importance Code C	\$49,100		\$1,200	
Total	\$242,100	\$9,700	\$14,000	\$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
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$262,900	LIFE	* *	5	\$39,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
	Metal Panel	5%			2041	* *	5-10	\$16,900	
	Window Wall	15%	Now	\$78,600	2041	* *	5	\$13,900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$17,200	2039	* *	5	\$900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2040	* *	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$86,000	LIFE	* *	5	\$3,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Panel	5%			2051	* *	5	\$800	
	Metal Rail	10%			2036	* *	5-10	\$7,200	
Roof									
	Modified Bitumen	10%	Now	\$19,900	2041	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : North Facade							
	Single Ply Membrane	85%	Now	\$196,900	2031	\$492,100			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Skylight, Metal/Glass	5%	Now	\$81,100	2051	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Above Lobby, Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Lobby, Throughout							
Soffits									
	Stucco Cement	100%			2036	* *	5		

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%	Now	\$86,700	2030	\$173,400	3	\$18,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Cast in Place Concrete	20%			LIFE	**	5	\$21,500	
	Ceramic Tile	5%	0-2	\$5,300	2040	**	5	\$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Panel/Paver: Cer/Brk	15%			2047	**	5	\$16,600	
	Vinyl Tile	35%	0-2	\$16,200	2031	\$161,700	3	\$6,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2040	**	5	\$2,400	
	Concrete Masonry Unit	20%	0-2	\$23,100	LIFE	**	5	\$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Gypsum Board	60%	Now	\$25,900	LIFE	**	5	\$17,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	20%	0-2	\$8,800	2029	\$87,900	5	\$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	AcousTileSusp.Lay-In	35%	0-2	\$15,400	2036	**	5	\$8,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Exposed Struc: Concrete	25%			LIFE	**	5	\$1,900	
	Gypsum Board	20%	Now	\$5,500	LIFE	**	5	\$12,300	
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Lobby Throughout									
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	10%			2051	**			
	No Component	90%							
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	20%			2036	**			
	No Component	80%							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2029	\$17,500	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Explanation : 75 Kilovolt-ampere And Various Other Sizes									
Raceway									
	Conduit	90%			2031	\$52,300	1		
	Conduit	10%			2041	* *	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$8,300	5	\$100	
	Molded Case Bkrs	80%			2030	\$66,100	5	\$700	
	Molded Case Bkrs	10%			2039	* *	5	\$100	
Wiring									
	Thermoplastic	90%			2031	\$66,200	1		
	Thermoplastic	10%			2041	* *	1		
Motor Controllers									
	Motor Control Center	100%			2029	\$1,600	5	\$900	
Lighting									
Interior Lighting									
	Fluorescent	98%			2031	\$78,500	10	\$29,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	2%			2036	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lobby									
Explanation : LEDs Observed									
Egress Lighting									
	Emergency, Service	50%			2031	\$8,900	1		
	Exit, Service	50%			2031	\$4,900	1		
Exterior Lighting									
	HID	20%			2026	\$27,400	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2031	\$33,000	1	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Surveillance Camera System									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$112,800	1-3	\$6,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Mechanical Room									
Explanation : Smoke Detectors, Horns, Alarm Bells, Strobe Lights And Manual Pull Stations									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	HTHW/HW	100%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Explanation : Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room.									
Distribution									
Hot Wtr Piping/Pump		100%	Now	\$5,300	2030	\$53,000	4	\$1,600	
Broken, Extent : Severe, Area Affected : 50%									
Location : 1 Of 2 Pumps In Penthouse Mechanical Room									
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Pumps In Penthouse Mechanical Room									
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%									
Location : Penthouse Mechanical Room									
Terminal Devices									
Air Handler		50%			2026	\$239,100	1	\$10,200	
Convactor/Radiator		10%			2029	\$18,200	1	\$1,100	
Fan Coil Unit/Heat		40%	Now	\$203,700	2041	* *	1	\$3,800	
On Extended Life, Extent : Severe, Area Affected : 40%									
Location : Various Locations									
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Various Locations									
Explanation : Rusted And Leaking									
Air Conditioning									
Energy Source	District Chilled Water	100%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Explanation : Chilled Water Provided From Building P									
Distribution									
CW & CHW Wtr Pipe/Pump		100%	2-4	\$4,100	2031	\$41,500	4	\$1,600	
Corroded, Extent : Moderate, Area Affected : 25%									
Location : Pumps In Penthouse Mechanical Room									
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%									
Location : Penthouse Mechanical Room									
Terminal Devices									
Air Handler/Cool/Ht		80%			2026	\$305,100	1	\$16,300	
Fan Coil - 2 Pipe		20%			2026	\$129,400	1	\$2,100	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,300	
Exhaust Fans									
Interior		95%			2026	\$114,900	2	\$1,000	
Roof		5%			2026	\$2,800	2	\$100	
Plumbing									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2031	\$253,500	1		
	HW Heat Exchanger HTHW/HW	100%			2031	\$59,300			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Penthouse Mechanical Room					
				Explanation : Unit Shared With Building F					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st To 3rd Floor, Penthouse					
				Explanation : 1 Unit					
Fire Suppression									
	Standpipe Generic	100%			2031	\$141,700	1-5	\$16,600	
	Sprinkler No Component	80%							
	Generic	20%			2031	\$66,600	1-2	\$1,800	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230D
Program / Asset # : CUN0003.0D0 / 2123 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 32,857 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$547,900	\$492,100
Interior Architecture		\$318,900
Electrical	\$2,400	\$497,800
Mechanical	\$1,018,800	\$574,200
Total	\$1,569,200	\$1,883,100
Importance Code A	\$547,900	\$492,100
Importance Code B	\$1,021,200	\$1,391,000
Total	\$1,569,200	\$1,883,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$60,200	\$600		\$9,400
Interior Architecture	\$155,800	\$10,700		\$16,600
Electrical	\$1,900	\$2,500	\$2,500	\$30,400
Mechanical	\$13,200	\$4,200	\$7,300	\$11,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$235,100	\$22,000	\$13,800	\$71,700
Importance Code A	\$60,200	\$600		\$9,400
Importance Code B	\$125,800	\$20,200	\$13,800	\$62,200
Importance Code C	\$49,100	\$1,200		
Total	\$235,100	\$22,000	\$13,800	\$71,700



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	80%	Now	\$262,900	LIFE	* *	5	\$39,400		
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Metal Panel	5%			2041	* *	5-10	\$16,900		
Window Wall	15%	Now	\$78,600	2041	* *	5	\$13,900		
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : North Facade									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : North Facade									
Windows									
Aluminum	95%	Now	\$17,200	2039	* *	5	\$900		
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Offices									
Metal Louvers	5%			2034	* *	10	\$600		
Parapets									
Masonry: Brick	85%	Now	\$43,000	LIFE	* *	5	\$3,400		
Horizontal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Metal Panel	5%			2041	* *	5	\$800		
Metal Rail	10%			2036	* *	5-10	\$7,200		
Roof									
Modified Bitumen	10%			2041	* *	10	\$3,300		
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : North Facade									
Single Ply Membrane	85%	Now	\$98,400	2031	\$492,100				
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Third Floor									
Skylight, Metal/Glass	5%	Now	\$108,100	2041	* *				
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%									
Location : Over Lobby									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over Main Lobby									
Soffits									
Stucco Cement	100%			2036	* *	5			

Interior

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	0-2	\$69,400	2030	\$138,700	3	\$14,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	10%			LIFE	**	5	\$10,800	
Ceramic Tile	5%			2034	**	5	\$2,500	
Panel/Paver: Cer/Brk	15%			2039	**	5	\$16,600	
Vinyl Tile	50%	0-2	\$23,100	2031	\$231,000	3	\$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$2,400	
Concrete Masonry Unit	20%	0-2	\$23,100	LIFE	**	5	\$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	60%	Now	\$25,900	LIFE	**	5	\$17,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$8,800	2029	\$87,900	5	\$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	35%			2036	**	5	\$17,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	25%			LIFE	**	5	\$1,900	
Gypsum Board	20%	0-2	\$5,500	LIFE	**	5	\$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	20%			2036	**			
No Component	80%							

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

Under 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$9,200	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes							
Transformers									
	Dry Type	100%			2029	\$17,500	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 112.5 Kilovolt-ampere							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2031	\$108,000	5	\$100	
Raceway									
	Conduit	95%			2031	\$55,200	1		
	Conduit	5%			2041	* *	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$4,100	5		
	Molded Case Bkrs	90%			2030	\$74,300	5	\$800	
	Molded Case Bkrs	5%			2039	* *	5		
Wiring									
	Thermoplastic	95%			2031	\$69,800	1		
	Thermoplastic	5%			2041	* *	1		
Motor Controllers									
	Motor Control Center	100%			2029	\$1,600	5	\$900	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$24,300	1	\$10,100	
Lighting									
	Interior Lighting								
	Fluorescent	3%			2026	\$2,400	10	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Fixtures							
	Fluorescent	97%			2031	\$77,700	10	\$29,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2031	\$8,900	1		
	Exit, Service	50%			2031	\$4,900	1		
Exterior Lighting									
	HID	20%			2026	\$27,400	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

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

Alarm

Security System

No Component

70%

Generic

30%

2031

\$33,000

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$112,800

1-3

\$6,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Mechanical Rooms**Explanation : Strobe Lights, smoke Detectors, Alarm Bells, Horns And Manual Pull Stations*

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

Heating

Energy Source

HTHW/HW

100%

2041

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building D And E Share The Same Mechanical Room.*

Distribution

Hot Wtr Piping/Pump

100%

Now

\$5,300

2030

\$53,000

4

\$1,600

*Corroded, Extent : Light, Area Affected : 20%**Location : Dual Duty Pumps In Penthouse Mechanical Room**Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : Penthouse Mechanical Room**Leak Evident, Extent : Severe, Area Affected : 30%**Location : Circulating Pump At Air Handler Ch Bl-5 In Mechanical Room*

Terminal Devices

Air Handler

50%

2026

\$239,100

1

\$10,200

Convactor/Radiator

10%

2029

\$18,200

1

\$1,100

Fan Coil Unit/Heat

40%

0-2

\$203,700

2041

* *

1

\$3,800

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 20%**Location : Various Locations***Air Conditioning**

Energy Source

District Chilled Water

100%

2041

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room In Penthouse**Explanation : Chilled Water Provided From Building P*

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	2-4	\$4,100	2031	\$41,500	4	\$1,600	
Corroded, Extent : Light, Area Affected : 20%									
Location : Pumps In Penthouse Mechanical Room									
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%									
Location : Penthouse Mechanical Room									
Terminal Devices									
	Air Handler/Cool/Ht	70%			2026	\$267,000	1	\$14,200	
	Fan Coil - 2 Pipe	30%			2026	\$194,100	1	\$3,200	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,300	
Exhaust Fans									
	Interior	95%			2026	\$114,900	2	\$1,000	
	Roof	5%			2026	\$2,800	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$253,500	1		
HW Heat Exchanger									
	HTHW/HW	100%			2031	\$59,300			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Explanation : Unit Shared With Building E									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 3rd Floor, Penthouse									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2031	\$141,700	1-5	\$16,600	
Sprinkler									
	No Component	80%							
	Generic	20%			2031	\$66,600	1-2	\$1,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230E
Program / Asset # : CUN0003.0E0 / 2124 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 32,857 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$732,400	\$492,100
Interior Architecture		\$231,000
Electrical		\$320,500
Mechanical	\$397,800	\$461,800
Total	\$1,130,200	\$1,505,500
Importance Code A	\$732,400	\$492,100
Importance Code B	\$397,800	\$1,013,300
Total	\$1,130,200	\$1,505,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$29,300	\$600		\$41,500
Interior Architecture	\$173,500	\$9,500		\$9,200
Electrical	\$700	\$700	\$1,300	\$14,400
Mechanical	\$1,300	\$1,600	\$4,900	\$5,900
Site Pavements	\$5,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$214,100	\$16,300	\$10,100	\$74,900
Importance Code A	\$29,300	\$600		\$41,500
Importance Code B	\$147,600	\$14,500	\$10,100	\$33,400
Importance Code C	\$37,100	\$1,200		
Total	\$214,100	\$16,300	\$10,100	\$74,900



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING 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	\$262,900	LIFE	**	5	\$39,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Southwest Corner							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Metal Panel	5%			2041	**	5-10	\$16,900	
	Window Wall	15%	Now	\$78,600	2041	**	5	\$13,900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : South Facade							
Windows									
	Aluminum	95%	Now	\$17,200	2039	**	5	\$900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2034	**	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$86,000	LIFE	**	5	\$3,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : East Facade And South Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East Facade And South Facade							
	Metal Panel	5%			2041	**	5	\$800	
	Metal Rail	10%	Now	\$1,200	2036	**	5	\$2,800	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Missing Railing At South Facade Of Roof							

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	IRMA/Protected Membrane	10%	Now	\$10,900	2026	\$36,400			
				Paver Block Ballast, Extent : Moderate, Area Affected : 100%					
				Location : Lower Terrace					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Offices					
	Single Ply Membrane	85%	Now	\$196,900	2031	\$492,100			
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%					
				Location : Over Third Floor, Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Skylight, Metal/Glass	5%	Now	\$108,100	2041	* *			
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%					
				Location : Over Main Lobby					
				Water Penetration, Extent : Light, Area Affected : 20%					
				Location : Main Lounge, Throughout					
Soffits									
	Stucco Cement	100%			2036	* *	5		
Interior									
Floors									
	Carpet	25%	0-2	\$86,700	2030	\$173,400	3	\$18,400	
				Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Staining/Discoloring, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
	Cast in Place Concrete	5%			LIFE	* *	5	\$5,400	
	Ceramic Tile	5%	0-2	\$5,300	2034	* *	5	\$1,200	
				Cracking/Crumbling, Extent : Light, Area Affected : 20%					
				Location : Throughout					
	Panel/Paver: Cer/Brk	15%			2039	* *	5	\$16,600	
	Vinyl Tile	50%	0-2	\$23,100	2031	\$231,000	3	\$9,200	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Throughout					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2034	**	5	\$2,400	
	Concrete Masonry Unit	20%	0-2	\$23,100	LIFE	**	5	\$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Gypsum Board	20%	Now	\$8,600	LIFE	**	5	\$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Below Skylight At Corner Of Main Lounge									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Below Skylight At Corner Of Main Lounge									
	Gypsum Board	40%			LIFE	**	5	\$11,300	
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	45%	0-2	\$19,800	2036	**	5	\$11,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Exposed Struc: Concrete	30%			LIFE	**	5	\$2,300	
	Gypsum Board	25%	Now	\$6,900	LIFE	**	5	\$15,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	10%			2051	**			
	No Component	90%							
Site Pavements									
On-Site Walkways									
	Asphalt	60%	0-2	\$5,400	2034	**			
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Cast in Place Concrete	40%			2036	**			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2031	\$58,100	1		
	Panelboards								
	Fused Disc Sw	50%			2030	\$41,300	5	\$400	
	Molded Case Bkrs	50%			2030	\$41,300	5	\$400	
	Wiring								
	Thermoplastic	100%			2031	\$73,500	1		

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2031	\$76,100	10	\$28,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby							
		Explanation : LEDs Observed							
Egress Lighting									
	Emergency, Service	50%			2031	\$8,900	1		
	Exit, Service	50%			2031	\$4,900	1		
Exterior Lighting									
	HID	10%			2026	\$13,700	10		
	LED	10%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : On Roof							
		Explanation : Operate Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2031	\$11,000	1	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Surveillance Camera System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$112,800	1-3	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Mechanical Room							
		Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Hot Water Provided From Building P. Building D And E Share The Same Mechanical Room.							

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	10%			2029	\$18,200	1	\$1,100	
	Fan Coil Unit/Heat	40%	0-2	\$203,700	2041	* *	1	\$3,800	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Various							
		On Extended Life, Extent : Severe, Area Affected : 40%							
		Location : Various Locations							
	No Component	50%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Penthouse Mechanical Room							
		Explanation : See Wing D Air Handlers							
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
	Terminal Devices								
	Fan Coil - 2 Pipe	30%			2026	\$194,100	1	\$3,200	
	No Component	70%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Penthouse Mechanical Room							
		Explanation : See Wing D							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$253,500	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 3rd Floor, Penthouse							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$141,700	1-5	\$16,600	
	Sprinkler								
	No Component	80%							
	Generic	20%			2031	\$66,600	1-2	\$1,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 13-Jan-2020 Landmark Status : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$710,900	\$492,100
Interior Architecture		\$297,000
Electrical		\$322,100
Mechanical	\$643,500	\$465,700
Total	\$1,354,500	\$1,576,800
Importance Code A	\$710,900	\$492,100
Importance Code B	\$643,500	\$1,084,700
Total	\$1,354,500	\$1,576,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$31,800	\$600		\$9,400
Interior Architecture	\$198,200	\$9,500		\$9,200
Electrical	\$900	\$900	\$1,500	\$1,000
Mechanical	\$2,800	\$3,100	\$6,400	\$7,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$237,700	\$18,100	\$11,900	\$30,900
Importance Code A	\$31,800	\$600		\$9,400
Importance Code B	\$156,800	\$16,300	\$11,900	\$21,600
Importance Code C	\$49,100	\$1,200		
Total	\$237,700	\$18,100	\$11,900	\$30,900



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.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$262,900	LIFE	**	5	\$39,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Metal Panel	5%			2041	**	5-10	\$16,900	
	Window Wall	15%	Now	\$78,600	2041	**	5	\$13,900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : South Facade							
Windows									
	Aluminum	95%	Now	\$17,200	2039	**	5	\$900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2034	**	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$64,500	LIFE	**	5	\$3,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Panel	5%			2041	**	5	\$800	
	Metal Rail	10%			2036	**	5-10	\$7,200	
Roof									
	IRMA/Protected Membrane	10%	Now	\$14,600	2031			\$36,400	
		Paver Block Ballast, Extent : Moderate, Area Affected : 30%							
		Location : Lower Deck							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Offices							
	Single Ply Membrane	85%	Now	\$196,900	2031			\$492,100	
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%							
		Location : Upper Roof							
	Skylight, Metal/Glass	5%	Now	\$108,100	2051	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Over Lobby							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Over Lobby							
Soffits									
	Stucco Cement	100%			2036	**	5		
Interior									

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%	0-2	\$86,700	2027	\$173,400	3	\$18,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast in Place Concrete	5%			LIFE	**	5	\$5,400	
	Ceramic Tile	5%	2-4	\$5,300	2034	**	5	\$1,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Panel/Paver: Cer/Brk	15%			2039	**	5	\$16,600	
	Vinyl Tile	50%	0-2	\$23,100	2031	\$231,000	3	\$9,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2034	**	5	\$2,400	
	Concrete Masonry Unit	20%	2-4	\$23,100	LIFE	**	5	\$3,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	60%	Now	\$25,900	LIFE	**	5	\$17,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$13,200	2029	\$65,900	5	\$4,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	35%	Now	\$15,400	2036	**	5	\$8,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Concrete	30%			LIFE	**	5	\$2,300	
	Gypsum Board	20%	Now	\$5,500	LIFE	**	5	\$12,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Lobby							
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	10%			2051	**			
	No Component	90%							
Site Pavements									

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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	

Site Pavements

On-Site Walkways

Asphalt	60%			2034	**			
Cast in Place Concrete	40%			2036	**			

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	20%			2036	**	5		

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

Location : Mechanical Room

Explanation : 112.5 Kilovolt-ampere

No Component	80%							

Raceway

Conduit	100%			2031	\$58,100	1		

Panelboards

Fused Disc Sw	50%			2030	\$41,300	5	\$400	
Molded Case Bkrs	50%			2030	\$41,300	5	\$400	

Wiring

Thermoplastic	100%			2031	\$73,500	1		

Motor Controllers

Locally Mounted	10%			2036	**	5		
No Component	90%							

Lighting

Interior Lighting

Fluorescent	95%			2031	\$76,700	10	\$28,900	

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

Location : Throughout The Building

LED	5%			2036	**			

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

Location : Lobby

Explanation : LEDs Observed

Egress Lighting

Emergency, Service	50%			2031	\$9,000	1		
Exit, Service	50%			2031	\$4,900	1		

Exterior Lighting

LED	20%			2036	**			

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

Location : Roof

Explanation : Operated Via Timer

No Component	80%							

Alarm

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

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

Alarm

Security System

No Component

70%

Generic

30%

2031

\$33,200

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$113,800

1-3

\$6,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells, Smoke Detectors*

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

Heating

Energy Source

HTHW/HW

100%

2041

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room.*

Terminal Devices

Convactor/Radiator

10%

2029

\$18,400

1

\$1,100

Fan Coil Unit/Heat

40% Now

\$205,400

2041

* *

1

\$3,900

*On Extended Life, Extent : Severe, Area Affected : 40%**Location : Various Locations**Other Observation, Extent : Severe, Area Affected : 20%**Location : Various Locations**Explanation : Rusted And Leaking*

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Penthouse Mechanical Room**Explanation : See Wing C Air Handlers*

Air Conditioning

Energy Source

District Chilled Water

100%

2041

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Chilled Water Provided From Building P*

Terminal Devices

Air Handler/Cool/Ht

80%

2026

\$307,700

1

\$16,400

Fan Coil - 2 Pipe

20%

2026

\$130,500

1

\$2,100

Ventilation

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

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CITY UNIVERSITY OF NEW YORK - 042
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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$255,600	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$142,900	1-5	\$16,700	
	Sprinkler								
	No Component	80%							
	Generic	20%			2031	\$67,200	1-2	\$1,900	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 04-Dec-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,8,9
Block : 273 **Lot** : 1 **BIN** : 4003516

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,005,400	\$1,735,900
Interior Architecture	\$3,679,000	\$1,723,100
Electrical	\$81,800	\$4,163,400
Mechanical	\$6,394,200	\$26,347,400
Total	\$12,160,400	\$33,969,900
Importance Code A	\$2,005,400	\$1,735,900
Importance Code B	\$8,505,200	\$31,652,500
Importance Code C	\$1,649,800	\$581,500
Total	\$12,160,400	\$33,969,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$49,100	\$29,900	\$22,900	
Interior Architecture	\$5,700		\$53,400	\$140,600
Electrical	\$126,300	\$87,000	\$120,700	\$92,000
Mechanical	\$358,800	\$286,300	\$334,500	\$248,900
Elevators/Escalators	\$124,300	\$124,300	\$124,300	\$124,300
Total	\$664,200	\$527,500	\$655,800	\$605,900
Importance Code A	\$137,500	\$118,200	\$111,200	\$88,300
Importance Code B	\$521,100	\$409,200	\$544,600	\$482,100
Importance Code C	\$5,700			\$35,500
Total	\$664,200	\$527,500	\$655,800	\$605,900



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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	3%			LIFE	**	5	\$17,900	
	Glazed Ceramic Panel	75%			LIFE	**	5	\$3,361,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout Exterior									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Building Exterior									
Explanation : Under Construction									
	Metal Sect. OHD	2%			2052	**	5	\$29,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Rear									
Explanation : Under Construction									
	Marble Panels	10%			LIFE	**	5	\$71,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Base Of Building									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Base Of Building									
Explanation : Under Construction									
	Stucco Cement	5%			2049	**	5	\$59,800	
	Window Wall	5%			2062	**	5	\$89,600	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%									
Location : Skillman Avenue, Thomson Avenue And 29th Street									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Under Construction									
Windows									
	Aluminum	95%			2057	**	5	\$21,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : All Windows									
Explanation : Under Construction									
	Metal Louvers	5%			2047	**	10	\$7,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Metal Louvers									
Explanation : Under Construction									
Parapets									
	Glazed Ceramic Panel	40%			2062	**	5-10	\$62,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parapet Exterior									
Explanation : Under Construction									
	Masonry: Brick	5%			LIFE	**	5-10	\$5,100	
	Metal Panel	10%			2052	**	5	\$5,700	
	Metal Rail	10%			2045	**	5-10	\$26,700	
	Stucco Cement	35%			2045	**	5	\$13,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Interior Parapet									
Explanation : Waterproof Cement Fiber Panel									

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Metal Panel	5%			2052	* *	10	\$22,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Awning Along Rear Loading Dock, 30th Street, Thomson Avenue And Skillman Avenue							
		Explanation : Under Construction							
	Modified Bitumen	90%	Now	\$324,700	2037	* *			
		Blisters, Extent : Severe, Area Affected : 10%							
		Location : Between Rear Water Tower And Penthouse							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Between Rear Water Tower And Penthouse							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Between Rear Water Tower And Penthouse							
	Skylight, Metal/Glass	5%			2058	* *	10	\$40,100	
Soffits									
	Exposed Struc: Steel	80%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Awning Along Rear Loading Dock, 30th St, Skillman Avenue And Thomson Avenue							
		Explanation : Under Construction							
	Gypsum Board: Exterior Grade	20%			LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Front Entry Soffit							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Entry Soffit							
		Explanation : Under Construction							

Interior

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING
Asset # : 4434

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	5%			2031	\$941,700	3	\$100,100		
Cast in Place Concrete	10%			LIFE	**	5	\$584,200		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement And Sub-basement									
Cast in Place Concrete	2%			LIFE	**	5	\$116,800		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor Veterinary Labratory									
Explanation : Epoxy Coated Floor									
Ceramic Tile	8%			2041	**	5	\$106,800		
Quarry Tile	2%			2045	**	5	\$40,100		
Terrazzo	8%			LIFE	**	5	\$166,900		
Vinyl Tile	63%	Now	\$158,100	2037	**	3	\$315,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Wood	2%	Now	\$389,300	2047	**	5	\$25,000		
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : 9th Floor									
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%									
Location : 9th Floor									
Split/Cracked, Extent : Moderate, Area Affected : 10%									
Location : 9th Floor									
Interior Walls									
Cast in Place Concrete	12%			LIFE	**	10	\$425,500		
Ceramic Tile	5%			2041	**	5	\$70,900		
Concrete Masonry Unit	20%			LIFE	**	5	\$226,900		
Glass Block	1%			LIFE	**	10	\$5,700		
Glass: Special Gauge	1%	Now	\$100,100	LIFE	**	1			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 3rd Floor Rear Stairs									
Glass: Special Gauge	1%			LIFE	**	1			
Gypsum Board	55%			LIFE	**	5-10	\$1,326,100		
Masonry: Brick	5%	Now	\$152,800	LIFE	**				
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Service Area									

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	73%	Now	\$435,600	2045	**	5	\$487,400	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Concrete	15%	Now	\$142,400	LIFE	**	5	\$31,300	
		Paint Peeling, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : 9th Floor							
	Exposed Struc: Steel	2%	Now	\$124,300	LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Service Area							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Service Area							
	Gypsum Board	10%			LIFE	**	5-10	\$459,000	
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2062	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Rear Of Building Around Garden							
		Explanation : Under Construction							
	Retaining Walls								
	Cast in Place Concrete	100%			2082	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Rear Loading Dock And Garden							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Rear Loading Dock							
		Explanation : Under Construction							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	60%			2052	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Along 29th St							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sidewalk							
		Explanation : Under Construction							
	Under Construction	40%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Along 29th And 30th St							
		Explanation : Base Gravel Installed							

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	On-Site Walkways								
	Asphalt	70%			2047		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garden							
		Explanation : Under Construction							
	Cast in Place Concrete	10%			2052		* *		
		Other Observation, Extent : N/A, Area Affected : 33%							
		Location : Front Entry							
		Explanation : Under Construction							
	Pavers/Stone	20%			2047		* *		
		Other Observation, Extent : N/A, Area Affected : 66%							
		Location : Front Entry							
		Explanation : Under Construction							
Parking/Driveway									
	Under Construction	100%							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	40%			2032		5	\$1,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : Two 4000 Ampere Main Service Disconnect Switches							
	Fused Disc Sw	60%			2032		5	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Four 3000 Ampere Main Service Disconnect Switches							
Transformers									
	Dry Type	70%			2030	\$12,200	5	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : Two 600 Kilovolt Amperes, 480 Volts Primary 277/208 Volts Secondary							
	Dry Type	30%			2045	* *	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : 500 Kilovolt Amperes, 480 Volts Primary 277/208 Volts Secondary							
Switchgear / Switchboard									
	Fused Disc Sw	85%			2032		5	\$3,300	
	Fused Disc Sw	10%			2052	* *	5	\$400	
	Molded Case Bkrs	5%			2032		5	\$1,200	
Raceway									
	Conduit	90%			2042	* *	1		
	Conduit	10%			2052	* *	1		

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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
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	15%			2040	**	5	\$3,100	
	Molded Case Bkrs	45%			2040	**	5	\$10,600	
	Molded Case Bkrs	40%			2048	**	5	\$9,400	
Wiring									
	Thermoplastic	90%			2042	**	1		
	Thermoplastic	10%			2052	**	1		
Motor Controllers									
	Locally Mounted	35%			2030		5	\$2,100	
	Locally Mounted	25%			2037	**	5	\$1,500	
	Motor Control Center	10%			2030		5	\$2,400	
	Motor Control Center	10%			2045	**	5	\$2,400	
	Variable Frequency Drive	20%			2049	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$26,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	**	1	\$274,500	
Generators									
	Diesel	100%			2035	**	1	\$345,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Emergency Generator Rated At 200 Kilowatts								
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$33,000	
Fuel Storage									
	Day Tank	10%			2040	**	5	\$16,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : No Available Nameplate Rating Capacity								
	Main Tank	90%			2035	**	5	\$23,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 2000 Gallons Rated Capacity								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	60%			2037	* *	10	\$490,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2032	\$108,700	10	\$40,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	5%			2037	* *	10	\$40,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : T-5 Lamps							
	Fluorescent	10%			2027	\$217,400	10	\$81,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Storage							
		Explanation : T-12 Lamps							
	LED	20%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2032	\$242,500	1		
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	LED	20%			2040	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2037	* *	1	\$100,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2032	\$3,063,000	1-3	\$169,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Basement, Toilets, Mechanical Spaces							
		Explanation : Strobe Lights, Manual Pull Stations , Alarm Bells, Smoke Detector, Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2045	* *	1	\$883,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	45%			2040	* *	4	\$29,700	
	Hot Wtr Piping/Pump	50%			2054	* *	4	\$22,000	
	Steam Piping/Pump	5%			2058	* *			
Terminal Devices									
	Air Handler	65%			2027	\$8,439,200	1	\$358,600	
	Air Handler	10%			2040	* *	1	\$55,200	
	Convactor/Radiator	10%			2037	* *	1	\$28,800	
	Convactor/Radiator	10%			2045	* *	1	\$28,800	
	Fan Coil Unit/Heat	5%			2027	\$691,400	1	\$14,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	20%	0-2	\$2,356,400	2037	* *	2	\$8,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Rooms On 2nd, 3rd, 4th, And 7th Floors							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Various Locations							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
		Explanation : On Extended Life Time							
	Int Pkg Unit - Heating/Cooling	20%			2026	\$3,927,300	2	\$10,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Rooms On 2nd, 3rd, 4th, And 7th Floors							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
		Explanation : On Extended Life Time							
	Reciprocating Compr/Chiller	10%			2037	* *	1	\$41,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	Ext Pkg Unit - Heating/Cooling	10%			2037	* *	2	\$5,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units. R-410a							
	No Component	40%							

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	50%			2032	\$337,900	4	\$33,000	
	No Component	50%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2040	* *	1	\$55,200	
	No Component	90%							
Heat Rejection									
	Water Cooling Tower	50%			2033	* *	2	\$448,900	
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$393,800	
	No Component	50%							
Exhaust Fans									
	Interior	40%			2027	\$1,314,000	2	\$10,900	
	Interior	10%			2037	* *	2	\$2,700	
	No Component	50%							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2042	* *	1		
	Galvanized Steel	20%			2030	\$810,300	1		
Water Heater									
	Gas Fired	100%			2030	\$563,100	2	\$13,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 500 Gallon Tank Used For Summer								
HW Heat Exchanger									
	Steam Fired	100%			2052	* *	4	\$132,300	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$140,800	4	\$28,300	
Backflow Preventer									
	Generic	5%	0-2	\$600	2037	* *	1	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Basement Meter Room								
	Explanation : Leaking								
	Generic	95%			2027	\$222,900	1	\$51,900	
Fixtures									
	Generic	100%							
Vertical Transport									

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 8 Units Basement To 9th Floor, 3 Units 1st To 9th Floor							
		Explanation : 11 Units							
	Hydraulic	10%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 9th Floor To Roof							
		Explanation : 1 Unit							
Fire Suppression									
Standpipe									
	Generic	100%			2032	\$3,848,100	1-5	\$466,500	
Sprinkler									
	Generic	100%			2032	\$9,041,500	1-2	\$249,900	
Fire Pump									
	Generic	100%			2028	\$594,400	1	\$166,600	
Chemical System									
	No Component	99%							
	Generic	1%			2027	\$300	1-3		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Kitchen							
		Explanation : For The Stove							

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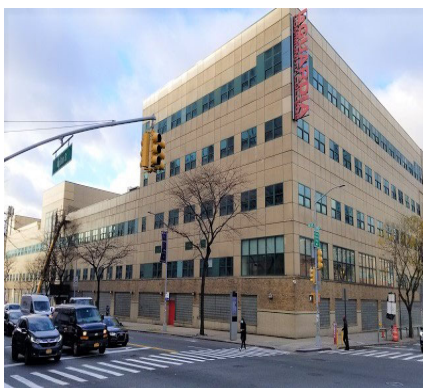
Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 02-Dec-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5
Block : 279 **Lot** : 1 **BIN** : 4003535

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,146,700	\$132,200
Interior Architecture	\$673,100	\$955,700
Electrical		\$5,984,500
Mechanical	\$322,600	\$9,603,800
Total	\$2,142,400	\$16,676,100
Importance Code A	\$1,146,700	\$132,200
Importance Code B	\$629,600	\$16,230,200
Importance Code C	\$366,100	\$313,800
Total	\$2,142,400	\$16,676,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$103,900		\$25,200	
Interior Architecture	\$151,200	\$24,200	\$50,200	\$28,400
Electrical	\$97,900	\$50,200	\$58,200	\$57,100
Mechanical	\$219,400	\$192,400	\$202,000	\$183,300
Site Pavements	\$49,200			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$646,200	\$291,400	\$360,200	\$293,400
Importance Code A	\$136,600	\$35,000	\$57,900	\$35,000
Importance Code B	\$374,300	\$256,400	\$302,400	\$258,500
Importance Code C	\$135,400			
Total	\$646,200	\$291,400	\$360,200	\$293,400



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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cement - Fiber Panel	61%	Now	\$261,900	2037	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : E365, Penthouse, Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Penthouse, Stairs, E365, E507, Throughout								
	Glass Block	10%	Now	\$30,200	LIFE	* *	5	\$17,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 1%								
	Location : Along 30th Street And Thomson Avenue								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Library And Thomson Avenue								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Library								
	Masonry: Brick	15%	0-2	\$27,400	LIFE	* *	5	\$41,100	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Horizontal Cracks, Extent : Light, Area Affected : 2%								
	Location : Rear Of Building								
	Metal Coiling Doors	3%			2045	* *	5	\$25,700	
	Pre-Cast Concrete	3%	Now	\$6,000	LIFE	* *	5	\$26,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : At Expansion Joint At Rear								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 100%								
	Location : Between Building E And M								
	Stucco Cement	5%	0-2	\$8,800	2045	* *	5	\$17,100	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
	Window Wall	3%			2052	* *	5	\$30,900	
Windows									
	Aluminum	36%	Now	\$347,500	2040	* *	5	\$7,500	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Aluminum	59%			2040	* *	5	\$24,600	
	Metal Louvers	5%	Now	\$3,400	2041	* *			
	Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
	Location : Rear Of Building And Penthouse								

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Metal Panel	48%			2052	**	5	\$38,100	
<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	4%			2052	**	5	\$3,200	
	Stucco Cement	48%	Now	\$28,000	2049	**	5	\$12,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Interior Parapet Face</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Interior Parapet Face</i>									
<i>Explanation : Single Ply Membrane Applied To Interior Face Of Parapet, Wrinkle Surfaces</i>									
Roof									
	Fiberglass Panel	5%			2041	**	1		
	IRMA/Protected Membrane	30%	Now	\$537,300	2042	**			
<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 No. 6</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corridor By E238 And E271, By 5th Floor Elevator, Links Between Building M And E, Pool And Main Stage</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
	Modified Bitumen	65%			2040	**	10	\$132,200	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Soffits									
	Cement - Fiber Panel	100%			2037	**	10		
Interior									

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	10%			2033	**	3	\$72,500		
Cast in Place Concrete	15%	Now	\$16,700	LIFE	**	5	\$158,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Filter Room									
Ceramic Tile	5%			2041	**	5	\$24,200		
Mosaic Tile	5%			2045	**	5	\$60,500		
Poured Epoxy/Resin	5%			2030	\$253,500				
Vinyl Tile	27%	Now	\$61,300	2037	**	3	\$49,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Loose Units, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Vinyl Tile	33%			2037	**	3	\$59,800		
Interior Walls									
Cast in Place Concrete	5%			LIFE	**	10	\$108,900		
Ceramic Tile	5%	Now	\$26,600	2041	**	5	\$21,800		
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : Bathrooms									
Loose Units, Extent : Light, Area Affected : 1%									
Location : Bathrooms									
Concrete Masonry Unit	15%			LIFE	**	5	\$104,600		
Glass: Single Pane	3%			LIFE	**	5	\$39,200		
Glass: Special Gauge	2%			LIFE	**	1			
Gypsum Board	50%	Now	\$39,900	LIFE	**	5	\$261,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Laboratory									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Laboratory									
Metal Panel	5%	Now	\$133,000	LIFE	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Penthouse									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Penthouse									
Plaster	15%			LIFE	**	5-10	\$111,100		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	70%	0-2	\$60,500	2037	* *	5	\$169,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout, Third Floor, Laboratory							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Corridor By E271, E238, By 5th Floor Elevator, Pool							
	Exposed Struc: Concrete	15%			LIFE	* *	5-10	\$90,700	
	Exposed Struc: Steel	5%			LIFE	* *	10	\$48,400	
	Gypsum Board	10%			LIFE	* *	5-10	\$166,200	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045	* *			
	On-Site Walkways								
	Cast in Place Concrete	50%			2045	* *			
	Pavers/Stone	50%			2041	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%	Now	\$49,200	2045	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Overhead Coiling Door Apron							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four 2500 Ampere Main Service Disconnect Switches							
	Transformers								
	Dry Type	100%			2037	* *	5	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four 750 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Secondary							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2042	* *	5	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Nine Vertical Sections							
	Raceway								
	Conduit	100%			2042	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	15%			2040	**	5	\$1,300	
	Molded Case Bkrs	84%			2040	**	5	\$8,100	
	Molded Case Bkrs	1%			2031	\$5,300	5	\$100	
Enclosure Corroded, Extent : Moderate, Area Affected : 25%									
Location : Mechanical Room Pool Area									
Wiring									
	Thermoplastic	100%			2042	**	1		
Motor Controllers									
	Locally Mounted	80%			2037	**	5	\$2,000	
	Motor Control Center	10%			2037	**	5	\$1,000	
	Variable Frequency Drive	10%			2049	**			
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	**	1	\$112,900	
Generators									
	Diesel	100%			2035	**	1	\$142,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 450 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2025	\$1,700	5	\$81,800	
Fuel Storage									
	Day Tank	5%			2040	**	5	\$3,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 9 Gallons Rated Capacity									
	Main Tank	95%			2047	**	5	\$10,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 460 Gallons Rated Capacity									
Lighting									

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Electrical		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting										
Interior Lighting	Fluorescent	92%			2032	\$822,900	10	\$309,700		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Throughout The Building								
		Explanation : T-8 Lamps								
	Fluorescent	3%			2032	\$26,800	10	\$10,100		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Hallways								
		Explanation : Compact Fluorescent Lights								
	LED	5%			2040	* *				
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Library And Hallways								
		Explanation : LED Lights								
Egress Lighting										
Emergency, Service Exit, LED	50%			2032	\$99,700	1				
	30%			2047	* *	1				
	10%			2032	\$10,900	1				
	10%			2032	\$37,300	10	\$2,500			
Exterior Lighting										
Fluorescent	5%			2032	\$65,000	10	\$1,700			
	Other Observation, Extent : N/A, Area Affected : 100%									
	Location : Outside Perimeter									
	Explanation : Compact Fluorescent Lights									
HID	5%			2032	\$76,600	10	\$100			
	LED	5%		2040	* *					
	No Component	85%								
	Alarm									
Security System	No Component	70%								
	Generic	30%		2032	\$368,100	1	\$41,100			
	Other Observation, Extent : N/A, Area Affected : 100%									
	Location : Hallways And Outside Perimeter									
Explanation : CCTV Surveillance Cameras										
Fire/Smoke Detection										
Generic, Analog	100%			2032	\$4,200,300	1-3	\$233,000			
	Other Observation, Extent : N/A, Area Affected : 100%									
	Location : Throughout The Building									
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

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

Heating

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2052	**	1		
	Interruptible Gas/Dual Fuel	90%			2042	**	1		
Conversion Equipment									
	Heat Pump Air Sourced	10%			2036	**	2	\$11,300	
	Steam Boiler	90%			2037	**	1	\$327,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Boiler Room								
	Explanation : 2 Units								
Distribution									
	Hot Wtr Piping/Pump	20%			2040	**	4	\$5,400	
	Steam Piping/Pump	70%			2042	**			
	No Component	10%							
Terminal Devices									
	Air Handler	80%			2032	\$4,273,000	1	\$181,600	
	Convactor/Radiator	15%			2037	**	1	\$17,800	
	Fan Coil Unit/Heat	5%			2027	\$284,400	1	\$5,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	70%			2035	**	1	\$278,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Air Conditioning Room								
	Explanation : 2 Units, Using Refrigerant R123								
	Heat Pump Air Sourced	10%			2036	**	2	\$2,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 5th Floor Roof								
	Explanation : 1 Unit, R-410a								
	Ext Pkg Unit - Heating/Cooling	10%	Now	\$47,600	2027	\$475,600	2	\$1,800	
	Corroded, Extent : Severe, Area Affected : 30%								
	Location : Coil And Motor Compressor Sections								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 1 Unit, 3rd Floor Roof								
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	70%	0-2	\$5,800	2042	**	4	\$12,700	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Condensate Water Piping.								
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2032	\$3,067,300	1	\$181,600	
	No Component	20%							

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	70%			2036	* *	2	\$258,500	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$324,000	
	Exhaust Fans								
	Interior	80%			2032	\$1,081,100	2	\$9,000	
	Roof	20%			2032	\$126,100	2	\$2,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$231,700	2	\$5,300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$12,900	4	\$11,600	
	Pool Filter/Treatment								
	Sand	100%			2037	* *	4	\$90,900	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor Pump Room							
	Sewage Ejector(s)								
	Electric	100%			2032	\$109,400	4	\$21,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	50%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 5th Floor							
		Explanation : 2 Units							
	Hydraulic	50%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2 Units From 1st To 2nd Floor, 1 Unit From 1st To 3rd Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$185,000	
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$102,800	
	Fire Pump								
	Generic	100%			2035	* *	1	\$68,500	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 02-Dec-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 278 **Lot** : 1 **BIN** : 4003534

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,240,300	\$3,693,900
Interior Architecture	\$598,800	\$2,817,700
Electrical		\$4,057,800
Mechanical	\$1,151,900	\$4,935,500
Total	\$3,991,000	\$15,505,000
Importance Code A	\$2,240,300	\$3,786,800
Importance Code B	\$1,631,300	\$11,568,700
Importance Code C	\$119,400	\$149,500
Total	\$3,991,000	\$15,505,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$21,900		\$2,500	
Interior Architecture	\$178,500		\$9,600	\$76,000
Electrical	\$35,700	\$25,500	\$34,000	\$28,900
Mechanical	\$104,600	\$63,400	\$109,300	\$57,800
Site Enclosure	\$7,600			
Site Pavements	\$49,400			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$413,500	\$104,600	\$171,200	\$178,500
Importance Code A	\$23,500		\$4,100	
Importance Code B	\$300,600	\$104,600	\$167,100	\$153,600
Importance Code C	\$89,300			\$24,900
Total	\$413,500	\$104,600	\$171,200	\$178,500



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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	94%	Now	\$501,200	LIFE	* *	5	\$150,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Penthouse								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Penthouse								
	Efflorescence, Extent : Moderate, Area Affected : 15%								
	Location : Penthouse								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
	Metal Coiling Doors	1%			2045	* *	5	\$5,000	
	Window Wall	5%			2052	* *	5	\$30,000	
Windows									
	Aluminum	97%	Now	\$766,600	2057	* *	5	\$8,300	1
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Weather Strip Missing, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Louvers	3%	Now	\$3,400	2041	* *			
	Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Parapets									
	Masonry: Brick	85%	Now	\$102,100	LIFE	* *	5	\$8,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Panel	5%			2052	* *	5	\$1,800	
	Metal Rail	5%			2037	* *	5-10	\$8,500	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$5,900	

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	IRMA/Protected Membrane	15%			2032	\$398,900	10	\$45,300	
	Modified Bitumen	15%	Now	\$13,600	2040	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Gymnasium								
	Play Surface	5%			2037	* *	10	\$15,100	
	Single Ply Membrane	50%	Now	\$792,200	2032	\$2,640,700			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Over 4th Floor								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Seams Open/Split, Extent : Moderate, Area Affected : 15%								
	Location : 4th Floor								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Room M400, Classrooms Along Hall Of Flags, Theater								
	Sloped Glazing	10%	Now	\$78,100	LIFE	* *	5	\$402,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Over Study Lounges								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Near Little Theater, Study Lounges								
	Traffic Topping	5%	Now	\$2,000	2032	\$101,400			
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
	Location : Stairs Of Roof Courtyard By Theater								
Soffits									
	Cast in Place Concrete	50%			LIFE	* *	5		
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Cement - Fiber Panel	50%			2037	* *	10		
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Throughout								

Interior

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	3%			2028	\$163,100	3	\$23,100	
	Cast in Place Concrete	10%			LIFE	* *	5	\$168,600	
	Ceramic Tile	7%			2041	* *	5	\$27,000	
	Poured Epoxy/Resin	2%			2030	\$80,800			
	Terrazzo	5%			LIFE	* *	5	\$30,100	
	Traffic Topping	4%			2040	* *	5	\$19,300	
	Vinyl Tile	45%			2032	\$1,629,200	3	\$86,700	
	Vinyl Tile	21%	Now	\$38,000	2032	\$760,300	3	\$30,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Basement Corridor									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Basement Corridor									
	Wood	3%	Now	\$8,400	2060	* *	5	\$10,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Basement Offices									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *	10	\$62,300	
	Ceramic Tile	10%			2041	* *	5	\$49,800	
	Concrete Masonry Unit	5%	0-2	\$12,200	LIFE	* *	5	\$10,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Basement									
Horizontal Cracks, Extent : Moderate, Area Affected : 2%									
Location : Basement									
	Gypsum Board	50%	Now	\$57,100	LIFE	* *	5	\$149,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Hall Of Flags And Classrooms									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Hall Of Flags And Classrooms									
	Masonry: Brick	20%			LIFE	* *	10	\$29,900	
	Plaster	10%	Now	\$8,800	LIFE	* *	5	\$15,000	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Stairwells									

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	11%			2037	**	5	\$53,000	
	AcousTileSusp.Lay-In	27%	Now	\$186,000	2045	**	5	\$52,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout, Basement Corridor							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout, Daycare, Mechanical Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout, Basement Corridor							
	AcousTileSusp.Lay-In	32%			2045	**	5	\$123,300	
	Exposed Struc: Concrete	15%			LIFE	**	5-10	\$72,200	
	Exposed Struc: Steel	5%			LIFE	**	10	\$38,500	
	Gypsum Board	10%			LIFE	**	5-10	\$132,500	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Study Lounges							
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$7,600	2052	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	85%	0-2	\$12,100	2049	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Pavers/Stone	15%			2041	**			
		Sinking/Subsiding, Extent : Light, Area Affected : 5%							
		Location : Front Of Building							
Parking/Driveway									
	Cast in Place Concrete	100%	Now	\$30,800	2045	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Loading Dock							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Loading Dock							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Loading Dock							
		Tripping Hazard, Extent : Moderate, Area Affected : 15%							
		Location : Loading Dock							

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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	

Site Pavements

Activity Yard

Cast in Place Concrete	25%			2045	**			
Pavers/Stone	75%	Now	\$6,500	2041	**			

Sinking/Subsiding, Extent : Moderate, Area Affected : 10%

Location : Adjacent To Building Walls In Courtyard

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%			2032	\$92,800	5	\$1,100	

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

Location : Electrical Room

Explanation : Two 4000 Amperes, Main Service Disconnect Switches

Transformers

Dry Type	100%			2045	**	5	\$1,000	

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

Location : Chiller Area

Explanation : 300 Kilovolt Amperes, 208 Volts Primary 480/277 Volts Secondary

Switchgear / Switchboard

Fused Disc Sw	100%			2032	\$540,000	5	\$1,100	

Raceway

Conduit	80%			2032	\$511,000	1		
Conduit	20%			2042	**	1		

Panelboards

Fused Disc Sw	10%			2031	\$52,900	5	\$600	
Fused Disc Sw	5%			2048	**	5	\$300	
Molded Case Bkrs	50%			2031	\$264,300	5	\$3,400	
Molded Case Bkrs	35%			2040	**	5	\$2,400	

Wiring

Thermoplastic	80%			2032	\$689,300	1		
Thermoplastic	20%			2042	**	1		

Motor Controllers

Locally Mounted	40%			2030	\$101,800	5	\$700	
Locally Mounted	10%			2037	**	5	\$200	
Motor Control Center	20%			2030	\$319,200	5	\$1,400	
Motor Control Center	10%			2045	**	5	\$700	
Variable Frequency	20%			2045	**			

Drive

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$7,700	

Stand-by Power

Transfer Switches

Automatic	100%			2030	\$24,300	1	\$80,300	

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2028	\$134,200	1	\$101,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 75 Kilowatts							
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$9,700	
Fuel Storage									
	Main Tank	100%			2035	* *	5	\$7,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 550 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2032	\$251,000	10	\$94,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd And 3rd Floor							
		Explanation : T-8 Lamps							
	LED	60%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 1st Floor, 4th Floor							
		Explanation : LED Light Fixtures							
Egress Lighting									
	Emergency, Service	40%			2032	\$56,000	1		
	Emergency, Battery	10%			2032	\$38,400	10	\$6,200	
	Exit, LED	20%			2060	* *	1		
	Exit, Service	30%			2032	\$23,000	1		
Exterior Lighting									
	Fluorescent	5%			2037	* *	10	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	HID	5%			2032	\$54,500	10		
	LED	10%			2040	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	No Component	98%							
	Generic	2%			2035	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Stacks Only							
		Explanation : Lightning Rods							

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

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

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$29,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways And Roof**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2027

\$896,500

1-3

\$49,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Mechanical Spaces**Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors*

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

Heating

Energy Source

Electricity

10%

2042

* *

1

Under Construction

90%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Basement Boiler Room**Explanation : Entire Boiler Room Is Under Construction*

Conversion Equipment

Heat Pump Air Sourced

10%

2026

2

\$8,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 2nd Floor Roof**Explanation : 5 Rooftop Package Units*

Under Construction

90%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Basement Boiler Room**Explanation : Entire Boiler Room Is Under Construction*

Distribution

Steam Piping/Pump

90%

2032

\$1,060,400

No Component

10%

Terminal Devices

Air Handler

30%

2-4

\$674,400

2042

* *

1

\$43,000

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : 2nd Floor Boiler Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : 2nd Floor Boiler Room**Explanation : 3 Defective Old Units*

Air Handler

50%

2040

* *

1

\$79,600

Convactor/Radiator

20%

2037

* *

1

\$16,600

Air Conditioning

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	35%			2041	* *	1	\$97,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Chiller Room							
	Centrifugal, Elec Chiller	35%			2028	\$1,055,400	1	\$97,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Chiller Room							
	Heat Pump Air Sourced	7%	0-2	\$36,900	2026	\$184,500	2	\$900	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Roof							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Roof							
	Heat Pump Air Sourced	3%			2026	\$79,100	2	\$500	
	Exterior Pkg Unit - Cooling	10%	0-2	\$86,300	2042	* *	2	\$1,300	
		Controller Not Working, Extent : Moderate, Area Affected : 5%							
		Location : Gymnasium Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Gymnasium Roof							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium Roof							
		Explanation : 1 Extended Life Time Unit. Defective And Leaking Compressor							
	No Component	10%							
Distribution									
	CW & CHW Wtr	70%			2042	* *	4	\$8,900	
	Pipe/Pump								
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	45%			2040	* *	1	\$71,600	
	Air Handler/Cool/Ht	25%			2027	\$672,400	1	\$39,800	
	No Component	30%							
Heat Rejection									
	Water Cooling Tower	70%	0-2	\$63,700	2030	\$637,000	2	\$145,100	
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Support Beams And Cooling Fins							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Roof							
		Explanation : Inefficient Unit							
	No Component	30%							

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$227,300	
	Exhaust Fans								
	Interior	80%			2032	\$758,400	2	\$6,300	
	Roof	20%			2032	\$88,500	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater								
	Under Construction	100%							
	HW Heat Exchanger								
	Under Construction	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Under Construction	100%							
	Sewage Ejector(s)								
	Electric	100%			2032	\$77,800	4	\$15,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	50%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : 2 Units							
	Hydraulic	50%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : One Unit From Basement To 1st Floor, One Unit From Basement To 2nd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$129,800	
	Sprinkler								
	No Component	80%							
	Generic	20%			2032	\$521,800	1-2	\$14,400	
	Chemical System								
	No Component	99%							
	Generic	1%			2027	\$300	1-3		

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Address : 222-11 56TH AVENUE
Borough : QUEENS **Agency's Number** : 11-27011
Program / Asset # : CUN0006.110 / 2085 **Yr Built/Renovated** : 1978 / 2010
Area Sq Ft : 72,026 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 16-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph
Block : 7490 **Lot** : 2 **BIN** : 4862628

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$208,800	\$515,800
Interior Architecture	\$127,200	\$531,400
Electrical	\$85,300	\$1,262,200
Mechanical		\$1,338,400
Total	\$421,300	\$3,647,800
Importance Code A	\$208,800	\$515,800
Importance Code B	\$85,300	\$3,062,600
Importance Code C	\$127,200	\$69,400
Total	\$421,300	\$3,647,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$47,100		\$18,700	\$100
Interior Architecture	\$141,200	\$2,500	\$23,200	\$7,600
Electrical	\$17,500	\$13,100	\$10,700	\$12,100
Mechanical	\$47,700	\$16,200	\$18,900	\$16,000
Site Pavements	\$4,800			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$268,200	\$41,600	\$81,400	\$45,600
Importance Code A	\$53,500	\$3,600	\$22,300	\$3,600
Importance Code B	\$138,500	\$38,000	\$59,100	\$40,600
Importance Code C	\$76,200			\$1,400
Total	\$268,200	\$41,600	\$81,400	\$45,600



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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$18,400	
	Masonry: Brick Cavity	70%	0-2	\$53,300	LIFE	**	5	\$64,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Penthouse									
	Metal Panel	10%			2052	**	5-10	\$63,100	
	Metal Panel	3%			2058	**	5-10	\$18,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Holocaust Wing									
Explanation : Holocaust Wing									
	Stucco Cement	5%			2045	**	5	\$11,500	
	Window Wall	5%	Now	\$12,200	2052	**	5	\$8,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%									
Location : Offices On 5th Floor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Offices On 5th Floor									
	Window Wall	5%			2058	**	5	\$17,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Holocaust Wing									
Explanation : Holocaust Wing									
Windows									
	Aluminum	95%	Now	\$104,600	2040	**	5	\$11,300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Metal Louvers	5%			2041	**	10	\$7,400	
Parapets									
	Masonry: Brick	75%			LIFE	**	5-10	\$59,700	
	Metal Rail	10%			2045	**	5-10	\$21,000	
	Pre-Cast Concrete	5%			LIFE	**	5	\$7,300	
	No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Holocaust Wing									
Explanation : No Parapet									
Roof									
	Modified Bitumen	65%			2032	\$451,500	10	\$30,100	
	Paver: Asphalt	30%			2041	**	10	\$20,800	
	Single Ply Membrane	5%	2-4	\$8,100	2037	**			
Ponding, Extent : Moderate, Area Affected : 40%									
Location : Holocaust Wing Roof									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Fiberglass Panel	5%			2041	**	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry Canopy								
Explanation : Lay In Fiberglass Panels								
Metal Panel	65%	4+	\$200	2052	**	5	\$700	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Various								
Stucco Cement	30%			2045	**	5	\$500	
Interior								
Floors								
Carpet	30%			2031	\$462,300	3	\$49,200	
Cast in Place Concrete	10%			LIFE	**	5	\$47,800	
Cast in Place Concrete	5%			LIFE	**	5	\$23,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Holocaust Wing								
Explanation : Polished Concrete								
Mosaic Tile	5%			2045	**	5	\$13,700	
Slate	5%			LIFE	**	5	\$11,600	
Vinyl Tile	45%			2032	\$462,000	3	\$24,600	
Interior Walls								
Ceramic Tile	1%			2041	**	5	\$2,900	
Concrete Masonry Unit	9%			LIFE	**	5	\$20,800	
Glass: Single Pane	5%			LIFE	**	5	\$21,700	
Gypsum Board	40%			LIFE	**	5-10	\$196,700	
Masonry: Brick	25%			LIFE	**	10	\$21,700	
Metal Panel	14%			LIFE	**	10	\$18,200	
Mosaic Tile	5%			LIFE	**	10	\$9,000	
Marble Panels	1%			LIFE	**	10	\$1,200	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Holocaust Wing								
Explanation : Holocaust Wing Gallery								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	45%	Now	\$7,900	2045	* *	5	\$27,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%			2037	* *	5	\$4,900	
	AcousTileSusp.Lay-In	5%			2049	* *	5	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Holocaust Wing							
		Explanation : Lay In Panels Intentionally Missing, Only Ceiling Grid Installed							
	Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$6,100	
	Gypsum Board	40%	Now	\$8,800	LIFE	* *	5	\$49,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Holocaust Stairs							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Holocaust Stair							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2052	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Side Of Holocaust Wing							
		Explanation : Surround Mechanical Equipment							
	Free Standing Walls								
	Cast in Place Concrete	50%			2052	* *			
	Masonry: Brick	50%			2052	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2067	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	40%			2045	* *			
	Pavers/Stone	60%	Now	\$4,800	2035	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Holocaust Stairs							
	Parking/Driveway								
	Asphalt	100%			2041	* *			
	Activity Yard								
	Pavers/Stone	100%			2045	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Terrace Activity Area							
		Explanation : Holocaust Museum Addition							

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Dry Type	100%			2049	**	3	\$400	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Outside The Building					
				Explanation : 1,000 Kilovolt Amperes, 4160 Volts Primary, 208/120 Volts Secondary					
	Feeders								
	Cable	100%			2054	**	1		
	Raceway								
	Conduit	100%			2058	**	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2058	**	5	\$400	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.					
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2058	**	5	\$1,900	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Two Vertical Sections					
	Raceway								
	Conduit	98%			2032	\$124,400	1		
	Conduit	2%			2058	**	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$13,200	5	\$200	
	Molded Case Bkrs	30%			2040	**	5	\$600	
	Molded Case Bkrs	60%			2031	\$79,300	5	\$1,100	
	Wiring								
	Braided Cloth	50%	2-4	\$85,300	2057	**	1		
				Insulation Aged, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
	Thermoplastic	2%			2058	**	1		
	Thermoplastic	28%			2032	\$47,700	1		
	Thermoplastic	20%			2042	**	1		
	Motor Controllers								
	Locally Mounted	80%			2030	\$26,100	5	\$400	
	Locally Mounted	20%			2037	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	**	1	\$22,200	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2045	**	1	\$27,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 100 Kilowatts									
Batteries									
	Lead/Acid	100%			2027	\$1,700	5	\$2,700	
Fuel Storage									
	Day Tank	45%			2054	**	5	\$6,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallons Rated Capacity									
	Underground Storage	55%			LIFE	**	5	\$4,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : 330 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	55%			2037	**	10	\$36,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Offices, Classrooms									
Explanation : T-8 Lamps									
	Incandescent	5%			2037	**	2	\$100	
	LED	40%			2040	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Basement, Offices									
Explanation : LED Lights									
Egress Lighting									
	Emergency, Service	50%			2037	**	1		
	Exit, LED	10%			2060	**	1		
	Exit, Service	40%			2037	**	1		
Exterior Lighting									
	HID	30%			2027	\$90,200	10	\$100	
	No Component	70%							
Alarm									
Security System									
	No Component	60%							
	Generic	40%			2032	\$96,300	1	\$10,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Some Classrooms, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2032	\$824,300	1-3	\$45,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			2042	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i>							
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	15%	Now	\$3,200	2035	**	1	\$4,800	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Basement Mechanical Room</i>							
	Heat Exchanger, Plate & Frame	85%			2035	**	1	\$30,300	
	Distribution								
	Steam Piping/Pump	30%	0-2	\$4,900	2042	**			
		<i>Corroded, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Basement Mechanical Equipment Room</i>							
	Steam Piping/Pump	70%			2042	**			
	Terminal Devices								
	Air Handler	50%			2027	\$524,100	1	\$22,300	
	Air Handler	10%			2037	**	1	\$4,500	
	Convactor/Radiator	40%			2030	\$159,600	1	\$9,300	
Air Conditioning									
	Energy Source								
	District Chilled Water	55%			2042	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Various Areas</i>							
		<i>Explanation : Chilled Water From Medical Arts Building</i>							
	Electricity	45%			2040	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2040	**	1	\$6,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : On Side Of The Building</i>							
		<i>Explanation : 2 Units. R-410a</i>							
	Exterior Pkg Unit - Cooling	25%			2037	**	2	\$1,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
		<i>Location : 3 Units. Lower Roof</i>							
	No Component	55%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	55%			2042	**	4	\$2,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Entrance Through First Floor</i>							
		<i>Explanation : Supplied Form Medical Arts Building</i>							
	No Component	45%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Mechanical		Current Repair			Future Replacement		Maintenance		
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	55%			2027	\$206,900	1	\$24,500	
	Air Handler/Cool/Ht	20%			2037	* *	1	\$8,900	
	No Component	25%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2040	* *	2	\$10,000	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$63,600	
Exhaust Fans									
	Interior	95%			2027	\$252,000	2	\$2,100	
	Roof	5%			2032	\$6,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%	0-2	\$3,300	2042	* *	1		
		Corroded, Extent : Moderate, Area Affected : 10% Location : Various Areas							
	Brass/Copper	70%			2042	* *	1		
Water Heater									
	Electric	100%			2030	\$65,700	4	\$400	
HW Heat Exchanger									
	HTHW/HW	100%			2032	\$130,100			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st To 5th Floor Explanation : Two Units.							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$36,300	
Sprinkler									
	No Component	90%							
	Generic	10%			2042	* *	1-2	\$2,000	

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 16-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4439439

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$111,500
Interior Architecture		\$273,200
Electrical		\$252,500
Mechanical		\$305,200
Total		\$942,300
Importance Code A		\$141,900
Importance Code B		\$800,400
Total		\$942,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$65,300		\$44,600	
Interior Architecture	\$58,200			\$3,600
Electrical	\$1,500	\$500	\$600	\$800
Mechanical	\$51,200	\$3,200	\$3,000	\$3,200
Site Pavements	\$1,600			
Total	\$177,900	\$3,700	\$48,200	\$7,600
Importance Code A	\$66,600	\$1,000	\$45,600	\$1,000
Importance Code B	\$80,100	\$2,700	\$2,600	\$6,600
Importance Code C	\$31,200			
Total	\$177,900	\$3,700	\$48,200	\$7,600



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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset # : 2087

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$17,500	
	Concrete Masonry Unit	27%			LIFE	**	5	\$11,800	
	Stucco Cement	65%			2045	**	5	\$56,900	
	Window Wall	3%			2052	**	5	\$3,900	
Windows									
	Aluminum	90%	4+	\$6,100	2048	**	5	\$3,300	
	Caulking Deteriorated, Extent : Light, Area Affected : 5%								
	Location : Window Sills								
	Metal Louvers	10%			2041	**	10	\$4,600	
Parapets									
	Metal Panel	5%			2052	**	5	\$1,000	
	Metal Rail	25%			2045	**	5-10	\$22,800	
	Metal: Cage/Fence	10%			2045	**	5-10	\$3,900	
	No Component	60%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Sloped Roof								
	Explanation : Sloped Roof, No Parapet								
Roof									
	Asphalt Shingle	65%			2041	**	10	\$2,300	
	Modified Bitumen	35%	2-4	\$44,600	2032	\$111,500			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%								
	Location : Intersection Of Sloped And Flat Roof								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Flat Roof								
Soffits									
	Metal Panel	5%			2052	**	5-10		
	Stucco Cement	95%			2045	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$14,100	
	Vinyl Tile	90%	Now	\$5,500	2032	\$273,200	3	\$10,900	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : Lobby, Corridors And Stairs								
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$7,300	
	Concrete Masonry Unit	95%			LIFE	**	5	\$44,500	
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$13,000	2037	**	5	\$14,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 29%								
	Location : First Floor								
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : First Floor								
	Embossed Metal	5%			LIFE	**	5	\$1,500	
	Exposed Struc: Wood	5%			LIFE	**	10	\$2,400	
Site Pavements									

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING
Asset # : 2087

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

Site Pavements

On-Site Walkways

Asphalt	20%			2041		* *			
Cast in Place Concrete	80%			2045		* *			

Parking/Driveway

Cast in Place Concrete	100%	4+	\$1,600	2045		* *			

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2058		* *	5	\$500	

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2058		* *	5	\$500	

Raceway

Conduit	80%			2032		\$46,500	1		
Conduit	15%			2042		* *	1		
Conduit	5%			2058		* *	1		

Panelboards

Fused Disc Sw	40%			2040		* *	5	\$200	
Molded Case Bkrs	60%			2031		\$49,600	5	\$300	

Wiring

Thermoplastic	15%			2042		* *	1		
Thermoplastic	80%			2032		\$58,800	1		
Thermoplastic	5%			2058		* *	1		

Motor Controllers

Locally Mounted	50%			2030		\$25,000	5	\$100	
Locally Mounted	50%			2037		* *	5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$600	

Lighting

Interior Lighting

Fluorescent	100%			2032		\$50,700	10	\$19,100	

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

Location : Throughout The Building

Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery	50%			2032		\$15,500	10	\$2,500	
Exit, Service	50%			2032		\$3,100	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset # : 2087

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

Lighting

Exterior Lighting

HID	20%		2027	\$17,400	10				
No Component	80%								

Alarm

Security System

No Component	80%								
Generic	20%		2040		* *	1		\$1,600	

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

Location : Exit And Entrance Doors

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

No Component	70%								
Generic, Analog	30%		2032	\$71,400	1-3			\$4,000	

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

Location : Hallways And Toilets

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

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

Heating

Energy Source

Natural Gas	100%		2042		* *	1			

Conversion Equipment

Furnace	60%		2027	\$30,400	1			\$6,200	

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

Location : 2 Units On Side Of The Building, 2 Units On The Roof

Explanation : 4 Gas Fired Package Units

Furnace	40%		2037		* *	1		\$4,100	

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

Location : Room 109, Room 209

Explanation : 2 Units

Air Conditioning

Energy Source

Electricity	100%		2040		* *	1			

Conversion Equipment

Int Pkg Unit - Heating/Cooling	60%		2030	\$274,800	2			\$800	

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : Room 109, Room 209

Ext Pkg Unit - Heating/Cooling	40%	0-2	\$43,100	2042	* *	2		\$400	

Malfunctioning, Extent : Severe, Area Affected : 100%

Location : 2 Units On Side Of The Building

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : 2 Units On Side Of The Building

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset # : 2087

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	60%			2032	\$26,000	2	\$8,700	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,400	
	Exhaust Fans								
	Interior	70%			2037	* *	2	\$400	
	Roof	30%			2027	\$10,700	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater								
	Gas Fired	100%			2030	\$13,100	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$1,300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2042	* *	1-2	\$600	

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

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 14-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 7490 **Lot** : 2 **BIN** : 4862627

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Interior Architecture		\$191,200
Electrical		\$451,900
Mechanical	\$132,500	\$1,733,700
Total	\$132,500	\$2,376,800
Importance Code B	\$132,500	\$2,376,800
Total	\$132,500	\$2,376,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$91,400		\$32,800	
Interior Architecture	\$172,800		\$8,500	\$7,300
Electrical	\$14,400	\$3,300	\$3,600	\$3,900
Mechanical	\$52,600	\$9,500	\$18,800	\$8,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$335,100	\$16,700	\$67,700	\$24,000
Importance Code A	\$101,600		\$33,200	
Importance Code B	\$169,700	\$16,700	\$34,500	\$24,000
Importance Code C	\$63,900			
Total	\$335,100	\$16,700	\$67,700	\$24,000



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$35,600	
	Masonry: Brick	75%			LIFE	**	5	\$53,500	
	Metal Panel	10%	Now	\$14,200	2052	**	5	\$6,700	
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Underside Of Connecting Bridge To Oakland Building									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Facade, West Facade									
	Window Wall	5%			2052	**	5	\$6,700	
Windows									
	Aluminum	100%			2048	**	5	\$3,100	
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5-10	\$2,900	
	Masonry: Brick	10%			LIFE	**	5-10	\$3,600	
	Metal Rail	10%			2045	**	5-10	\$9,400	
	Pre-Cast Concrete	5%			LIFE	**	5	\$3,300	
	No Component	65%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Sloped Roof									
Explanation : Sloped Roof, No Parapet									
Roof									
	Built-Up (BUR)	5%	Now	\$20,100	2042	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Over Connecting Bridge									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Over Connecting Bridge									
	Metal Panel	55%			2045	**	10	\$27,100	
	Modified Bitumen	20%			2037	**	10	\$5,400	
	Paver: Asphalt	20%			2041	**	10	\$8,100	
Soffits									
	Cast in Place Concrete	20%	Now	\$4,000	LIFE	**	5	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Underside Northeast Stair									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Northeast Stairs									
	Metal Panel	80%			2052	**	5-10	\$8,700	

Interior

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	Now	\$63,800	2034	* *	3	\$6,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Mezzanine							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Mezzanine							
		Wrinkling, Extent : Moderate, Area Affected : 50%							
		Location : Mezzanine							
	Cast in Place Concrete	5%	Now	\$5,200	LIFE	* *	5	\$4,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Northeast Stairs							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Northeast Stairs							
	Ceramic Tile	10%			2041	* *	5	\$4,500	
	Quarry Tile	25%			2045	* *	5	\$17,000	
	Vinyl Tile	45%			2032	\$191,200	3	\$10,200	
	Vinyl Tile 9" X 9"	5%			2027	\$27,500	3	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Room Adjacent To Bridge							
		Explanation : Deteriorating Tiles							
Interior Walls									
	Concrete Masonry Unit	25%			LIFE	* *	5	\$15,500	
	Gypsum Board	55%			LIFE	* *	5-10	\$72,500	
	Masonry: Brick	10%			LIFE	* *	10	\$2,300	
	Plaster	10%	Now	\$6,900	LIFE	* *	5	\$2,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Northeast Stairs							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Northeast Stairs							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	60%			2037	**	5	\$27,100	
AcousTileSusp.Lay-In	5%	4+	\$6,100	2049	**	5	\$1,100	

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : Game Room, Corridor Near Elevator

Exposed Struc: Concrete	5%	Now	\$8,000	LIFE	**	5	\$400	

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

Location : Northeast Stairs

Exposed Reinforcement, Extent : Severe, Area Affected : 10%

Location : Northeast Stairs

Gypsum Board	10%			LIFE	**	5-10	\$15,500	
Plaster	20%	Now	\$13,100	LIFE	**	5	\$5,700	

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

Location : Over Mezzanine, Stair

Paint Peeling, Extent : Moderate, Area Affected : 10%

Location : Over Mezzanine

Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Over Mezzanine

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2045	**			

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2058	**	5	\$200	

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 4,000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2058	**	5	\$900	

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

Location : Electrical Room

Explanation : Three Vertical Sections

Raceway

Conduit	98%			2032		\$33,900	1	
Conduit	2%			2058	**		1	

Panelboards

Fused Disc Sw	10%			2031		\$2,500	5	\$100
Molded Case Bkrs	80%			2031		\$19,800	5	\$700
Molded Case Bkrs	10%			2048	**		5	\$100

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$6,100	2057	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	60%			2032	\$18,400	1		
	Thermoplastic	20%			2052	**	1		
Motor Controllers									
	Locally Mounted	30%			2030	\$20,000	5	\$100	
	Motor Control Center	70%			2030	\$11,500	5	\$600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2049	**	1	\$10,400	
Generators									
	Diesel	100%			2045	**	1	\$13,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside The Building									
Explanation : Emergency Generator Rated At 150 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2027	\$1,700	5	\$7,500	
Fuel Storage									
	Main Tank	100%			2067	**	5	\$1,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside The Building									
Explanation : 275 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	80%			2032	\$298,700	10	\$24,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	10%			2032	\$37,300	10	\$3,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lobby									
Explanation : Compact Fluorescent Lights									
	LED	10%			2040	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways									
Explanation : LED Lights									
Egress Lighting									
	Emergency, Service	50%			2037	**	1		
	Exit, Service	10%			2032	\$500	1		
	Exit, Service	40%			2037	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	20%			2032	\$28,200	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	\$33,800	1	\$3,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways And Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2032	\$115,900	1-3	\$6,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Basement								
	Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2042	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium								
	Conversion Equipment								
	HTHW/HW Exchanger	100%	0-2	\$10,100	2047	**	2	\$1,700	
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Equipment Room								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Equipment Room								
	Explanation : Obsolete Unit								
	Distribution								
	Steam Piping/Pump	70%	0-2	\$10,800	2042	**			
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Equipment Room								
	Steam Piping/Pump	30%			2042	**			
	Terminal Devices								
	Air Handler	80%			2027	\$392,900	1	\$16,700	
	Convactor/Radiator	20%			2037	**	1	\$2,200	
Air Conditioning									
	Energy Source								
	Steam/HW System	100%			2042	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption	100%			2028	\$824,900	1	\$36,500	
	Chiller/Steam/HW								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : One Corroded And Leaking Unit, It Is Scheduled To Be Replaced Next Year.							
Distribution									
	CW & CHW Wtr	100%	0-2	\$2,100	2042	* *	4	\$1,700	
	Pipe/Pump								
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Roof							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$391,700	1	\$20,900	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$6,600	2026	\$132,500	2	\$27,200	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Supporting Beams, Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : It Is Scheduled To Be Replaced Next Year.							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$29,800	
Exhaust Fans									
	Interior	100%			2027	\$124,300	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater									
	Gas Fired	85%			2032	\$18,100	2	\$400	
	Gas Fired	15%	0-2	\$3,200	2032	\$3,200	2	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Equipment Room							
HW Heat Exchanger									
	HTHW/HW	100%			2042	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Not Accessible	100%							
Fixtures									
	Generic	100%							

Vertical Transport

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		**		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : One Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2042		**	1-5	\$17,000
Sprinkler									
	No Component	60%							
	Generic	40%			2042		**	1-2	\$3,800
Chemical System									
	No Component	99%							
	Generic	1%			2025	\$300		1-3	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 16-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 7490 **Lot** : 2 **BIN** : 4439431

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,365,900	\$1,470,700
Interior Architecture	\$543,100	\$143,500
Electrical		\$2,169,600
Mechanical	\$202,800	\$4,188,200
Total	\$2,111,900	\$7,972,000
Importance Code A	\$1,365,900	\$1,470,700
Importance Code B	\$678,400	\$6,501,300
Importance Code C	\$67,500	
Total	\$2,111,900	\$7,972,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$112,000			
Interior Architecture	\$420,500		\$15,400	\$17,800
Electrical	\$43,800	\$16,200	\$17,400	\$16,000
Mechanical	\$163,800	\$38,300	\$38,800	\$35,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$744,000	\$58,500	\$75,500	\$73,200
Importance Code A	\$151,700	\$7,300	\$7,300	\$7,300
Importance Code B	\$555,500	\$51,200	\$68,200	\$65,900
Importance Code C	\$36,800			
Total	\$744,000	\$58,500	\$75,500	\$73,200



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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$104,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$13,000	
	Masonry: Brick	30%	Now	\$208,000	LIFE	**	5	\$62,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Penthouse							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Penthouse							
	Pre-Cast Concrete	55%	Now	\$208,900	LIFE	**	5	\$371,600	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Classrooms 206, 208, 209							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Room 208							
	Window Wall	5%			2052	**	5	\$39,000	
Windows									
	Aluminum	95%	Now	\$495,200	2040	**	5	\$17,800	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
	Metal Louvers	5%			2041	**	10	\$11,700	
Parapets									
	Cast in Place Concrete	5%	Now	\$13,200	LIFE	**	5	\$9,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Cooling Tower Area							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
		Location : Cooling Tower Area							
	Masonry: Brick	25%			LIFE	**	5-10	\$32,200	
	Metal Panel	10%			2052	**	5	\$7,300	
	Metal Rail	30%			2045	**	5-10	\$102,200	
	Pre-Cast Concrete	30%			LIFE	**	5	\$71,100	
Roof									
	Cast in Place Concrete	20%			LIFE	**	10	\$29,200	
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : 3rd Floor Roof Plaza							
	Modified Bitumen	75%	Now	\$196,900	2032	\$984,700			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Southeast Corner							
		Ponding, Extent : Moderate, Area Affected : 25%							
		Location : Main Roof And Cooling Tower							
	Skylight, Metal/Glass	5%	Now	\$143,000	2042	**			
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Skylight							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Skylight							
		Explanation : Boarded Over Due To Water Penetration							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Stucco Cement	100%			2045	**	5		
Interior									
	Floors								
	Carpet	10%	Now	\$333,900	2034	**	3	\$35,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Classrooms							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Classrooms							
		Wrinkling, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor Classrooms							
	Cast in Place Concrete	14%			LIFE	**	5	\$145,000	
	Ceramic Tile	5%			2041	**	5	\$11,800	
	Terrazzo	14%			LIFE	**	5	\$51,800	
	Vinyl Tile	52%			2037	**	3	\$46,200	
	Under Construction	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Auditorium							
		Explanation : Auditorium Under Construction							
Interior Walls									
	Concrete Masonry Unit	33%			LIFE	**	5	\$61,200	
	Masonry: Brick	9%			LIFE	**	10	\$6,300	
	Plaster	53%			LIFE	**	5-10	\$104,400	
	Under Construction	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Auditorium							
		Explanation : Auditorium Under Construction							
Ceilings									
	AcousTileConcealSpLn	48%	Now	\$304,700	2052	**	5	\$71,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Exposed Struc: Concrete	38%			LIFE	**	5-10	\$112,400	
	Gypsum Board	9%	Now	\$23,800	LIFE	**	5	\$26,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Stair No.2							
	Under Construction	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Auditorium							
		Explanation : Auditorium Under Construction							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	On-Site Walkways								
	Pavers/Stone	100%			2041	* *			
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2058	* *	5	\$800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
	Transformers								
	Dry Type	100%			2030	\$17,500	5	\$500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 150 Kilovolt Amperes, 480 Volts Primary 208/120 Volts Secondary								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2058	* *	5	\$3,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Three Vertical Sections								
	Raceway								
	Conduit	98%			2032	\$268,000	1		
	Conduit	2%			2058	* *	1		
	Panelboards								
	Fused Disc Sw	15%			2031	\$37,200	5	\$500	
	Molded Case Bkrs	20%			2040	* *	5	\$800	
	Molded Case Bkrs	65%			2031	\$161,000	5	\$2,500	
	Wiring								
	Thermoplastic	98%			2032	\$376,200	1		
	Thermoplastic	2%			2058	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2030	\$12,700	5	\$100	
	Motor Control Center	70%			2030	\$558,700	5	\$2,800	
	Motor Control Center	20%			2049	* *	5	\$800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$4,400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	* *	1	\$45,600	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2045	* *	1	\$57,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 200 Kilowatts							
Batteries									
	Nickel Cadmium	100%			2027	\$1,700	5	\$33,000	
Fuel Storage									
	Day Tank	10%			2054	* *	5	\$2,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 60 Gallons Rated Capacity							
	Underground Storage	90%			LIFE	* *	5	\$16,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : No Available Nameplate Rating Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2032	\$342,800	10	\$129,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	5%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2032	\$40,200	1		
	Exit, Service	50%			2032	\$22,100	1		
Exterior Lighting									
	HID	30%			2027	\$185,400	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	\$148,500	1	\$16,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2037	* *	1-3	\$27,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Toilets							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 HUMANITIES BLDG
Asset # : 1570

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	15%	2-4	\$33,100	2047	* *	1	\$9,900	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Heat Exchanger, Plate & Frame	85%			2047	* *	1	\$62,200	
Distribution									
	Steam Piping/Pump	20%	Now	\$67,800	2032	\$135,500			
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Basement Level And Risers							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 30%							
		Location : Basement Mechanical Room							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Zone Valves, Basement Mechanical Room							
	Steam Piping/Pump	80%			2032	\$542,100			
Terminal Devices									
	Air Handler	50%			2027	\$1,077,500	1	\$45,800	
	Convactor/Radiator	25%			2030	\$205,100	1	\$12,000	
	Fan Coil Unit/Heat	10%	0-2	\$45,900	2032	\$229,500	1	\$4,300	
		Malfunctioning, Extent : Moderate, Area Affected : 70%							
		Location : Various Locations							
	Fan Coil Unit/Heat	15%			2032	\$344,300	1	\$7,200	
Air Conditioning									
	Energy Source								
	District Chilled Water	75%			2042	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chiller Water From Medical Arts Building							
	Electricity	25%			2040	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	5%	0-2	\$3,300	2032	\$65,000	1	\$3,100	
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : Leaking Refrigerant, Basement Mechanical Room R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement, Chiller							
	Reciprocating Compr/Chiller	20%			2032	\$260,100	1	\$13,700	
	No Component	75%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,300	2032	\$46,700	4	\$7,300	
		Corroded, Extent : Moderate, Area Affected : 20% Location : Basement Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Basement Mechanical Room							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2027	\$343,700	1	\$73,300	
	Fan Coil - 4 Pipe	20%			2027	\$179,400	1	\$9,600	
Heat Rejection									
	Water Cooling Tower	25%			2030	\$36,300	2	\$37,300	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$130,700	
Exhaust Fans									
	Interior	85%			2032	\$463,400	2	\$3,900	
	Roof	15%			2037	* *	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater									
	Electric	100%			2025	\$135,000	4	\$1,300	
HW Heat Exchanger									
	HTHW/HW	100%			2032	\$267,400			
Sanitary Piping									
	Cast Iron	10%	0-2	\$2,200	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Basement Fan Room							
	Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2027	\$44,100	4	\$8,800	
Fixtures									
	Generic	100%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Hydraulic		100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 4th Floor, Roof									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
Generic		100%			2042		* *	1-5	\$74,700
Sprinkler									
No Component		95%							
Generic		5%			2032	\$75,000	1-2	\$2,100	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 14-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 7490 **Lot** : 2 **BIN** : 4439435

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$970,400	\$93,900
Interior Architecture	\$70,500	
Electrical	\$96,100	\$685,100
Mechanical		\$3,839,100
Total	\$1,137,000	\$4,618,100
Importance Code A	\$970,400	\$93,900
Importance Code B	\$166,600	\$4,524,100
Total	\$1,137,000	\$4,618,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$108,700			
Interior Architecture	\$209,400		\$28,000	
Electrical	\$5,500	\$3,400	\$3,900	\$4,200
Mechanical	\$36,200	\$16,800	\$15,500	\$21,600
Site Pavements	\$23,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$387,300	\$24,100	\$51,300	\$29,700
Importance Code A	\$111,800	\$2,900	\$2,900	\$2,900
Importance Code B	\$179,500	\$21,300	\$48,500	\$26,800
Importance Code C	\$96,000			
Total	\$387,300	\$24,100	\$51,300	\$29,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$154,200	LIFE	**	5	\$23,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Base Of Building									
	Metal Coiling Doors	2%	Now	\$14,500	2037	**	5	\$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Overhead Coiling Door									
	Pre-Cast Concrete	39%			LIFE	**	5	\$146,600	
	Pre-Cast Concrete	11%	2-4	\$46,500	LIFE	**	5	\$20,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Various									
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : Various									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Various									
	Window Wall	8%			2042	**	5	\$17,300	
Windows									
	Aluminum	95%	4+	\$92,300	2040	**	5	\$3,300	
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Boiler Room									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 25%									
Location : Boiler Room									
	Metal Louvers	5%			2041	**	10	\$2,200	
Parapets									
	Masonry: Brick	10%	4+	\$4,400	LIFE	**	5	\$700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Parapet Over Boiler Room									
	Metal Rail	80%			2045	**	5-10	\$98,900	
	Pre-Cast Concrete	10%	2-4	\$2,700	LIFE	**	5	\$4,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Upper And Lower Roofs									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Priority
Exterior								
Roof								
	Modified Bitumen	20%	Now	\$244,300	2042		* *	
	Blisters, Extent : Light, Area Affected : 15%							
	Location : Boiler Room Roof							
	Vegetation Growth, Extent : Light, Area Affected : 5%							
	Location : Boiler Room Roof							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Boiler Room Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Boiler Room Roof							
	Panel/Paver: Cer/Brk	10%	Now	\$40,700	2052		* *	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Terrace Over Mechanical Room							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : Terrace							
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : Terrace Over Mechanical Room							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Mechanical Room Below Terrace							
	Single Ply Membrane	20%	Now	\$285,000	2042		* *	
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%							
	Location : Over Lobby							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Over Lobby							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Over Lobby							
	Single Ply Membrane	43%	4+	\$61,300	2037		* *	
	Blisters, Extent : Light, Area Affected : 10%							
	Location : Upper Roof							
	Skylight, Plastic	7%			2045		* *	1
Soffits								
	Cast in Place Concrete	100%			LIFE		* *	5
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Various							

Interior

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$33,400	
	Mosaic Tile	15%	0-2	\$37,900	2045	**	5	\$14,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : Showers								
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Lockers, Showers, And Bathrooms								
	Terrazzo	10%	4+	\$19,600	LIFE	**	5	\$6,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Stairs								
	Vinyl Tile	30%			2037	**	3	\$8,600	
	Wood	35%			2060	**	5	\$50,200	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$12,700	
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Pool Wall								
	Ceramic Tile	15%	Now	\$23,300	2041	**	5	\$7,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : Locker Room								
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Locker And Bathroom								
	Concrete Masonry Unit	30%			LIFE	**	5	\$24,500	
	Masonry: Brick	10%			LIFE	**	10	\$3,100	
	Plaster	15%			LIFE	**	5-10	\$13,000	
	SGFT/Glazed Masonry	25%			LIFE	**	10	\$12,700	
Ceilings									
	AcousTileSusp.Lay-In	55%	4+	\$18,800	2045	**	5	\$21,000	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : 2nd Floor Lobby								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Lobby								
	Exposed Struc: Concrete	5%			LIFE	**	5-10	\$4,800	
	Exposed Struc: Steel	15%			LIFE	**	10	\$22,900	
	Metal Panel	5%	Now	\$70,500	LIFE	**	5	\$4,800	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Plaster	20%			LIFE	**	5-10	\$26,300	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2032				
Retaining Walls									
	Cast in Place Concrete	100%			2067	**			

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

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

Site Pavements

On-Site Walkways

Asphalt

80% 4+ \$5,900 2041 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Rear Of Building*

Cast in Place Concrete

20% 2045 * *

Parking/Driveway

Asphalt

100% 4+ \$17,600 2041 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Various*

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

Over 600 Volts

Service Equipment

Not Accessible

100%

Transformers

Dry Type

100% 2049 * * 3 \$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside The Building**Explanation : 1,000 Kilovolt Amperes, 4,160 Volts Primary, 208/120 Volts Secondary*

Feeders

Cable

100% 2054 * * 1

Raceway

Conduit

100% 2058 * * 1

Under 600 Volts

Service Equipment

Air Circuit Breaker

100% 2058 * * 5 \$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100% 2058 * * 5 \$1,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Two Vertical Sections*

Raceway

Conduit

90% 2032 \$123,200 1

Conduit

10% 2042 * * 1

Panelboards

Fused Disc Sw

10% 2031 \$11,600 5 \$100

Molded Case Bkrs

55% 2031 \$63,600 5 \$800

Molded Case Bkrs

35% 2040 * * 5 \$500

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	50%	2-4	\$96,100	2057	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2032	\$57,600	1		
	Thermoplastic	20%			2042	**	1		
Motor Controllers									
	Locally Mounted	5%			2030	\$2,500	5		
	Locally Mounted	25%			2037	**	5	\$100	
	Motor Control Center	20%			2030	\$64,600	5	\$300	
	Motor Control Center	50%			2037	**	5	\$800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	**	1	\$17,800	
Lighting									
Interior Lighting									
	Fluorescent	85%			2032	\$119,700	10	\$45,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	LED	15%			2040	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lobby And Hallways									
Explanation : LED Lights									
Egress Lighting									
	Emergency, Battery	50%			2032	\$43,100	10	\$7,000	
	Exit, Service	50%			2032	\$8,600	1		
Exterior Lighting									
	HID	10%			2032	\$24,100	10		
	LED	10%			2040	**			
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2032	\$57,900	1	\$6,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2032	\$198,400	1-3	\$11,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Toilets And Basement									
Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Buried Tanks							
		Explanation : Oil No.2, Two Tanks 30,000 Gallons Each							
Conversion Equipment									
	Hot Water Boiler	100%			2037	**	1	\$28,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 3 Boilers. Providing High Temperature Water To Most Of The Buildings On Campus							
Distribution									
	Hot Wtr Piping/Pump	90%			2040	**	4	\$3,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Distributes High Temperature Water To Most Buildings On Campus							
	Hot Wtr Piping/Pump	10%	0-2	\$900	2031	\$9,300	4	\$300	
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Various Locations							
		Explanation : No Spare Parts In Market For Outdated Pneumatic Control System.							
Terminal Devices									
	Air Handler	40%			2027	\$336,300	1	\$14,300	
	Convactor/Radiator	30%			2030	\$96,000	1	\$5,600	
	Fan Coil Unit/Heat	30%			2027	\$268,700	1	\$5,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	40%			2032	\$203,000	1	\$10,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Side Yard							
	Split Unit	10%			2037	**			
	No Component	50%							
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2042	**	4	\$1,100	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2032	\$134,100	1	\$14,300	
	Fan Coil - 2 Pipe	10%			2037	**	1	\$1,900	
	No Component	50%							

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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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	10%			2037	* *	2	\$4,000	
	Dry Cooler	40%			2032	\$65,000	2	\$16,100	
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$51,000	
Exhaust Fans									
	Interior	100%			2027	\$212,700	2	\$1,800	
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2042	* *	1		
	Galvanized Steel	50%			2030	\$131,200	1		
Water Heater									
	Gas Fired	15%	Now	\$5,500	2032	\$5,500	2	\$100	
	Broken, Extent : Severe, Area Affected : 100% Location : Boiler Room								
	Gas Fired	85%			2032	\$31,000	2	\$700	
HW Heat Exchanger									
	HTHW/HW	100%			2042	* *			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2032	\$9,100	4	\$1,800	
Pool Filter/Treatment									
	Diatomaceous Earth	100%			2030	\$2,031,200	4	\$14,300	
Sewage Ejector(s)									
	Not Accessible	100%							
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement To 2nd Floor Explanation : 1 Unit								
Fire Suppression									
Standpipe									
	Generic	100%			2042	* *	1-5	\$29,100	
Sprinkler									
	No Component	40%							
	Generic	60%			2032	\$351,300	1-2	\$9,700	

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 15-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 7490 **Lot** : 2 **BIN** : 4444187

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$395,700	\$1,346,100
Interior Architecture	\$221,000	\$191,800
Electrical		\$1,419,000
Mechanical		\$2,902,800
Total	\$616,600	\$5,859,700
Importance Code A	\$395,700	\$1,346,100
Importance Code B	\$166,000	\$4,513,600
Importance Code C	\$55,000	
Total	\$616,600	\$5,859,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$128,700		\$9,100	
Interior Architecture	\$212,000		\$4,900	\$41,400
Electrical	\$84,100	\$11,800	\$12,300	\$11,900
Mechanical	\$79,300	\$48,700	\$35,700	\$46,400
Site Enclosure	\$15,800			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$529,800	\$70,400	\$71,800	\$109,600
Importance Code A	\$134,300	\$5,300	\$14,400	\$5,300
Importance Code B	\$274,700	\$65,100	\$57,400	\$104,300
Importance Code C	\$120,800			
Total	\$529,800	\$70,400	\$71,800	\$109,600



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%	Now	\$41,700	LIFE	**	5	\$2,900		
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Cooling Tower Area								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Cooling Tower Area								
Masonry: Brick	25%			LIFE	**	5	\$45,800		
Pre-Cast Concrete	70%			LIFE	**	5	\$416,500		
Windows									
Aluminum	15%	4+	\$12,700	2048	**	5	\$1,400		
	Caulking Deteriorated, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Aluminum	80%			2048	**	5	\$14,700		
Metal Louvers	5%			2041	**	10	\$5,700		
Parapets									
Concrete Masonry Unit	5%	Now	\$4,000	LIFE	**	5	\$800		
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Cooling Tower Area								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Cooling Tower Area								
Metal Panel	5%			2052	**	5	\$2,700		
Metal Rail	70%			2045	**	5-10	\$176,700		
Pre-Cast Concrete	20%	Now	\$22,100	LIFE	**	5	\$17,600		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping Over Cooling Tower Wall								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Coping Over Cooling Tower Wall								
Roof									
Modified Bitumen	85%			2032	\$1,001,600	10	\$66,800		
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Main Roof								
Paver: Asphalt	10%	Now	\$7,800	2041	**				
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Room B-16								
Skylight, Plastic	5%	Now	\$80,100	2037	**	1			
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Skylights								
Soffits									
Pre-Cast Concrete	30%			LIFE	**	5	\$20,300		
Stucco Cement	70%			2045	**	5	\$18,200		

Interior

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	45%			2028	\$1,000,300	3	\$141,800		
Cast in Place Concrete	10%	4+	\$9,100	LIFE	**	5	\$34,500		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement Mechanical Room									
Ceramic Tile	5%			2041	**	5	\$7,900		
Terrazzo	5%			LIFE	**	5	\$12,300		
Vinyl Tile	25%			2037	**	3	\$14,800		
Vinyl Tile 9" X 9"	10%			2027	\$191,800	3	\$7,900		
Recent Repair Evident, Extent : N/A, Area Affected : 10%									
Location : Basement And Corridors									
Interior Walls									
Glass: Single Pane	5%			LIFE	**	5	\$21,400		
Gypsum Board	15%			LIFE	**	5-10	\$72,900		
Masonry: Brick	25%			LIFE	**	10	\$21,400		
Metal Panel	20%			LIFE	**	10	\$25,700		
Plaster	35%			LIFE	**	5-10	\$85,000		
Ceilings									
AcousTileConcealSpLn	25%	Now	\$100,400	2052	**	5	\$23,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
AcousTileSusp.Lay-In	20%	4+	\$13,400	2045	**	5	\$15,000		
Broken/Missing Elements, Extent : Light, Area Affected : 15%									
Location : Corridors And Classrooms									
Exposed Struc: Concrete	40%			LIFE	**	5-10	\$74,900		
Gypsum Board	10%			LIFE	**	5-10	\$51,500		
Plaster	5%			LIFE	**	5-10	\$12,900		
Site Enclosure									
Free Standing Walls									
Masonry: Brick	100%	4+	\$15,800	2042	**				
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Stairs									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	60%			2045	**				
Pavers/Stone	40%			2041	**				
Parking/Driveway									
Asphalt	100%			2041	**				

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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 KURT SCHMELLER LIBRARY
Asset # : 2100

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Not Accessible	100%							
	Transformers								
	Dry Type	100%			2049	**	3	\$600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside The Building								
	Explanation : 1,000 Kilovolt Amperes, 4,160 Volts Primary, 208/120 Volts Secondary								
	Feeders								
	Cable	100%			2054	**	1		
	Raceway								
	Conduit	100%			2058	**	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2058	**	5	\$600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2058	**	5	\$2,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two Vertical Sections								
	Raceway								
	Conduit	98%			2032	\$89,900	1		
	Conduit	2%			2058	**	1		
	Panelboards								
	Fused Disc Sw	8%			2031	\$4,600	5	\$200	
	Molded Case Bkrs	92%			2031	\$53,200	5	\$2,600	
	Wiring								
	Braided Cloth	48%	2-4	\$43,300	2057	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Thermoplastic	50%			2032	\$45,100	1		
	Thermoplastic	2%			2058	**	1		
	Motor Controllers								
	Locally Mounted	10%			2030	\$21,700	5	\$100	
	Locally Mounted	10%			2045	**	5	\$100	
	Motor Control Center	60%			2030	\$32,100	5	\$1,800	
	Motor Control Center	20%			2049	**	5	\$600	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,500	LIFE	**	5	\$1,600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Corroded								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	* *	1	\$33,200	
	Generators								
	Diesel	100%			2045	* *	1	\$41,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Emergency Generator Rated At 150 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2027	\$1,700	5	\$24,000	
	Fuel Storage								
	Day Tank	10%			2054	* *	5	\$2,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 60 Gallons Rated Capacity							
	Underground Storage	90%			LIFE	* *	5	\$12,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : No Available Nameplate Rating Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2032	\$1,074,300	10	\$89,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	10%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : LED Lights							
	Egress Lighting								
	Emergency, Service	50%			2032	\$29,300	1		
	Exit, Service	50%			2032	\$8,500	1		
	Exterior Lighting								
	Fluorescent	5%			2032	\$19,100	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	HID	25%			2027	\$112,600	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$12,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2037

* *

1-3

\$19,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Control Panel And Horn*

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

Heating

Energy Source

HTHW/HW

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2045

* *

1

\$53,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Equipment Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$8,700

2040

* *

4

\$5,300

*Corroded, Extent : Moderate, Area Affected : 10%**Location : The Mechanical Equipment Room And Various Other Areas*

Terminal Devices

Air Handler

80%

2027

\$1,256,100

1

\$53,400

Convactor/Radiator

20%

2037

* *

1

\$7,000

Air Conditioning

Energy Source

Electricity

10%

2040

* *

1

Steam/HW System

90%

2042

* *

1

Conversion Equipment

Absorption

70%

2035

* *

1

\$81,700

Chiller/Steam/HW

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One Unit With Refrigerant Water In Lithium Bromide Cycle. The Unit Has Scheduled To Be Removed Due To Chilled Water Is Supplied From Medical Building Next Year.*

Split Unit

15%

2037

* *

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 6 Units On 1st Floor*

No Component

15%

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2042	* *	4	\$3,700	
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	55%			2032	\$585,500	1	\$36,700	
	Fan Coil - 2 Pipe	15%			2037	* *	1	\$5,200	
	Fan Coil - 4 Pipe	15%			2027	\$333,300	1	\$5,200	
	No Component	15%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2040	* *	2	\$11,300	
	Water Cooling Tower	70%			2030	\$252,100	2	\$76,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : The Unit Has Scheduled To Be Removed Due To Chilled Water Is Supplied From Medical Building Next Year.								
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$95,300	
Exhaust Fans									
	Interior	95%			2027	\$377,400	2	\$3,100	
	Wall Unit	5%			2032	\$2,000	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	15%	0-2	\$6,200	2042	* *	1		
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Brass/Copper	85%			2042	* *	1		
Water Heater									
	Electric	100%			2031	\$98,400	4	\$900	
HW Heat Exchanger									
	HTHW/HW	100%			2042	* *			
	Abandoned in Place, Extent : Light, Area Affected : 100%								
	Location : Obsolete Unit Has Not Been Used For Long Time. Basement.								
Sanitary Piping									
	Cast Iron	10%	0-2	\$1,600	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Basement Mechanical Equipment Room								
	Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2032	\$32,200	4	\$6,400	
Backflow Preventer									
	Not Accessible	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2042		* *	1-5	\$54,400
	Sprinkler								
	No Component	80%							
	Generic	20%			2052		* *	1-2	\$6,000

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

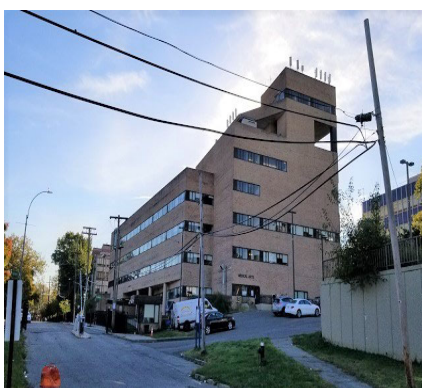
Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 15-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 7490 **Lot** : 2 **BIN** : 4439438

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$330,800	\$227,100
Interior Architecture	\$980,000	\$123,200
Electrical		\$2,186,500
Mechanical		\$4,081,900
Site Pavements	\$60,000	
Total	\$1,370,800	\$6,618,700
Importance Code A	\$330,800	\$437,700
Importance Code B	\$980,000	\$6,180,900
Importance Code C	\$60,000	
Total	\$1,370,800	\$6,618,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$63,400		\$8,700	
Interior Architecture	\$184,000			\$25,300
Electrical	\$41,000	\$15,400	\$15,300	\$16,100
Mechanical	\$131,600	\$48,000	\$85,700	\$48,200
Site Pavements	\$24,300			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$454,300	\$73,200	\$119,600	\$99,500
Importance Code A	\$70,600	\$7,000	\$15,700	\$7,000
Importance Code B	\$222,000	\$66,200	\$103,800	\$92,600
Importance Code C	\$161,700			
Total	\$454,300	\$73,200	\$119,600	\$99,500



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
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$20,000	
	Masonry: Brick	93%	Now	\$155,100	LIFE	**	5	\$93,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : South Facade, Stair Door To Penthouse								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Penthouse								
	Window Wall	5%			2042	**	5	\$18,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Greenhouse								
	Explanation : Glass Enclosure Greenhouse								
Windows									
	Aluminum	95%	Now	\$120,500	2040	**	5	\$13,000	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Metal Louvers	5%			2041	**	10	\$8,600	
Parapets									
	Concrete Masonry Unit	15%			LIFE	**	5-10	\$13,100	
	Masonry: Brick	75%	4+	\$38,000	LIFE	**	5	\$11,900	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 5%								
	Location : Parapet Wall								
	Recent Construction, Extent : N/A, Area Affected : 75%								
	Location : Roof Parapet								
	Metal Rail	5%			2045	**	5-10	\$14,400	
	Pre-Cast Concrete	5%			LIFE	**	5	\$10,000	
Roof									
	Modified Bitumen	95%			2040	**	10	\$78,800	
	Sloped Glazing	5%			LIFE	**	5	\$110,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Greenhouse								
	Explanation : Glass Roof								
Soffits									
	Stucco Cement	100%			2045	**	5		
Interior									
Floors									
	Carpet	10%			2028	\$300,500	3	\$42,600	
	Cast in Place Concrete	15%			LIFE	**	5	\$139,800	
	Mosaic Tile	5%			2037	**	5	\$26,600	
	Panel/Paver: Cer/Brk	15%			2048	**	5	\$71,900	
	Vinyl Tile	55%	Now	\$55,100	2037	**	3	\$43,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Basement Storage								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$19,200	
	Concrete Masonry Unit	49%			LIFE	**	5	\$60,200	
	Gypsum Board	25%			LIFE	**	5-10	\$65,300	
	Masonry: Brick	5%	Now	\$33,100	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Lobby Area									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Lobby Area									
Explanation : Expansion Joint Failure									
	Plaster	15%			LIFE	**	5-10	\$19,600	
	Under Construction	1%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Basement Chiller Control Booth									
Explanation : Chiller Control Booth Still Under Construction, Glass Panels Cracked									
Ceilings									
	AcousTileConcealSpLn	40%	Now	\$761,800	2052	**	5	\$53,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Corridors, Penthouse And Offices									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Corridors And 4th Floor									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : Corridors									
	AcousTileSusp.Lay-In	20%			2037	**	5	\$42,600	
	Exposed Struc: Concrete	40%			LIFE	**	5-10	\$106,500	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2067	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$24,300	2045	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Underpass									
Parking/Driveway									
	Asphalt	100%	Now	\$60,000	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Underpass Gate									

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
Transformers									
	Dry Type	70%		2049		**	3	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : 2,000 Kilovolt Amperes, 4160 Volts Primary, 480/ 277 Volts Secondary							
	Dry Type	30%		2037		**	3	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : 1,000 Kilovolt Amperes, 4160 Volts Primary, 480/277 Volts Secondary							
Feeders									
	Cable	70%		2054		**	1		
	Cable	30%		2040		**	1		
Raceway									
	Conduit	70%		2058		**	1		
	Conduit	30%		2042		**	1		
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	50%		2058		**	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.							
	Fused Disc Sw	50%		2042		**	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Two Main Disconnect Switches Rated At 2,000 Amperes Each.							
Transformers									
	Dry Type	80%		2037		**	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : 750 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary							
	Dry Type	20%		2049		**	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 112.5 Kilovolt Amperes And 75 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary							
Switchgear / Switchboard									
	Fused Disc Sw	70%		2042		**	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Five Vertical Sections							
	Molded Case Bkrs	30%		2058		**	5	\$1,100	
Raceway									
	Conduit	10%		2058		**	1		
	Conduit	90%		2032		\$246,100	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2031	\$24,800	5	\$300	
	Fused Disc Sw	5%			2040	* *	5	\$200	
	Molded Case Bkrs	75%			2031	\$185,800	5	\$2,800	
	Molded Case Bkrs	10%			2054	* *	5	\$400	
Wiring									
	Thermoplastic	90%			2032	\$345,500	1		
	Thermoplastic	10%			2058	* *	1		
Motor Controllers									
	Locally Mounted	5%			2030	\$6,400	5		
	Locally Mounted	5%			2049	* *	5		
	Motor Control Center	60%			2030	\$478,900	5	\$2,300	
	Motor Control Center	20%			2037	* *	5	\$800	
	Variable Frequency Drive	10%			2049	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$4,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2049	* *	1	\$43,500	
Generators									
	Diesel	100%			2045	* *	1	\$54,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Penthouse								
	Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries									
	Nickel Cadmium	100%			2027	\$1,700	5	\$31,500	
Fuel Storage									
	Day Tank	10%			2054	* *	5	\$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Penthouse								
	Explanation : 60 Gallons Rated Capacity								
	Underground Storage	90%			LIFE	* *	5	\$15,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : No Available Nameplate Rating Capacity								
Lighting									

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QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	69%			2032	\$237,700	10	\$89,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices, Basement, Classrooms							
		Explanation : T-8 Lamps							
	HID	1%			2032	\$2,500	10		
	LED	30%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Classrooms							
		Explanation : LED Lights							
	Egress Lighting								
	Emergency, Service	50%			2037	* *	1		
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	20%			2032	\$118,000	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$15,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2027	\$485,200	1-3	\$26,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Control Panel							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2042	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	100%			2028	\$210,600	1	\$69,900	

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QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%	Now	\$5,700	2040	**	4	\$3,500	
Corroded, Extent : Moderate, Area Affected : 10%									
Location : At The Heat Exchanger Valves And Various Other Areas									
	Hot Wtr Piping/Pump	50%			2040	**	4	\$5,200	
Terminal Devices									
	Air Handler	60%			2032	\$1,234,100	1	\$52,400	
	Convector/Radiator	30%			2037	**	1	\$13,700	
	Fan Coil Unit/Heat	10%			2032	\$219,100	1	\$4,600	
Air Conditioning									
Energy Source									
	Electricity	100%			2048	**	1		
Conversion Equipment									
	Centrifugal,Compressor Turbine	100%			2047	**	1	\$152,900	
R-134a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Sub-basement Mechanical Room									
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Sub-basement Mechanical Room									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2062	**	4	\$7,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2032	\$1,640,500	1	\$87,400	
Heat Rejection									
	Water Cooling Tower	100%			2037	**	2	\$142,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Roof									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$124,800	
Exhaust Fans									
	Interior	100%			2032	\$520,400	2	\$4,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2042	**	1		
	Galvanized Steel	20%	0-2	\$6,400	2030	\$128,400	1		
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Heater									
	Electric	100%			2027	\$128,900	4	\$1,200	
HW Heat Exchanger									
	HTHW/HW	100%			2042	**			

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QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	5%	0-2	\$1,100	LIFE	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : From 4th Floor Mechanical Room Floor Drain To Lower Floor							
	Cast Iron	95%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%		2032		\$22,300	4	\$4,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 1 Unit							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : One Unit From Sub-basement To 4th Floor, One Unit From Basement To Penthouse							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	**	1-5	\$71,300	
	Sprinkler								
	No Component	90%							
	Generic	10%			2052	**	1-2	\$4,000	
	Fire Pump								
	Generic	100%			2035	**	1	\$26,400	

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 14-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4439433

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$80,500	\$109,300
Interior Architecture	\$111,900	
Electrical		\$142,600
Mechanical		\$339,000
Total	\$192,400	\$590,900
Importance Code A	\$80,500	\$109,300
Importance Code B	\$56,300	\$481,600
Importance Code C	\$55,600	
Total	\$192,400	\$590,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$26,300		\$4,300	
Interior Architecture	\$40,800		\$20,300	\$2,500
Electrical	\$3,000	\$2,300	\$2,900	\$2,300
Mechanical	\$16,100	\$11,100	\$8,800	\$10,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$90,100	\$17,300	\$40,200	\$19,300
Importance Code A	\$28,700	\$2,300	\$6,700	\$2,300
Importance Code B	\$46,900	\$15,000	\$33,600	\$15,400
Importance Code C	\$14,500			\$1,600
Total	\$90,100	\$17,300	\$40,200	\$19,300



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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Fieldstone	60%			LIFE	**	5	\$49,200	
	Wood	40%			2037	**	5	\$109,300	
Windows									
	Aluminum	80%			2048	**	5	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : These Windows Are Made Out Of Wood On The Interior Side							
	Wood	20%			2040	**	5	\$8,700	
Roof									
	Slate	100%	4+	\$80,500	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : North And South Sides							
Interior									
Floors									
	Carpet	10%			2031	\$49,700	3	\$5,300	
	Cast in Place Concrete	10%			LIFE	**	5	\$15,400	
	Ceramic Tile	5%			2041	**	5	\$1,800	
	Quarry Tile	15%			2045	**	5	\$7,900	
	Slate	10%			LIFE	**	5	\$7,500	
	Vinyl Tile	10%			2037	**	3	\$1,300	
	Wood	40%			2060	**	5	\$26,400	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$3,200	
	Gypsum Board	80%			LIFE	**	5-10	\$86,000	
	Masonry: Brick	10%			LIFE	**	10	\$1,900	
	Wood	5%			LIFE	**	5	\$25,300	
Ceilings									
	AcousTileSusp.Lay-In	5%			2045	**	5	\$1,800	
	Exposed Struc: Concrete	10%	Now	\$6,500	LIFE	**	5	\$600	
		Exposed Reinforcement, Extent : Light, Area Affected : 5%							
		Location : Basement							
	Exposed Struc: Wood	15%			LIFE	**	10	\$8,300	
	Gypsum Board	70%			LIFE	**	5-10	\$88,400	
Site Enclosure									
	Free Standing Walls								
	Masonry: Fieldstone	100%			2052	**			
Site Pavements									
On-Site Walkways									
	Asphalt	65%			2041	**			
	Cast in Place Concrete	5%			2045	**			
	Pavers/Stone	30%			2041	**			

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2032	\$2,700	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Fused Disc Sw	50%			2052	**	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$108,000	5	\$100	
	Raceway								
	Conduit	80%			2052	**	1		
	Conduit	20%			2032	\$11,600	1		
	Panelboards								
	Fused Disc Sw	10%			2048	**	5	\$100	
	Molded Case Bkrs	80%			2048	**	5	\$500	
	Molded Case Bkrs	10%			2031	\$8,300	5	\$100	
	Wiring								
	Thermoplastic	80%			2052	**	1		
	Thermoplastic	20%			2032	\$14,700	1		
	Motor Controllers								
	Locally Mounted	100%			2045	**	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$700	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$7,200	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2037	**	10	\$8,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Incandescent	55%			2037	**	2	\$300	
	LED	5%			2040	**			
	Egress Lighting								
	Emergency, Service	50%			2037	**	1		
	Exit, LED	30%			2060	**	1		
	Exit, Service	20%			2037	**	1		
	Exterior Lighting								
	HID	20%			2032	\$19,600	10		
	No Component	80%							
Alarm									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

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

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$2,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Gallery And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2037

* *

1-3

\$14,500

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2052

* *

1

Fuel

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Buried Tank**Explanation : No.2 Oil, 2000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2045

* *

1

\$23,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2052

* *

Terminal Devices

Air Handler

50%

2037

* *

1

\$7,300

Convactor/Radiator

30%

2045

* *

1

\$2,300

Fan Coil Unit/Heat

20%

2037

* *

1

\$1,500

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Reciprocating

100%

2032

\$206,600

1

\$10,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement, Chiller*

Distribution

CW & CHW Wtr

100%

2052

* *

4

\$1,700

Pipe/Pump

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2037	**	1	\$10,200	
	Fan Coil - 4 Pipe	30%			2037	**	1	\$2,300	
Heat Rejection									
	Dry Cooler	100%			2032	\$132,400	2	\$16,400	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,800	
Exhaust Fans									
	Interior	95%			2037	**	2	\$700	
	Roof	5%			2037	**	2		
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	**	1		
Water Heater									
	Electric	50%			2031	\$10,700	4	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Gas Fired	50%			2031	\$7,400	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2023	\$800	4	\$700	
Backflow Preventer									
	Generic	100%			2037	**	1	\$1,400	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
Sprinkler									
	Generic	100%			2052	**	1-2	\$6,600	
Fire Pump									
	Generic	100%	0-2	\$800	2035	**	1	\$4,000	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
Chemical System									
	No Component	99%							
	Generic	1%			2027	\$300	1-3		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 15-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 7490 **Lot** : 2 **BIN** : 4439434

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$207,600	\$231,500
Interior Architecture	\$371,300	\$1,254,000
Electrical	\$249,900	\$1,805,200
Mechanical	\$198,500	\$4,763,300
Site Pavements	\$75,200	
Total	\$1,102,500	\$8,053,900
Importance Code A	\$207,600	\$231,500
Importance Code B	\$819,700	\$7,822,400
Importance Code C	\$75,200	
Total	\$1,102,500	\$8,053,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$96,900	\$26,300		
Interior Architecture	\$210,700		\$33,400	\$34,300
Electrical	\$50,500	\$18,300	\$19,300	\$18,900
Mechanical	\$75,200	\$42,200	\$50,000	\$41,500
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$438,200	\$91,800	\$107,600	\$99,600
Importance Code A	\$122,900	\$34,800	\$8,500	\$8,500
Importance Code B	\$221,300	\$57,000	\$99,100	\$85,900
Importance Code C	\$94,100			\$5,300
Total	\$438,200	\$91,800	\$107,600	\$99,600



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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cement - Fiber Panel	2%			2037	**	10	\$5,300	
	Masonry: Brick	48%	2-4	\$27,300	LIFE	**	5	\$41,000	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Penthouse							
	Pre-Cast Concrete	50%	4+	\$78,000	LIFE	**	5	\$138,800	
		Caulking Deteriorated, Extent : Light, Area Affected : 10%							
		Location : Exterior Various Areas							
Windows									
	Aluminum	37%	4+	\$129,700	2048	**	5	\$14,000	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Aluminum	58%			2048	**	5	\$43,900	
	Metal Louvers	5%			2041	**	10	\$23,600	
Parapets									
	Cast Stone/Terra Cotta	15%			LIFE	**	5-10	\$39,500	
	Masonry: Brick Cavity	30%			LIFE	**	5-10	\$19,000	
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : Parapet							
	Metal Panel	15%			2058	**	5	\$5,400	
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : Parapet							
	Metal Rail	40%			2049	**	5-10	\$67,000	
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : Parapet							
Roof									
	Modified Bitumen	80%			2040	**	10	\$92,700	
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Skylight, Plastic	20%			2049	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Atrium Roof							
		Explanation : Inflated Roof System							
Soffits									
	Metal Panel	100%			2052	**	5-10		

Interior

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2028	\$204,800	3	\$29,000	
	Cast in Place Concrete	10%			LIFE	**	5	\$127,100	
	Cast in Place Concrete	7%			LIFE	**	5	\$88,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Atrium								
	Explanation : Polished Concrete								
	Ceramic Tile	5%	0-2	\$6,200	2041	**	5	\$7,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : 1st Floor Concession								
	Terrazzo	13%	Now	\$38,800	LIFE	**	5	\$29,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Port Of Entry								
	Vinyl Tile	18%	4+	\$49,100	2042	**	3	\$19,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Corridors								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Corridors								
	Vinyl Tile	42%			2032	\$1,146,000	3	\$61,000	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$10,500	
	Concrete Masonry Unit	15%			LIFE	**	5	\$25,200	
	Masonry: Brick	10%			LIFE	**	10	\$6,300	
	Metal Panel	15%			LIFE	**	10	\$14,200	
	Plaster	30%			LIFE	**	5-10	\$53,600	
	SGFT/Glazed Masonry	25%			LIFE	**	10	\$26,300	
Ceilings									
	AcousTileConcealSpLn	12%	Now	\$62,300	2052	**	5	\$21,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Corridors								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : First Floor Corridor And Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Corridors								
	AcousTileSusp.Lay-In	23%			2045	**	5	\$66,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Exposed Struc: Concrete	45%			LIFE	**	5-10	\$163,400	
	Exposed Struc: Steel	10%			LIFE	**	10	\$58,100	
	No Component	10%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Atrium								
	Explanation : Inflated Plastic Roof								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

10%

2045

* *

Pavers/Stone

90%

2041

* *

Parking/Driveway

Asphalt

100%

2-4

\$75,200

2035

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Parking Area**Ponding, Extent : Light, Area Affected : 5%**Location : Parking Lot*

Electrical		Current Repair			Future Replacement		Maintenance		
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%

2058

* *

5

\$900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100%

2058

* *

5

\$4,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Three Vertical Sections*

Raceway

Conduit

98%

2032

\$313,000

1

Conduit

2%

2058

* *

1

Panelboards

Fused Disc Sw

15%

2031

\$42,100

5

\$600

Molded Case Bkrs

85%

2031

\$238,700

5

\$3,800

Wiring

Braided Cloth

58%

2-4

\$249,900

2057

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement, Upper Floors*

Thermoplastic

40%

2032

\$172,300

1

Thermoplastic

2%

2058

* *

1

Motor Controllers

Locally Mounted

38%

2030

\$48,300

5

\$400

Motor Control Center

60%

2030

\$478,900

5

\$2,800

Variable Frequency

2%

2049

* *

Drive

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$5,000

Stand-by Power

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	**	1	\$52,700	
	Generators								
	Diesel	100%			2045	**	1	\$66,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Emergency Generator Rated At 350 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2027	\$1,700	5	\$38,200	
	Fuel Storage								
	Day Tank	10%			2054	**	5	\$3,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 60 Gallons Rated Capacity							
	Underground Storage	90%			LIFE	**	5	\$19,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : No Available Nameplate Rating Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2032	\$333,800	10	\$125,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2040	**	10	\$7,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Cafeteria							
		Explanation : Compact Fluorescent Lights							
	LED	15%			2040	**			
	Egress Lighting								
	Emergency, Service	40%			2032	\$37,200	1		
	Emergency, Battery	10%			2040	**	10	\$4,100	
	Exit, Service	50%			2032	\$25,500	1		
	Exterior Lighting								
	HID	20%			2032	\$142,900	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	**	1	\$19,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2037

* *

1-3

\$31,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Toilets**Explanation : Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

HTHW/HW

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

Now

\$25,500

2047

* *

1

\$76,200

*Corroded, Extent : Severe, Area Affected : 60%**Location : Basement**Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

15%

0-2

\$5,900

2042

* *

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Basement Mechanical Room*

Steam Piping/Pump

85%

2042

* *

Terminal Devices

Air Handler

10%

2027

\$249,200

1

\$10,600

Air Handler

70%

2032

\$1,744,200

1

\$74,100

Convactor/Radiator

15%

2037

* *

1

\$8,300

Fan Coil Unit/Heat

5%

2032

\$132,700

1

\$2,800

Air Conditioning

Energy Source

District Chilled Water

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Chilled Water From Medical Arts Building*

Distribution

CW & CHW Wtr

100%

2042

* *

4

\$8,400

Pipe/Pump

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	15%			2027	\$298,100	1	\$15,900	
	Air Handler/Cool/Ht	85%			2032	\$1,689,200	1	\$90,000	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$151,200	
Exhaust Fans									
	Interior	80%			2032	\$504,300	2	\$4,200	
	Roof	20%			2027	\$58,800	2	\$1,100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
Water Heater									
	Electric	100%			2025	\$156,100	4	\$1,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Undersized For Building Hot Water Demand									
HW Heat Exchanger									
	HTHW/HW	100%			2042	* *			
Sanitary Piping									
	Cast Iron	5%	Now	\$1,300	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%									
Location : From Penthouse Floor Drain To Lower Floor									
	Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	90%			LIFE	* *	1		
	Cast Iron	10%	Now	\$700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : Rear Exit Of Auditorium Stage									
Sump Pump(s)									
	Non-Submersible	100%			2032	\$27,000	4	\$5,400	
Backflow Preventer									
	Generic	100%			2042	* *	1	\$10,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement To 4th Floor, Penthouse									
Explanation : One Unit. It Is Broken.									
Fire Suppression									
Standpipe									
	Generic	100%			2042	* *	1-5	\$86,300	
Sprinkler									
	No Component	95%							
	Generic	5%			2032	\$86,800	1-2	\$2,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG

Asset # : 2101

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Fire Pump								
	Generic	100%		2045	* *	1	\$32,000	
Chemical System								
	No Component	99%						
	Generic	1%		2025	\$300	1-3		

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 15-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4845889

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$612,800	
Interior Architecture	\$97,800	\$195,300
Electrical		\$301,200
Mechanical		\$308,000
Site Pavements	\$59,900	\$598,700
Total	\$770,400	\$1,403,300
Importance Code A	\$612,800	
Importance Code B	\$97,800	\$804,500
Importance Code C	\$59,900	\$598,700
Total	\$770,400	\$1,403,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$19,400			
Interior Architecture	\$101,500		\$6,400	\$2,600
Electrical	\$8,700	\$2,700	\$2,800	\$3,200
Mechanical	\$64,500	\$4,200	\$5,500	\$3,900
Site Pavements	\$12,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$210,300	\$10,900	\$18,600	\$13,600
Importance Code A	\$21,100	\$1,400	\$1,400	\$1,400
Importance Code B	\$143,000	\$9,500	\$17,200	\$12,300
Importance Code C	\$46,200			
Total	\$210,300	\$10,900	\$18,600	\$13,600



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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	75%	Now	\$76,200	LIFE	* *	5	\$18,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Loading Dock								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Corners								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Above Rear Overhead Doors								
	Metal Coiling Doors	25%			2037	* *	5	\$19,200	
Windows									
	Aluminum	95%	Now	\$12,600	2040	* *	5	\$500	
	Hardware Missing, Extent : Light, Area Affected : 10%								
	Location : Corridors								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Offices								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Louvers	5%			2041	* *	10	\$300	
Parapets									
	Concrete Masonry Unit	25%	Now	\$1,500	LIFE	* *	5	\$300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Interior Face Of Parapet Over Second Floor								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Interior Face Of Parapet Over Second Floor								
	Masonry: Brick	70%	2-4	\$4,800	LIFE	* *	5	\$700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Interior Side Of Upper And Lower Parapet								
	Pre-Cast Concrete	5%	Now	\$400	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Coping								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
Roof									
	Modified Bitumen	100%	Now	\$536,600	2042	* *			
	Alligatoring, Extent : Moderate, Area Affected : 25%								
	Location : Upper And Lower Roof								
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Upper And Lower Roof								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Soffits									
	Cement - Fiber Panel	100%			2032		10		

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Floors									
	Carpet	5%			2031	\$25,700	3	\$2,700	
	Cast in Place Concrete	35%			LIFE	* *	5	\$55,800	
	Mosaic Tile	3%			2037	* *	5	\$2,700	
	Vinyl Tile	57%	Now	\$19,500	2032	\$195,300	3	\$7,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Basement And 2nd Floor Mechanical Room									
Interior Walls									
	Concrete Masonry Unit	57%			LIFE	* *	5	\$19,600	
	Gypsum Board	40%			LIFE	* *	5-10	\$29,200	
	Wood	3%			LIFE	* *	5	\$10,300	
Ceilings									
	AcousTileConcealSpLn	10%			2037	* *	5	\$4,600	
	AcousTileSusp.Lay-In	30%	Now	\$97,800	2052	* *	5	\$5,500	
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	30%			2045	* *	5	\$10,900	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Campus Facilities Office									
	Exposed Struc: Steel	25%			LIFE	* *	10	\$18,200	
	Plaster	5%			LIFE	* *	5-10	\$3,100	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$59,900	2030	\$598,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front Entry									
Parking/Driveway									
	Asphalt	100%	4+	\$12,400	2035	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Parking Lot And Loading Dock									
Ponding, Extent : Light, Area Affected : 10%									
Location : Parking Lot									

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2049	* *	3	\$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside The Building								
Explanation : 1,000 Kilovolt Amperes, 4160 Volts Primary, 208/120 Volts Secondary								

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

Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Feeders								
	Cable	100%			2054	**	1		
	Raceway								
	Conduit	100%			2058	**	1		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2058	**	5	\$700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2058	**	5	\$100	
	Molded Case Bkrs	50%			2058	**	5	\$400	
	Raceway								
	Conduit	98%			2032	\$56,900	1		
	Conduit	2%			2058	**	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$8,300	5	\$100	
	Fused Disc Sw	5%			2048	**	5		
	Molded Case Bkrs	75%			2031	\$61,900	5	\$500	
	Molded Case Bkrs	10%			2048	**	5	\$100	
	Wiring								
	Thermoplastic	85%			2032	\$62,500	1		
	Thermoplastic	2%			2058	**	1		
	Thermoplastic	13%			2042	**	1		
	Motor Controllers								
	Locally Mounted	50%			2037	**	5	\$100	
	Locally Mounted	50%			2030	\$25,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	**	1	\$8,500	
	Generators								
	Diesel	100%			2045	**	1	\$10,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside The Building								
	Explanation : Emergency Generator Rated At 500 Kilowatts								
	Batteries								
	Nickel Cadmium	100%			2027	\$1,700	5	\$6,200	
	Fuel Storage								
	Underground Storage	100%			LIFE	**	5	\$3,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside The Building								
	Explanation : 8,000 Gallons Rated Capacity								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2037	* *	10	\$17,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	LED	30%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Storage							
		Explanation : LED Lights							
Egress Lighting									
	Emergency, Service	50%			2032	\$7,500	1		
	Exit, Service	50%			2032	\$4,100	1		
Exterior Lighting									
	HID	20%			2032	\$23,100	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2027	\$94,800	1-3	\$5,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Storage And Hallways							
		Explanation : Manual Pull Stations, Alarm Bells And Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2042	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	100%			2028	\$41,200	1	\$13,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 1 Unit							

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	30%	0-2	\$3,800	2042	**			
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Steam Piping/Pump	70%			2042	**			
Terminal Devices									
	Air Handler	50%			2027	\$201,000	1	\$8,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Air Handlers							
	Convactor/Radiator	25%			2030	\$38,300	1	\$2,200	
	Fan Coil Unit/Heat	25%			2032	\$107,000	1	\$2,200	
Air Conditioning									
Energy Source									
	Electricity	100%			2040	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	20%	0-2	\$48,500	2042	**	1	\$2,300	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Obsolete Equipment, Extent : Moderate, Area Affected : 30%							
		Location : 1 Unit, Roof							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Roof							
	No Component	80%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2027	\$12,800	1	\$3,400	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%	0-2	\$2,300	2042	**	2	\$3,100	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Roof							
		Explanation : One Obsolete Unit							
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$12,200	
	No Component	50%							

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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 SERVICE BLDG

Asset # : 2084

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	30%			2027	\$30,500	2	\$300	
	Roof	20%			2032	\$9,500	2	\$200	
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2042	* *	1		
	Galvanized Steel	30%	0-2	\$1,900	2030	\$37,600	1		
			Corroded, Extent : Moderate, Area Affected : 5%						
			Location : Basement						
	Water Heater								
	Electric	100%			2027	\$25,200	4	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$4,400	4	\$900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 1st Floor						
			Explanation : One Unit						
Fire Suppression									
	Sprinkler								
	No Component	40%							
	Generic	60%			2042	* *	1-2	\$4,600	
	Chemical System								
	Dry	1%			2027	\$300	1-3		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Out Parking Lot						
			Explanation : Fuel Station Only						
	No Component	99%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 14-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 7490 **Lot** : 2 **BIN** : 4439432

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$891,500	\$317,800
Interior Architecture	\$80,100	
Electrical	\$58,800	\$181,300
Mechanical		\$619,800
Total	\$1,030,400	\$1,119,000
Importance Code A	\$891,500	\$317,800
Importance Code B	\$138,900	\$801,200
Total	\$1,030,400	\$1,119,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$127,500		\$3,100	
Interior Architecture	\$99,900		\$6,900	\$1,500
Electrical	\$6,800	\$3,000	\$3,300	\$3,400
Mechanical	\$29,000	\$3,000	\$5,600	\$3,800
Total	\$263,300	\$6,000	\$18,800	\$8,700
Importance Code A	\$136,700		\$3,500	
Importance Code B	\$80,500	\$6,000	\$15,400	\$7,200
Importance Code C	\$46,100			\$1,500
Total	\$263,300	\$6,000	\$18,800	\$8,700



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$24,100	
	Masonry: Brick	20%	Now	\$64,200	LIFE	**	5	\$9,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Corners And Chimney								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : South Facade								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Masonry: Fieldstone	15%			LIFE	**	5	\$10,800	
	Metal/Glass Curt Wall	55%			LIFE	**	5	\$99,300	
	Metal Panel	5%			2052	**	5-10	\$16,500	
Windows									
	Aluminum	95%	Now	\$672,100	2057	**	5	\$7,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Metal Louvers	5%			2041	**	10	\$4,800	
Parapets									
	Masonry: Brick	50%	Now	\$30,600	LIFE	**	5	\$2,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Southeast Corner								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Southwest Corner								
	Metal/Glass Curt Wall	35%			2052	**	5	\$6,500	
	Metal Panel	10%	2-4	\$2,000	2052	**	5	\$900	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Roof And Penthouse								
	Metal Rail	5%			2045	**	5-10	\$4,300	
Roof									
	Modified Bitumen	60%	Now	\$26,600	2032	\$266,100			
	Reflective Surface, Extent : Moderate, Area Affected : 75%								
	Location : Main Roof								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : In Front Of Penthouse Entry								
	Single Ply Membrane	10%			2032	\$51,700	10	\$3,000	
	Single Ply Membrane	30%	Now	\$155,200	2042	**			
	Adhesion Failure, Extent : Severe, Area Affected : 50%								
	Location : Penthouse								
	Not Insulated, Extent : Moderate, Area Affected : 100%								
	Location : Penthouse								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cast in Place Concrete	20%	Now	\$1,100	LIFE	**	5	\$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Under Concrete Stair At Rear Of Building									
Exposed Reinforcement, Extent : Severe, Area Affected : 15%									
Location : Under Concrete Stair									
	Stucco Cement	80%			2045	**	5	\$900	
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Front Entrance									
Interior									
Floors									
	Carpet	5%			2031	\$33,100	3	\$3,500	
	Cast in Place Concrete	20%			LIFE	**	5	\$41,100	
	Mosaic Tile	3%			2045	**	5	\$3,500	
	Slate	5%			LIFE	**	5	\$5,000	
	Vinyl Tile	67%			2037	**	3	\$11,800	
Interior Walls									
	Ceramic Tile	3%			2041	**	5	\$3,000	
	Concrete Masonry Unit	80%			LIFE	**	5	\$63,500	
	Gypsum Board	10%			LIFE	**	5-10	\$16,900	
	Metal Panel	2%			LIFE	**	10	\$900	
	SGFT/Glazed Masonry	5%			LIFE	**	10	\$2,500	
Ceilings									
	AcousTileSusp.Lay-In	30%	4+	\$2,300	2045	**	5	\$6,500	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Throughout									
	Exposed Struc: Concrete	60%			LIFE	**	5-10	\$32,600	
	Metal Panel	10%	Now	\$80,100	LIFE	**	5	\$5,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Basement Corridor									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Basement Corridor									
Site Pavements									
On-Site Walkways									
	Asphalt	20%			2041	**			
	Cast in Place Concrete	40%			2045	**			
	Pavers/Stone	40%			2041	**			
Parking/Driveway									
	Asphalt	100%			2035	**			

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

Under 600 Volts

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2062	**	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2058	**	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Vertical Sections							
	Raceway								
	Conduit	98%			2032	\$56,900	1		
	Conduit	2%			2058	**	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$8,300	5	\$100	
	Molded Case Bkrs	90%			2031	\$74,300	5	\$700	
	Wiring								
	Braided Cloth	80%	2-4	\$58,800	2057	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	18%			2032	\$13,200	1		
	Thermoplastic	2%			2058	**	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$50,100	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	**	1	\$9,400	
	Generators								
	Diesel	100%			2045	**	1	\$11,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 125 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2027	\$1,700	5	\$6,800	
	Fuel Storage								
	Main Tank	100%			2067	**	5	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 480 Gallons Rated Capacity							
Lighting									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2037	* *	10	\$25,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2037	* *	10	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	LED	8%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Staircases							
		Explanation : LED Lights							
Egress Lighting									
	Emergency, Service	50%			2037	* *	1		
	Exit, Service	50%			2037	* *	1		
Exterior Lighting									
	HID	20%			2027	\$25,600	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2037	* *	1-3	\$5,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Toilets, Basement							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							

Note : 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 TECHNOLOGY BLDG
Asset # : 2647

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	HTHW/HW Exchanger	100%	0-2	\$9,200	2047	**	2	\$1,500	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Equipment Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Equipment Room							
		Explanation : Obsoleted Unit On Extended Life Time.							
Distribution									
	Steam Piping/Pump	95%			2042	**			
	Steam Piping/Pump	5%	0-2	\$7,000	2062	**			
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : And Leaking In Equipment Room.							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Vacuum Pump In Equipment Room.							
Terminal Devices									
	Convactor/Radiator	75%			2037	**	1	\$7,400	
	Fan Coil Unit/Heat	25%			2032	\$118,700	1	\$2,500	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chilled Water From Adjacent Medical Arts Building							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2042	**	4	\$1,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Entrance							
		Explanation : Supplied From Medical Arts Building							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2032	\$355,600	1	\$18,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,000	
	Exhaust Fans								
	Interior	80%			2032	\$90,200	2	\$800	
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2032	\$55,300			
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							

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Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Address : 226-11 56TH AVENUE
Borough : QUEENS **Agency's Number** : Y1-270Y1
Program / Asset # : CUN0006.Y10 / 2088 **Yr Built/Renovated** : 1967 / 1995
Area Sq Ft : 10,540 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 22-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4458074

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$149,400
Electrical		\$225,600
Site Pavements	\$215,500	
Total	\$215,500	\$375,000
Importance Code A		\$149,400
Importance Code B		\$225,600
Importance Code C	\$215,500	
Total	\$215,500	\$375,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$58,100		\$1,400	
Interior Architecture	\$15,700		\$12,900	\$2,200
Electrical	\$1,100	\$700	\$700	\$1,000
Mechanical	\$41,900	\$500	\$2,800	\$500
Site Pavements	\$21,000			
Total	\$137,800	\$1,200	\$17,800	\$3,700
Importance Code A	\$58,100		\$1,400	
Importance Code B	\$44,200	\$1,200	\$16,400	\$3,100
Importance Code C	\$35,600			\$700
Total	\$137,800	\$1,200	\$17,800	\$3,700



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$9,100	
	Masonry: Brick	10%	2-4	\$6,000	LIFE	**	5	\$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Asap Front And Rear Entry									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%									
Location : Throughout									
	Metal Panel	80%	Now	\$11,500	2052	**	5	\$27,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : East Facade									
Deteriorated Finish, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Metal Coiling Doors	5%			2045	**	5	\$2,800	
Windows									
	Aluminum	100%	Now	\$8,700	2040	**	5	\$900	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Asap Office									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Asap Office									
Roof									
	Roll Roofing	100%			2028		5	\$54,600	
Interior									
Floors									
	Carpet	50%			2031	\$112,200	3	\$11,900	
	Carpet	15%			2028	\$33,700	3	\$4,800	
	Ceramic Tile	5%			2041	**	5	\$800	
	Vinyl Tile	25%			2037	**	3	\$1,500	
	Wood	5%			2060	**	5	\$1,500	
Other Observation, Extent : N/A, Area Affected : 10%									
Location : Bookstore									
Explanation : Engineered Wood Floor									
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$1,300	
	Gypsum Board	20%			LIFE	**	5-10	\$8,900	
	Metal Panel	75%			LIFE	**	10	\$8,800	
Ceilings									
	AcousTileSusp.Lay-In	100%			2045	**	5	\$15,400	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2052	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$21,000	2037	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Ramps, Walks And Steps									

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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 W
Asset # : 2088

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

Site Pavements

Parking/Driveway

Asphalt

100% 4+ \$215,500 2035 * *

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

Location : Parking Lot

Ponding, Extent : Light, Area Affected : 5%

Location : Parking Lot

Sinking/Subsiding, Extent : Light, Area Affected : 5%

Location : Parking Lot

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2032 \$1,600 5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Fused Disc Sw

100% 2032 \$35,700 5

Raceway

Conduit

100% 2032 \$34,600 1

Panelboards

Fused Disc Sw

10% 2031 \$1,700 5

Molded Case Bkrs

90% 2031 \$14,900 5 \$300

Wiring

Thermoplastic

100% 2032 \$30,700 1

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

90% 2032 \$105,000 10 \$8,700

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

Location : Throughout The Building

Explanation : T-8 Lamps

LED

10% 2037 * *

Egress Lighting

Emergency, Battery

50% 2032 \$7,900 10 \$1,300

Exit, Service

50% 2032 \$800 1

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	10%			2027	\$3,700	10	\$100	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Door Entrance						
			Explanation : Compact Fluorescent Lights						
	Fluorescent	10%			2027	\$3,700	10	\$100	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Front Of The Building						
			Explanation : T-8 Lamps						
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	* *	1	\$800	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Hallways And Outside Perimeter						
			Explanation : CCTV Surveillance Cameras						
	Fire/Smoke Detection								
	Generic, Analog	100%			2027	\$120,600	1-3	\$6,700	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Manual Pull Stations, Alarm Bells						
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Not Accessible	100%							
			Other Observation, Extent : N/A, Area Affected : 0%						
			Location : In The Ceiling						
			Explanation : 2 Furnace Units Built Into The Air Handlers						
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%	0-2	\$37,000	2042	* *	1	\$4,400	
		Leak Evident, Extent : Moderate, Area Affected : 10% Location : Leaking Refrigerant On Extended Life, Extent : Moderate, Area Affected : 100% Location : On Side Of The Building R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units On Side Of The Building							
Terminal Devices									
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Ceiling Explanation : 2 Air Handler Units With Built In Gas Furnaces							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2027	\$22,000	2	\$7,300	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Side Of The Building Explanation : 2 Units. R-22 Is Used As Refrigerant							
Ventilation									
	Exhaust Fans								
	Roof	5%			2027	\$900	2		
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater									
	Not Accessible	100%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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 : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 22-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4439437

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$108,000	\$149,400
Interior Architecture		\$127,100
Electrical		\$142,100
Total	\$108,000	\$418,500
Importance Code A	\$108,000	\$149,400
Importance Code B		\$269,100
Total	\$108,000	\$418,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$57,200		\$1,400	
Interior Architecture	\$33,300			\$1,800
Electrical	\$400	\$300	\$300	\$500
Mechanical	\$5,300	\$1,100	\$2,100	\$1,100
Site Pavements	\$10,500			
Total	\$106,800	\$1,400	\$3,900	\$3,400
Importance Code A	\$57,200		\$1,400	
Importance Code B	\$27,700	\$1,400	\$2,400	\$3,400
Importance Code C	\$21,800			
Total	\$106,800	\$1,400	\$3,900	\$3,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Metal Panel	95%	2-4	\$27,400	2042	**	5	\$32,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Building Base								
	Deformed/Dented, Extent : Light, Area Affected : 10%								
	Location : East And South Facade								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Paint Peeling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Metal Coiling Doors	5%			2045	**	5	\$2,800	
Windows									
Steel	100%	Now	\$108,000	2057	**	5	\$11,700		
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Roof									
Roll Roofing	100%	Now	\$29,900	2028	\$149,400	5	\$27,300		
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Testing Side								
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$3,500		
	5%			2037	**	5	\$2,000		
	85%	4+	\$6,400	2032	\$127,100	3	\$5,100		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Vinyl Tile 9" X 9"	5%			2032	\$9,700	3	\$400		
Interior Walls									
Concrete Masonry Unit	35%			LIFE	**	5	\$7,300		
	65%			LIFE	**	10	\$7,600		
Ceilings									
AcousTileSusp.Lay-In	100%	0-2	\$13,800	2037	**	5	\$7,700		
	Broken/Missing Elements, Extent : Light, Area Affected : 3%								
	Location : Various								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Classrooms And Testing								
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Throughout									

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2067

* *

Retaining Walls

Cast in Place Concrete

100%

2052

* *

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

4+

\$10,500

2037

* *

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

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

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw

100%

2032

\$35,700

5

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch In The Switchboard*

Raceway

Conduit

100%

2032

\$34,600

1

Panelboards

Fused Disc Sw

10%

2031

\$1,700

5

Molded Case Bkrs

70%

2031

\$11,600

5

\$200

Molded Case Bkrs

20%

2040

* *

5

\$100

Wiring

Thermoplastic

100%

2032

\$30,700

1

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

100%

2032

\$142,100

10

\$11,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Egress Lighting

Emergency, Battery

50%

2032

\$9,600

10

\$1,600

Exit, Service

50%

2032

\$1,000

1

Exterior Lighting

HID

10%

2027

\$5,400

10

No Component

90%

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

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

Alarm

Security System

No Component

80%

Generic

20%

2032

\$8,600

1

\$1,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2027

\$44,100

1-3

\$2,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Stations*

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Not Accessible

100%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : In The Ceiling**Explanation : 2 Furnace Units Built Into Ceiling Handler Units*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$11,300

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Split Unit

50%

2037

* *

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 3 Units, Outside Of The Building*

Split Unit

50%

2040

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside Of The Building**Explanation : 2 Units. R-410a*

Terminal Devices

Fan Coil - 2 Pipe

50%

2037

* *

1

\$2,100

Not Accessible

50%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : In The Ceiling**Explanation : 2 Ceiling Air Handlers With Built In Gas Furnaces*

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	50%			2037	* *	2	\$4,500	
	Other Observation, Extent : N/A, Area Affected : 100% Location : At Side Of Building Explanation : 3 Units								
	Air Cooled Condenser Unit	50%			2040	* *	2	\$4,500	
	Other Observation, Extent : N/A, Area Affected : 100% Location : At Side Of Building Explanation : 2 Units								
Ventilation									
Exhaust Fans									
	Roof	5%			2037	* *	2		
	No Component	95%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
Water Heater									
	Electric	100%			2027	\$11,700	4	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

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 : 22-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4834375

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$58,100	\$115,200
Interior Architecture		\$97,500
Electrical		\$95,800
Mechanical		\$200,000
Total	\$58,100	\$508,500
Importance Code A	\$58,100	\$115,200
Importance Code B		\$393,300
Total	\$58,100	\$508,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$52,100		\$1,500	
Interior Architecture	\$42,300		\$800	\$1,400
Electrical	\$300	\$200	\$200	\$300
Mechanical	\$3,500	\$800	\$3,500	\$800
Site Pavements	\$1,900			
Total	\$100,100	\$1,000	\$6,000	\$2,500
Importance Code A	\$52,500	\$400	\$1,900	\$400
Importance Code B	\$30,600	\$500	\$4,100	\$1,900
Importance Code C	\$17,000			\$100
Total	\$100,100	\$1,000	\$6,000	\$2,500



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	4+	\$3,000	LIFE	**	5	\$4,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Base Of Building							
	Metal Panel	90%	0-2	\$27,700	2042	**	5	\$32,700	
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Base Of Building							
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : At Building Base							
	Metal Coiling Doors	5%			2045	**	5	\$3,000	
Windows									
	Steel	100%	Now	\$58,100	2057	**	5	\$6,300	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Glazing Clouded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Roof									
	Roll Roofing	100%			2028	\$115,200	5	\$42,100	
Soffits									
	Metal Panel	100%	Now	\$300	2052	**	5	\$3,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
		Location : Northeast Corner Of Building							
		Corrosion/Rusting, Extent : Light, Area Affected : 2%							
		Location : Northeast Corner Of Building							
Interior									
Floors									
	Mosaic Tile	5%			2045	**	5	\$1,500	
	Vinyl Tile	85%	4+	\$4,900	2032	\$97,500	3	\$3,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Corridors							
	Wood	10%			2047	**	5	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Shadow Theatre							
		Explanation : Plywood Sheathing							
Interior Walls									
	Ceramic Tile	1%			2041	**	5	\$200	
	Concrete Masonry Unit	15%			LIFE	**	5	\$2,300	
	Gypsum Board	49%			LIFE	**	5-10	\$16,100	
	Metal Panel	10%			LIFE	**	10	\$900	
	Plaster	25%			LIFE	**	5-10	\$4,100	

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

Estimates are rounded to the nearest hundred dollars.

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

** Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	85%	4+	\$18,600	2037	**	5	\$5,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Steel	10%			LIFE	**	10	\$2,400	
	Gypsum Board	5%			LIFE	**	5-10	\$2,100	
Site Enclosure									
	Fence/Gates								
	Exposed Struc: Steel	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Walkway Guard Rails							
		Explanation : Pipe Rail							
Site Pavements									
	On-Site Walkways								
	Asphalt	55%	Now	\$1,900	2045	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Various Areas Around The Building							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Rear Area							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
		Location : Rear Area							
	Cast in Place Concrete	45%			2045	**			
	Parking/Driveway								
	Asphalt	100%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2032	\$1,600	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.									
Switchgear / Switchboard									
Fused Disc Sw		100%			2032	\$35,700	5		
Raceway									
Conduit		100%			2032	\$34,600	1		
Panelboards									
Fused Disc Sw		10%			2048	**	5		
Molded Case Bkrs		30%			2040	**	5	\$100	
Molded Case Bkrs		60%			2031	\$9,900	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 #Z
Asset # : 2104

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	30%			2042	* *	1		
	Thermoplastic	70%			2032	\$21,500	1		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	100%			2032	\$95,800	10	\$7,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2032	\$6,500	10	\$1,000	
	Exit, Service	50%			2032	\$700	1		
Exterior Lighting									
	HID	10%			2032	\$3,600	10		
	No Component	90%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2032	\$5,800	1	\$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2027	\$29,700	1-3	\$1,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways									
Explanation : Manual Pull Stations, Alarm Bells									

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Furnace	100%			2027	\$21,100	1	\$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Side Of The Building								
Explanation : 3 Units Built Into Air Conditioning Package Unit								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2027	\$112,200	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Package Unit At Side Of The Building					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Side Of The Building					
				Explanation : 3 Package Units With Built In Gas Furnaces					
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$14,100	
Ventilation									
	Exhaust Fans								
	Roof	5%			2027	\$700	2		
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater									
	Electric	100%			2027	\$7,900	4	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : In The Ceiling					
				Explanation : 1 Unit					
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2032	\$87,800	1-2	\$2,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

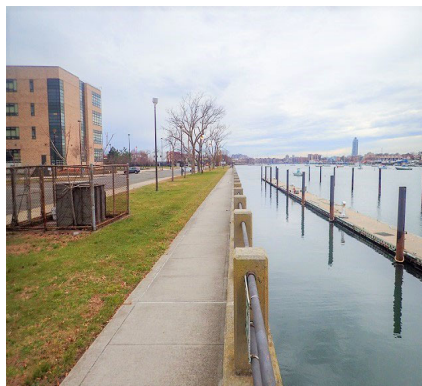
Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : NORTH SIDE (SHEEPSHEAD BAY)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.010 / 13549 **Yr Built/Renovated** :
Linear Ft : 1,127 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$59,600	\$1,192,300
Total	\$59,600	\$1,192,300
Importance Code B	\$59,600	\$1,192,300
Total	\$59,600	\$1,192,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$39,300		\$1,200	\$3,100
Total	\$39,300		\$1,200	\$3,100
Importance Code A	\$27,300			
Importance Code B	\$11,700		\$1,200	\$3,100
Importance Code C	\$300			
Total	\$39,300		\$1,200	\$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
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Asset # : 13549

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	5%			LIFE	**	5	\$700	
	No Component	95%							
	Sheet Piles								
	Steel	55%			LIFE	**	10		
				Corrosion, Extent : Moderate, Area Affected : 20%					
				Location : Primarily At Outer Flanges And Knuckles Above Wale					
	Not Accessible	45%							
	Wales								
	Steel	90%			LIFE	**	5	\$47,900	
				Corrosion, Extent : Moderate, Area Affected : 50%					
				Location : Entire Wale					
	Not Accessible	10%							
	Pile Caps								
	Concrete	95%			LIFE	**	5	\$6,500	
				Discolor & Bleeding, Extent : Light, Area Affected : 10%					
				Location : Efflorescence And Moss Growth Along Offshore Face Of Pile Cap					
	Steel	3%			2033	**	5	\$300	
	No Component	2%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Concrete	48%			2041	**	5	\$6,200	
				Cracking, Extent : Light, Area Affected : 5%					
				Location : Isolated Locations Along Walkway					
	Concrete	2%	4+	\$9,000	2047	**	5	\$100	
				Settlement, Extent : Light, Area Affected : 50%					
				Location : Access Path At Dock Entrance					
	Topsoil	46%			2030	\$30,900	5	\$2,400	
	Topsoil	4%	4+	\$2,700	2032	\$2,700	5	\$100	
				Settlement, Extent : Light, Area Affected : 20%					
				Location : 270 To 310 Feet From West End And Isolated Locations					
Deck Elements									
	Railing								
	Steel	100%	2-4	\$59,600	2030	\$1,192,300			
				Corrosion, Extent : Moderate, Area Affected : 10%					
				Location : Isolated Post Connections					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

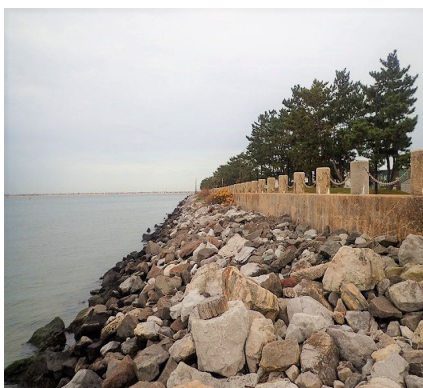
Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : EAST SIDE (JAMAICA BAY)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.020 / 13550 **Yr Built/Renovated** :
Linear Ft : 1,895 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$452,800	
Total	\$452,800	
Importance Code A	\$321,600	
Importance Code B	\$131,200	
Total	\$452,800	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$79,700		\$3,400	\$23,700
Total	\$79,700		\$3,400	\$23,700
Importance Code A	\$7,900			\$12,900
Importance Code B	\$16,500		\$3,400	\$10,800
Importance Code C	\$55,300			
Total	\$79,700		\$3,400	\$23,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset # : 13550

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	75%			LIFE	* *	5-10	\$11,500	
	Concrete	10%	4+	\$84,500	LIFE	* *	5	\$800	
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Multiple Sections Along Offshore Edge								
	Explanation : Cracking With Efflorescence And Delamination								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Multiple Sections Along Offshore Edge								
	Explanation : Cracking With Efflorescence And Delamination								
	No Component	15%							
Revetment									
	Stone	80%			LIFE	* *	5	\$18,200	
	Stone	5%	4+	\$46,200	LIFE	* *	5	\$600	
	Settlement, Extent : Light, Area Affected : 50%								
	Location : 85 Foot Section, 106 Feet From South End Of Sheet Pile Bulkhead								
	No Component	15%							
Sheet Piles									
	Steel	15%	4+	\$187,200	LIFE	* *			
	Corrosion, Extent : Moderate, Area Affected : 50%								
	Location : Splash Zone								
	Steel	2%	Now	\$49,900	LIFE	* *			
	Corrosion, Extent : Severe, Area Affected : 10%								
	Location : Holes In Sheeting 830, 834, 1105, And 1115 Feet From North End								
	No Component	83%							
Pile Caps									
	Concrete	15%			LIFE	* *	5	\$1,700	
	Cracking, Extent : Light, Area Affected : 5%								
	Location : 785 To 1106 Feet From North End								
	No Component	85%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	5%			2041	* *	5	\$1,100	
	Cracking, Extent : Moderate, Area Affected : 10%								
	Location : 25 To 765 Feet And 1131 To 1825 From North End								
	Concrete	95%			2041	* *	5	\$20,500	
	Cracking, Extent : Light, Area Affected : 5%								
	Location : Along Entire Length								
Fender									
	Piles								
	Timber	15%			2041	* *	4	\$6,800	
	Rotting/Splitting, Extent : Light, Area Affected : 20%								
	Location : Top 1 Foot Of Fender Piles								
	No Component	85%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset # : 13550

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Wales and Chocks								
	Timber	14%			2035	**	4	\$21,600	
		Rotting/Splitting, Extent : Light, Area Affected : 30%							
		Location : Along Fender Section							
	Timber	1%	Now	\$9,300	2047	**	4	\$1,000	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : 10 Foot Section Of Missing Wales And Chocks							
	No Component	85%							
Deck Elements									
	Railing								
	Concrete	15%			2033	**			
	Concrete	85%	2-4	\$131,200	2033	**			
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Widespread At Concrete Posts							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Chains Between Posts							
		Explanation : Corrosion							
Electrical									
	Lighting Fixture								
	Sodium	100%	4+	\$1,300	2026	\$12,900			
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : 3 Of 4 Fixtures							
		Explanation : Handhole Covers Missing							

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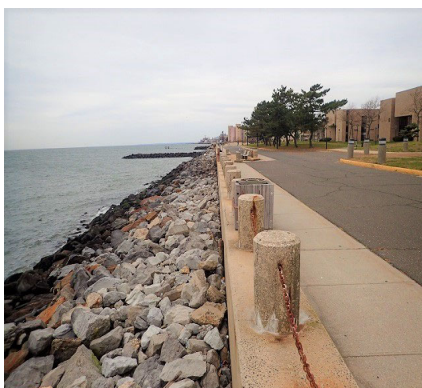
Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : SOUTH SIDE (ATLANTIC OCEAN)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.030 / 13551 **Yr Built/Renovated** :
Linear Ft : 1,535 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$309,800	\$162,400
Total	\$309,800	\$162,400
Importance Code A	\$177,900	
Importance Code B	\$131,900	\$162,400
Total	\$309,800	\$162,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$17,900		\$300	\$19,800
Total	\$17,900		\$300	\$19,800
Importance Code A	\$1,200			\$12,900
Importance Code B	\$9,800		\$300	\$6,800
Importance Code C	\$6,900			
Total	\$17,900		\$300	\$19,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Asset # : 13551

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall	Concrete	65%	4+	\$177,900	LIFE	* *	5	\$4,000	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : At Top Offshore Edge							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : 250 Feet From East End							
	Concrete	15%			LIFE	* *	5-10	\$1,900	
	No Component	20%							
Revetment									
Stone		75%			LIFE	* *	5	\$13,800	
	No Component	25%							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : West End							
		Explanation : No Revetment At Beach							
Backfill									
Fill									
	Not Accessible	100%							
Surface									
Asphalt		31%			2041	* *	5	\$5,400	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Deck Surface							
		Concrete	47%			2041	* *	5	\$8,200
Concrete		8%	4+	\$9,800	2041	* *	5	\$700	
		Settlement, Extent : Moderate, Area Affected : 100%							
		Location : At Railings 500 To 570 Feet And 735 And 805 Feet From East End							
		Topsoil	7%			2030	\$6,400	5	\$500
	No Component	7%							
Deck Elements									
Railing									
Concrete		60%	4+	\$75,000	2033	* *			
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Widespread At Concrete Posts							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Chains Between Posts And One Isolated Disconnected Chain							
		Explanation : Corrosion							
Steel		5%	4+	\$16,200	2030	\$81,200			
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Bases Of Posts From 500 To 570 Feet From East End							
		Steel	5%	0-2	\$40,600	2032	\$81,200		
		Corrosion, Extent : Severe, Area Affected : 100%							
		Location : Offshore Face Of Railing From 730 To 800 Feet From East End							
	No Component	30%							
Electrical									

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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 BULKHEAD

Asset # : 13551

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Electrical

Lighting Fixture

Sodium

100% 4+ \$300 2026 \$12,900

Other Observation, Extent : Light, Area Affected : 5%

Location : 1 Of 4 Fixtures

Explanation : Missing Handhole Cover

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

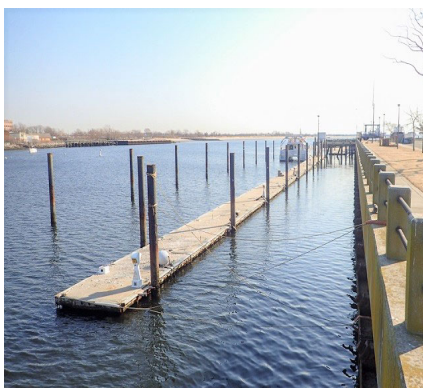
Print Date : 19-Oct-2021

CITY UNIVERSITY OF NEW YORK - FY 2022

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT
Address : NORTH SIDE OF PENNINSULA SHEEPSHEAD BAY ALONG SHORE BLVD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.065 / 15280 **Yr Built/Renovated** :
Area Sq Ft : 5,439 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 09-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks	\$75,600	\$427,400
Total	\$75,600	\$427,400
Importance Code A	\$75,600	\$338,700
Importance Code B		\$88,700
Total	\$75,600	\$427,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	\$102,200	\$14,000	\$2,100	\$12,000
Total	\$102,200	\$14,000	\$2,100	\$12,000
Importance Code A	\$74,300	\$2,000		\$8,800
Importance Code B	\$21,900	\$4,400	\$1,200	\$1,400
Importance Code C	\$6,000	\$7,600	\$900	\$1,800
Total	\$102,200	\$14,000	\$2,100	\$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.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT
Asset # : 15280

Marinas/Docks		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Access Walkways									
Deck									
Concrete	42%			2041	* *	5	\$1,100		
Not Accessible	58%								
Gangways									
Aluminum	50%			2052	* *	1-3	\$3,800		
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Bottom Of Gangway To West Floats								
	Explanation : Impact Damage								
Aluminum	50%	Now	\$17,400	2062	* *	1-3	\$3,700		
	Missing Components, Extent : Severe, Area Affected : 100%								
	Location : Gangway To East Floats Missing								
Piles and Bracing									
Timber	50%			2052	* *	4-5	\$6,700		
	Other Observation, Extent : Light, Area Affected : 25%								
	Location : Tidal Zone								
	Explanation : Shell Peeling								
Not Accessible	50%								
Fender Piles, Wales and Cho									
Timber	100%			2041	* *	3	\$2,600		
Floating Docks									
Anchor Piles									
Steel	60%	4+	\$18,900	2058	* *	3-5	\$23,200		
	Corrosion, Extent : Moderate, Area Affected : 50%								
	Location : Tidal Zone And Tops Of Piles								
Not Accessible	40%								
Deck									
Concrete	100%	4+	\$11,200	2041	* *	5	\$155,600		
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : At West And East Floats Due To Gangway Impact								
Fenders									
Rubber	35%			2030	\$10,600	1-2	\$7,000		
Rubber	15%	Now	\$4,600	2032	\$4,600	1-2	\$2,700		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Adjacent To Every Pile Guide And Isolated Areas								
Timber	45%			2030	\$7,900	3	\$19,500		
Timber	5%	Now	\$900	2032	\$900	3	\$2,200		
	Rotting/Splitting, Extent : Severe, Area Affected : 100%								
	Location : Isolated Locations								
Floats/ Frames									
Steel	100%	Now	\$75,600	2037	* *	5	\$7,400		
	Damaged/Missing Pile Guide, Extent : Severe, Area Affected : 100%								
	Location : All 18 Pile Guides Broken Or Missing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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 MARINA AND BOAT LIFT
Asset # : 15280

Marinas/Docks		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Floating Docks									
Mooring Piles									
Steel	100%			2052	**	5-10	\$15,000		
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Tidal Zone And Tops Of Piles									
Explanation : Corrosion									
Launch/Haulout									
Fenders									
Timber	95%			2030	\$84,300	3	\$13,000		
Timber	5%	Now	\$4,400	2032	\$4,400	3	\$700		
Broken, Extent : Severe, Area Affected : 100%									
Location : Several Broken Elements									
Piles and Bracing									
Timber	100%			2052	**	4	\$5,400		
Runway									
Concrete	100%			2052	**	5	\$1,000		
Deck Elements									
Railing									
Steel	90%			2030	\$164,700				
Missing Coating, Extent : Moderate, Area Affected : 25%									
Location : Approach Platform And Launch									
Steel	10%	2-4	\$5,500	2030	\$18,300				
Corrosion, Extent : Severe, Area Affected : 80%									
Location : Primarily At Offshore End Of Launch And Isolated Areas									
Electrical									
Conduit									
PVC	10%	Now	\$8,200	2030	\$8,200				
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Between Approach Platform And West Dock, And At Launch									
Explanation : Disconnected / Broken									
Not Accessible	90%								
Lighting Fixture									
Incandescent	100%	Now	\$7,900	2027	\$7,900				
Other Observation, Extent : Severe, Area Affected : 100%									
Location : 3 Broken Fixtures									
Explanation : Broken									
Electrical/Mech.									
Power Supply/Bollards									
Plastic	100%	Now	\$22,100	2031	\$36,800				
Other Observation, Extent : Severe, Area Affected : 100%									
Location : 5 Missing And 5 Disconnected									
Explanation : Broken									

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CITY UNIVERSITY OF NEW YORK - 042

Project : CITY UNIVERSITY OF NEW YORK

CAPITAL	FY 2023 - 2026		FY 2027 - 2032	
Miscellaneous Buildings	258,200		209,400	
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Miscellaneous Buildings	32,700	9,200	11,600	10,500

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1844	BRONX COMMUNITY COLLEGE INFORMATION CENTER	250	0	9,500
1845	BRONX COMMUNITY COLLEGE GUARD HOUSE #1	60	0	2,300
1846	BRONX COMMUNITY COLLEGE GREENHOUSE	300	0	11,400
1847	BRONX COMMUNITY COLLEGE DROP-IN-CENTER	4,032	242,100	19,900
1858	QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE - TEMP 5	2,624	157,600	13,000
2640	KINGSBOROUGH COMMUNITY COLLEGE SECURITY POST - R	1,130	67,900	5,600
13608	BRONX COMMUNITY COLLEGE GUARD HOUSE #2	60	0	2,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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