

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$105,200
Electrical		\$495,600
Mechanical		\$657,000
Total		\$1,257,800
Importance Code A		\$105,200
Importance Code B		\$1,152,600
Total		\$1,257,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,000		\$900	
Interior Architecture	\$70,500		\$17,900	\$900
Electrical	\$2,000	\$1,600	\$1,900	\$2,100
Mechanical	\$11,100	\$4,500	\$5,200	\$4,800
Site Pavements	\$7,900			
Total	\$135,600	\$6,200	\$25,900	\$7,700
Importance Code A	\$44,000		\$900	
Importance Code B	\$59,100	\$6,200	\$24,900	\$7,700
Importance Code C	\$32,500			
Total	\$135,600	\$6,200	\$25,900	\$7,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** 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	\$52,800	
		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	**	5-10		
	Pre-Cast Concrete	5%			LIFE	**	5		
Roof									
	Cast in Place Concrete	15%			LIFE	**	10	\$17,600	
	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	\$209,800	3	\$23,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$7,700	
	Ceramic Tile	5%			2039	**	5	\$1,800	
	Quarry Tile	30%			2043	**	5	\$15,800	
	Vinyl Tile	10%			2035	**	3	\$1,300	
	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	**	10	\$1,100	
	Plaster	20%			LIFE	**	5-10	\$4,200	
	Wood	20%			LIFE	**	5	\$39,500	
		Other Observation, Extent : Moderate, Area Affected : 60%							
		Location : Main Theater							
		Explanation : Wood Laminate							
Ceilings									
	AcousTileConcealSpLn	50%	Now	\$14,800	2043	**	5	\$11,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : First Floor Main Corridor							
	Exposed Concrete	10%			LIFE	**	5-10	\$4,400	
	Gypsum Board	20%			LIFE	**	5-10	\$24,100	
	Metal Panel	10%			LIFE	**	5	\$8,800	
	Plaster	10%			LIFE	**	5-10	\$6,000	
Site Enclosure									

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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
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 : Light, 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	\$7,900	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	\$12,200	10	\$1,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	25%			2030	\$60,900	10	\$5,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Incandescent	70%			2030	\$170,500	2	\$400	
	Egress Lighting								
	Emergency, Service	30%			2030	\$3,600	1		
	Emergency, Battery	20%			2030	\$6,600	10	\$1,100	
	Exit, Service	50%			2030	\$1,700	1		
	Exterior Lighting								
	HID	30%			2030	\$27,600	10		
	No Component	70%							
Alarm									

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

Alarm

Security System

No Component

70%

Generic

30%

2030

\$22,100

1

\$2,600

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

Fire/Smoke Detection

Generic, Digital

100%

2030

\$252,000

1-3

\$14,800

*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

\$1,200

Piping/Pmp

Terminal Devices

Air Handler

100%

2030

\$320,400

1

\$14,400

Air Conditioning

Distribution

CW & CHW Wtr

100%

2040

* *

4

\$1,200

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2030

\$255,600

1

\$14,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$20,600

Exhaust Fans

Interior

100%

2030

\$81,100

2

\$700

Plumbing

H/C Water Piping

Brass/Copper

100%

2040

* *

1

Water Heater

Electric

100%

2025

\$20,100

4

\$200

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sewage Ejector(s)

Electric

100%

2030

\$6,600

4

\$1,400

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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$4,345,200	\$1,228,200
Interior Architecture	\$2,869,900	\$1,785,200
Electrical	\$3,713,000	\$7,128,100
Mechanical	\$1,689,900	\$11,758,000
Site Pavements	\$79,800	
Total	\$12,697,900	\$21,899,500
Importance Code A	\$4,345,200	\$1,392,000
Importance Code B	\$8,116,700	\$20,102,400
Importance Code C	\$236,000	\$405,100
Total	\$12,697,900	\$21,899,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,600		\$4,500	
Interior Architecture	\$117,900		\$76,800	\$111,200
Electrical	\$77,900	\$64,600	\$78,100	\$69,100
Mechanical	\$227,300	\$246,400	\$340,600	\$221,000
Site Enclosure	\$29,500			
Site Pavements	\$7,600			
Elevators/Escalators	\$98,800	\$98,800	\$98,800	\$98,800
Total	\$613,600	\$409,800	\$598,800	\$500,000
Importance Code A	\$54,600		\$4,500	
Importance Code B	\$468,100	\$409,800	\$594,400	\$478,500
Importance Code C	\$91,000			\$21,500
Total	\$613,600	\$409,800	\$598,800	\$500,000



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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	\$142,600	
		Repairs in Progress, Extent : Light, Area Affected : 10%							
		Location : North Side Of Building Adjacent To Parking Lot							
	Masonry: Brick Cavity	60%			LIFE	**	5	\$342,200	
		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	\$3,652,200	2038	**	5	\$60,600	
		Air Infiltration, Extent : Moderate, Area Affected : 60%							
		Location : Throughout All Operable Windows							
		Repairs in Progress, Extent : Light, 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	**	5-10	\$75,900	
		Efflorescence, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Rail	20%			2043	**	5-10	\$61,700	
	Pre-Cast Concrete	15%			LIFE	**	5	\$32,200	
Roof									
	IRMA/Protected Membrane	10%	Now	\$4,500	2030	\$227,500			
		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	\$348,400	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	\$33,900	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	\$2,045,200	3	\$230,500		
Cast in Place Concrete	15%	Now	\$33,300	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 : Light, 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+	\$30,700	2043	* *	5	\$38,400		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : 1st Floor Vestibules Throughout.								
Sheet Vinyl/Rubber	10%	4+	\$231,400	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	\$454,100	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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BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)
Asset # : 2097

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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	\$69,000	
	Glass: Single Pane	3%			LIFE	* *	5	\$38,800	
	Gypsum Board	65%	Now	\$48,400	LIFE	* *	5	\$336,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Basement Mechanical Control Room									
	Masonry: Brick	15%			LIFE	* *	10	\$38,800	
	Wood	2%			LIFE	* *	5	\$137,900	
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$388,800	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	\$1,124,800	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : First Floor Mechanical Spaces And Gymnasium									
	Gypsum Board	15%			LIFE	* *	5-10	\$528,300	
	Metal Panel	10%	Now	\$178,400	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	\$25,500	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	\$3,900	2050	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : North Side Exterior Stair							
Masonry: Fieldstone	25%			2050	**			
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Main Entrance							
	Other Observation, Extent : Light, 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	\$4,100	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	\$79,800	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	\$3,600	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	\$163,800	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	\$16,500	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	\$891,500	5	\$2,800	
Raceway									
	Conduit	100%			2030	\$1,052,500	1		
Panelboards									
	Fused Disc Sw	10%			2029	\$102,800	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	\$1,280,100	1		
Motor Controllers									
	Locally Mounted	20%			2028	\$83,200	5	\$900	
	Motor Control Center	60%	0-2	\$1,566,800	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	\$19,500	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2028	\$22,900	1	\$203,900	
Generators									
	Diesel	100%			2026	\$126,600	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%			2021	\$1,600	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	\$1,066,500	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	\$152,400	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	\$186,900	1		
	Emergency, Service	5%			2035	**	1		
	Exit, Service	35%			2025	\$65,200	1		
	Exit, Service	5%			2035	**	1		
	Exterior Lighting								
	HID	30%			2030	\$782,600	10	\$600	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	\$626,900	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	\$2,146,200	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	\$14,700	
	Central Plant Steam	70%			2050	**	4	\$34,300	
	Piping/Pmp								
Terminal Devices									
	Air Handler	40%			2038	**	1	\$163,900	
	Air Handler	30%			2025	\$2,729,200	1	\$122,900	
	Fan Coil Unit/Heat	30%			2030	\$2,906,800	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 : Light, Area Affected : 10%						
			Location : Penthouse						
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$49,000	
Terminal Devices									
	Air Handler/Cool/Ht	80%			2038	**	1	\$327,800	
	Fan Coil - 4 Pipe	20%			2030	\$3,029,600	1	\$42,800	
Heat Rejection									
	Air Cooled Condenser Unit	10%			2040	**	2	\$46,200	
	Air Cooled Condenser Unit	5%			2030	\$65,200	2	\$23,100	
	Water Cooling Tower	85%	Now	\$1,043,500	2028	\$2,086,900	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	\$585,000	
	Exhaust Fans								
	Interior	100%			2035	**	2	\$20,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$482,300	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	\$65,500	
	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	\$186,300	4	\$39,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 5 Duplex Units							
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2030	\$32,900	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)	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	\$416,500	1	\$123,700	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$118,000	\$1,365,500
Interior Architecture	\$1,026,800	\$647,200
Electrical	\$39,900	\$368,000
Mechanical	\$135,400	\$135,400
Total	\$1,320,100	\$2,516,100
Importance Code A	\$118,000	\$1,365,500
Importance Code B	\$611,700	\$828,600
Importance Code C	\$590,400	\$322,100
Total	\$1,320,100	\$2,516,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,900		\$10,600	
Interior Architecture	\$94,500		\$95,500	\$29,100
Electrical	\$50,400	\$70,800	\$55,600	\$48,900
Mechanical	\$130,300	\$194,300	\$147,600	\$218,800
Elevators/Escalators	\$213,600	\$213,600	\$213,600	\$213,600
Total	\$513,700	\$478,800	\$522,900	\$510,400
Importance Code A	\$25,700		\$21,300	
Importance Code B	\$431,800	\$478,800	\$501,700	\$493,600
Importance Code C	\$56,200			\$16,800
Total	\$513,700	\$478,800	\$522,900	\$510,400



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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	\$126,200	
	Metal Panel	10%			2050	**	5-10	\$86,800	
	Metal Coiling Doors	2%	4+	\$3,000	2043	**	5	\$3,900	
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Loading Dock At Dumpster							
	Granite Panels	3%			LIFE	**	5	\$5,700	
	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	**	5-10	\$9,100	
	Metal Rail	75%			2043	**	5-10	\$90,400	
	Pre-Cast Concrete	5%			LIFE	**	5	\$4,200	
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	\$984,300	3	\$111,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$107,900	
	Ceramic Tile	5%			2039	**	5	\$24,700	
	Granite Panels	5%			LIFE	**	5	\$37,000	
	Quarry Tile	5%			2043	**	5	\$37,000	
	Vinyl Tile	65%			2035	**	3	\$120,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		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	\$33,500	
Concrete Masonry Unit	10%	Now	\$31,100	LIFE	**	5	\$26,800	

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

Location : Loading Dock Area

Glass: Single Pane	5%			LIFE	**	5	\$50,300	
Gypsum Board	80%			LIFE	**	5-10	\$912,500	

Ceilings

AcousTileSusp.Lay-In	85%			2043	**	5	\$419,200	
Exposed Struc: Steel	3%	Now	\$65,000	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	**	10	\$19,700	
Gypsum Board	10%			LIFE	**	5-10	\$169,500	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2056	**	5	\$1,500	
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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	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Four 1500 Kilovolt-ampere, 208/480/277 Volts

Switchgear / Switchboard

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

Conduit	100%			2056	**	1		
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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 : Light, 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	\$1,600	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

\$220,500

*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

\$4,400

Central Plant Steam

75%

2056

* *

4

\$13,200

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

\$17,600

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	\$315,900	
	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	\$35,400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2038	**	4	\$11,300	
	Sewage Ejector(s)								
	Electric	100%			2038	**	4	\$21,400	
	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	\$180,400	
	Sprinkler								
	Generic	100%			2056	**	1-2	\$100,200	

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

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

Asset # : 4131

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$358,900	
Interior Architecture	\$103,100	
Electrical		\$78,800
Mechanical	\$56,800	\$35,500
Site Pavements	\$42,500	
Total	\$561,300	\$114,300
Importance Code A	\$415,700	
Importance Code B	\$103,100	\$114,300
Importance Code C	\$42,500	
Total	\$561,300	\$114,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,700			
Interior Architecture	\$47,900		\$800	\$1,200
Electrical	\$10,100	\$300	\$300	\$9,200
Mechanical	\$4,100	\$12,900	\$600	\$2,000
Site Enclosure	\$34,700			
Total	\$142,600	\$13,200	\$1,700	\$12,300
Importance Code A	\$45,700	\$400	\$400	\$400
Importance Code B	\$58,100	\$12,800	\$1,300	\$11,900
Importance Code C	\$38,800			
Total	\$142,600	\$13,200	\$1,700	\$12,300



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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
Exterior									
	Exterior Walls								
	Masonry: Brick	60%	Now	\$178,100	LIFE	* *	5	\$11,300	1
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Low Wall Near Entrance							
		Jnt 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	\$68,100	LIFE	* *	5	\$1,400	
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Front Yard Retaining Wall							
		Jnt 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	\$8,500	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	\$8,600	2034	* *	5	\$1,200	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Wood	5%	Now	\$15,500	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.

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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

Architecture		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	\$58,700	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	Metal Panel	10%	0-2	\$2,000	2039	* *	5	\$200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal: Cage/Fence	10%	Now	\$1,300	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	Asphalt Shingle	75%	Now	\$3,500	2032	* *			
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Various Locations							
	Single Ply Membrane	25%	Now	\$54,000	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	Wood	100%	Now	\$6,300	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								

Interior

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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	% 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	\$3,800	LIFE	**	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Stair Nosing									
	Vinyl Tile	60%	0-2	\$49,600	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	\$53,500	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 : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Brick	5%			LIFE	**			
	Plaster	70%	Now	\$11,700	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	\$31,900	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	\$26,500	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	\$8,200	2039		* *		
	Jnt 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	\$42,500	2032		* *		
	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							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Activity Yard								
Rubber Matting	100%			2029				

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
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	\$22,900	1		
Panelboards									
	Molded Case Bkrs	50%			2037	* *	5	\$100	
	Molded Case Bkrs	50%			2028	\$7,800	5	\$100	

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

Asset # : 2070

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	50%			2029	\$14,500	1		
	Thermoplastic	50%			2039	* *	1		
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,900	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	\$78,800	10	\$6,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout Building.								
	Egress Lighting								
	Exit, Service	100%			2029	\$1,100	1		
	Exterior Lighting								
	HID	30%			2024	\$8,900	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	\$7,100	1	\$900	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2029	\$24,400	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	\$56,800	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	\$11,500	4	\$400	
Terminal Devices									
	Convactor/Radiator	90%			2027	\$35,500	1	\$2,200	
	Convactor/Radiator	5%	Now	\$2,000	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%			2022	\$12,300	1		
	No Component	20%							
Plumbing									
H/C Water Piping									
	Brass/Copper	40%			2039	* *	1		
	Galvanized Steel	60%	0-2	\$1,900	2027	\$19,400	1		
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Heater									
	Electric	100%			2028	\$6,500	4		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Basement									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$210,700	\$67,600
Interior Architecture	\$104,600	\$84,900
Electrical	\$308,500	\$1,451,200
Mechanical	\$449,100	\$827,400
Total	\$1,072,900	\$2,431,000
Importance Code A	\$210,700	\$106,100
Importance Code B	\$794,800	\$2,324,900
Importance Code C	\$67,400	
Total	\$1,072,900	\$2,431,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,700	\$2,600	
Interior Architecture	\$16,100	\$29,500	\$13,200	\$9,700
Electrical	\$6,100	\$6,800	\$8,100	\$7,000
Mechanical	\$25,300	\$13,700	\$13,800	\$43,800
Site Pavements	\$20,700			
Total	\$68,200	\$54,600	\$37,600	\$60,500
Importance Code A		\$4,700	\$2,600	\$200
Importance Code B	\$31,400	\$49,900	\$30,200	\$60,400
Importance Code C	\$36,800		\$4,800	
Total	\$68,200	\$54,600	\$37,600	\$60,500



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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 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	\$106,300	LIFE	* *	5	\$67,600	
		Jnt 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	\$46,300	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	
	Embed. Gravel Surface, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Roll Roofing	5%			2028	\$13,200		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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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 : Light, Area Affected : 10% Location : Showers And Toilet								
	Concrete Masonry Unit	60%	Now	\$67,400	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	\$12,200	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	\$3,900	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 Concrete	50%	Now	\$37,200	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	\$20,700	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Parking/Driveway

Asphalt

100%

2038

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2029

\$38,600

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : The Main Service Switch Is Rated At 800 Amperes.*

Transformers

Dry Type

100%

2027

\$16,500

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

\$107,000

5

\$1,300

Raceway

Conduit

80%

2029

\$103,300

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

\$91,200

5

\$1,200

Molded Case Bkrs

5%

2045

* *

5

\$100

Wiring

Braided Cloth

40%

2-4

\$72,500

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

55%

2029

\$99,700

1

Thermoplastic

5%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2027

\$78,700

5

\$500

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$21,700

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 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	\$105,500	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 Fixtures Were Being Installed During The Site Visit.							
Egress Lighting									
	Emergency, Service	20%			2029	\$7,200	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : These Fixtures Are Powered From Adjacent Building Generator.							
	Exit, Service	80%			2029	\$15,900	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : These Fixtures Are Powered From Adjacent Building Generator.							
Exterior Lighting									
	Incandescent	100%			2024	\$236,000	2	\$100	
Alarm									
	Security System								
	No Component	80%							
	Under Construction	20%							
Fire/Smoke Detection									
	Generic, Analog	100%			2029	\$762,400	1-3	\$43,500	
		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							
<hr/>									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2032	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

Asset # : 2080

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	88%	0-2	\$20,500	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	\$600	
Terminal Devices									
	Air Handler	40%			2024	\$387,800	1	\$17,500	
	Convactor/Radiator	60%			2027	\$221,500	1	\$13,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2030	\$257,800	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	\$61,300	2	\$500	
	Wall Unit	75%			2024	\$18,400	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2039	* *	1		
	Galvanized Steel	50%			2034	* *	1		
Water Heater									
	Electric	100%			2027	\$60,700	4	\$400	
		Recent Installation, Extent : Light, 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.

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 ALUMNI GYMNASIUM
Asset # : 2080

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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	\$10,500	4	\$1,500	
	Pool Filter/Treatment							
	Sand	100%		2046	* *	4	\$26,200	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%		2029	\$287,400	1-5	\$35,600	

*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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$406,100	\$299,700
Total	\$406,100	\$299,700
Importance Code A	\$406,100	\$299,700
Total	\$406,100	\$299,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,400			
Interior Architecture	\$21,700	\$2,700	\$300	\$300
Electrical	\$200	\$400	\$200	\$200
Mechanical	\$1,400	\$900	\$1,600	\$900
Site Pavements	\$15,400			
Total	\$48,000	\$4,000	\$2,100	\$1,500
Importance Code A	\$9,400			
Importance Code B	\$16,300	\$4,000	\$2,100	\$1,500
Importance Code C	\$22,300			
Total	\$48,000	\$4,000	\$2,100	\$1,500



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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE 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	\$352,100	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	\$54,000	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	\$208,100	10	\$13,500	
Soffits									
	Cast in Place Concrete	100%	Now	\$9,400	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	\$14,800	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	\$6,900	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	\$15,400	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	**			
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Parking/Driveway

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

Under 600 Volts

Raceway

Conduit	100%			2039	**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2039	**	1		
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Motor Controllers

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

Interior Lighting

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

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

Location : Classroom

Egress Lighting

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

Exterior Lighting

HID	20%			2029	\$6,500	10		
-----	-----	--	--	------	---------	----	--	--

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

Location : Throughout

Explanation : Controlled Via Photocell

No Component	80%							
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Alarm

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

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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

\$600

Piping/Pmp

Recent Replace Evident, Extent : Light, Area Affected : 30%

Location : 2nd Floor Mechanical Room

Terminal Devices

Air Handler

100%

2037

* *

1

\$4,700

Recent Installation, Extent : Light, 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

\$28,700

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.

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$754,200	\$74,300
Interior Architecture	\$259,700	\$274,600
Electrical	\$156,600	\$596,200
Mechanical	\$47,500	\$223,000
Total	\$1,218,000	\$1,168,000
Importance Code A	\$754,200	\$74,300
Importance Code B	\$463,800	\$1,093,700
Total	\$1,218,000	\$1,168,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,400			
Interior Architecture	\$26,600		\$5,000	\$12,800
Electrical	\$2,500	\$2,800	\$3,300	\$14,700
Mechanical	\$10,900	\$1,300	\$900	\$6,000
Total	\$84,400	\$4,100	\$9,300	\$33,400
Importance Code A	\$44,400	\$400		\$400
Importance Code B	\$15,700	\$3,700	\$9,300	\$33,000
Importance Code C	\$24,300			
Total	\$84,400	\$4,100	\$9,300	\$33,400



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 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	\$52,900	LIFE	* *	5	\$3,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Cornices								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Cornices								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Cornices								
	Metal Coiling Doors	5%	Now	\$82,400	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	\$14,000	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	\$19,900	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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not 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									
Roof									
	Built-Up (BUR)	90%	Now	\$618,900	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 : Light, 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	\$10,500	2031	**	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	\$226,600	3	\$9,600	
	Vinyl Tile 9" X 9"	25%			2024	\$209,700	3	\$9,100	
		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	\$24,300	LIFE	**	5	\$17,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Roof Stair							
		Repairs in Progress, Extent : Light, Area Affected : 30%							
		Location : Stair Below Roof Bulkhead							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Roof Stair							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		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 Concrete	25%			LIFE	**	5	\$2,900	
Plaster	50%	Now	\$50,000	LIFE	**	5	\$22,800	

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

Location : Roof Stair

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

Location : Stair Below Roof Bulkhead

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

Location : Throughout 4th Floor

Site Enclosure

Fence/Gates

Chain Link	100%			2049	**			
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Retaining Walls

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

Site Pavements

On-Site Walkways

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

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

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

Transformers

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

Location : Electrical Room

Explanation : Two Transformers: 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	\$81,500	5	\$600	

Raceway

Conduit	90%			2029	\$49,300	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	\$7,800	5	\$100	
	Molded Case Bkrs	50%			2028	\$39,000	5	\$400	
	Molded Case Bkrs	40%			2037	* *	5	\$300	
Wiring									
	Braided Cloth	60%	2-4	\$41,600	2054	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building.								
	Thermoplastic	30%			2029	\$20,800	1		
	Thermoplastic	10%			2039	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$47,200	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
	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	\$9,000	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2029	\$63,800	10	\$25,500	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building.								
	HID	5%			2029	\$2,400	10		
Egress Lighting									
	Emergency, Service	50%			2024	\$7,500	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Gets Power From Adjacent Building Generator.								
	Exit, Service	50%			2024	\$4,100	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building.								
	Explanation : Gets Power From Adjacent Building Generator.								
Exterior Lighting									
	HID	100%			2024	\$115,000	10	\$100	
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%			2029	\$315,400	1-3	\$18,000	
	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	\$70,300	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	\$1,800	
				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	\$2,200	
Piping/Pmp									
Terminal Devices									
	Convactor/Radiator	100%			2027	\$152,700	1	\$9,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
Conversion Equipment									
	Window/Wall Unit	80%			2022	\$47,500	1		
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$6,300	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	\$3,000	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
	Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2024	\$4,300	4	\$600	
Fixtures									
	Generic	100%							

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$515,600	\$249,100
Interior Architecture	\$176,100	\$212,500
Electrical	\$67,000	\$86,400
Mechanical	\$163,100	\$92,900
Total	\$921,800	\$640,900
Importance Code A	\$515,600	\$249,100
Importance Code B	\$357,600	\$391,800
Importance Code C	\$48,600	
Total	\$921,800	\$640,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$80,800			\$3,700
Interior Architecture	\$61,300			\$3,200
Electrical	\$21,100	\$2,000	\$1,500	\$1,800
Mechanical	\$19,300	\$16,700	\$700	\$600
Site Pavements	\$100			
Total	\$182,600	\$18,700	\$2,200	\$9,300
Importance Code A	\$80,800			\$3,800
Importance Code B	\$71,700	\$18,700	\$2,200	\$5,600
Importance Code C	\$30,100			
Total	\$182,600	\$18,700	\$2,200	\$9,300



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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	\$391,800	LIFE	* *	5	\$249,100	
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Jnt 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	\$30,900	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	\$25,700	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 : Light, Area Affected : 50%									
Location : Northeast And West Elevations									
Roof									
	Built-Up (BUR)	57%	Now	\$123,800	2039	* *			
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Throughout									
	Roll Roofing	5%	Now	\$3,300	2031	* *	5	\$600	1
Blisters, Extent : Moderate, Area Affected : 50%									
Location : Bulkhead									
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Bulkhead									
	Slate	38%	Now	\$5,200	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	\$15,700	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	\$1,400	2032	* *	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	\$127,500	2029	\$212,500	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	\$20,700	LIFE	* *	5	\$3,600	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stair, At Roof Bulkhead								
Masonry: Brick	40%	Now	\$48,600	LIFE	* *			
Jnt 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	\$4,200	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : Mortar Joints Eroded								
Plaster	20%	Now	\$5,000	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 Concrete	10%	Now	\$7,800	LIFE	* *	5	\$400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Gypsum Board	20%			LIFE	* *	5	\$5,800	
Plaster	70%	Now	\$22,200	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

**

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

Location : Areaway

Site Pavements

On-Site Walkways

Cast in Place Concrete

90%

2042

**

Masonry: Granite

10%

0-2

\$100

LIFE

**

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

Location : Main Entry Stair

Electrical		Current Repair			Future Replacement		Maintenance		
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

\$23,100

1

Panelboards

Molded Case Bkrs

20%

2028

\$6,200

5

\$100

Molded Case Bkrs

80%

2037

**

5

\$400

Wiring

Thermoplastic

20%

2029

\$5,100

1

Thermoplastic

80%

2039

**

1

Motor Controllers

Locally Mounted

100%

2027

\$47,200

5

\$100

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100%

2042

**

1

\$5,200

Lighting

Interior Lighting

Fluorescent

100%

2-4

\$19,600

2029

\$39,200

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	\$67,000	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	\$163,100	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	\$92,900	1	\$5,700	
	Convactor/Radiator	10%	0-2	\$10,300	2049	* *	1	\$600	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Window/Wall Unit	40%			2022	\$16,100	1		
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$8,500	2034	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 15%							
		Location : Bathrooms							

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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 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	\$17,000	4	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 70 Gallon Electric							
	HW Heat Exchanger HTHW/HW	100%			2029	\$33,600			
	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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$6,900		\$21,500
Interior Architecture		\$12,900	\$2,500	
Electrical	\$1,100	\$1,300	\$1,100	\$13,500
Mechanical	\$1,800	\$1,600	\$6,800	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$6,800	\$26,600	\$14,300	\$40,600
Importance Code A		\$6,900		\$21,500
Importance Code B	\$6,800	\$19,800	\$12,800	\$19,100
Importance Code C			\$1,500	
Total	\$6,800	\$26,600	\$14,300	\$40,600



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	\$26,000	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.

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

Electrical		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	\$400	
Raceway									
	Conduit	100%			2049	**	1		
Panelboards									
	Molded Case Bkrs	100%			2045	**	5	\$400	
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	\$4,100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	**	10	\$12,200	
			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	\$3,000	
Fire/Smoke Detection									
	No Component	50%							
	Generic, Digital	50%			2034	**	1-3	\$4,100	

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE 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	\$1,000	
	Terminal Devices								
	Fan Coil Unit/Heat	90%			2034	**	1	\$3,900	
	Unit Heater - Steam	10%			2034	**	4	\$200	
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	\$17,300	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$8,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,400	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	**	1		
	Water Heater								
	Electric	100%			2027	\$11,500	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	\$800	
Chemical System								
Wet		5%		2027	\$1,400	1-3	\$200	
No Component		95%						

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,385,900	\$1,346,000
Interior Architecture	\$718,000	\$190,200
Electrical	\$248,900	\$1,181,100
Mechanical		\$3,111,300
Total	\$4,352,800	\$5,828,600
Importance Code A	\$3,385,900	\$1,346,000
Importance Code B	\$850,600	\$4,401,000
Importance Code C	\$116,300	\$81,600
Total	\$4,352,800	\$5,828,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$29,800		\$12,100
Interior Architecture	\$75,000	\$7,700	\$12,300	\$17,900
Electrical	\$25,400	\$7,100	\$8,500	\$40,600
Mechanical	\$37,000	\$8,800	\$21,200	\$25,600
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$168,900	\$84,800	\$73,600	\$127,700
Importance Code A		\$29,800		\$12,400
Importance Code B	\$144,700	\$55,100	\$66,400	\$115,300
Importance Code C	\$24,200		\$7,200	
Total	\$168,900	\$84,800	\$73,600	\$127,700



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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
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	\$133,300	LIFE	**	5	\$42,400	
	Jnt 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	\$2,583,900	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	\$169,500	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	\$499,200	2029	\$998,400			
	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									

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 COLSTON HALL

Asset # : 2090

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$44,700	
	Ceramic Tile	5%			2038	**	5	\$10,200	
	Quarry Tile	5%			2042	**	5	\$15,300	
	Steel Grating	1%	Now	\$118,200	2059	**	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Mechanical Penthouse									
	Terrazzo	9%	0-2	\$44,600	LIFE	**	5	\$14,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Stair Nosing									
	Vinyl Tile	70%	Now	\$126,800	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	\$116,300	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Stairs									
	Plaster	50%	Now	\$24,200	LIFE	**	5	\$43,400	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Stair Bulkhead, Throughout									

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 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	\$19,800	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	\$17,200	2042	* *	5	\$12,800	
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
AcousTileSusp.Lay-In	20%	Now	\$172,300	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 Concrete	10%	Now	\$13,700	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	\$139,800	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	* *			
	Jnt 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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

CITY UNIVERSITY OF NEW YORK - 042
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room.</i>									
<i>Explanation : One 4000 Ampere, One 2000 Ampere And 1600 Ampere.</i>									
	Fused Disc Sw	40%			2039	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room.</i>									
<i>Explanation : One 1600 Ampere And One 1200 Ampere Main Disconnect Switches For Fire Pump</i>									
Transformers									
	Dry Type	100%			2034	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room.</i>									
<i>Explanation : One 500 Kilovolt-ampere 480volt-208/120volt, Work Being Performed On The 500 Kilovolt-ampere Transformer</i>									
Switchgear / Switchboard									
	Fused Disc Sw	20%			2029	\$40,800	5	\$100	
	Fused Disc Sw	80%			2039	**	5	\$400	
Raceway									
	Conduit	80%			2029	\$174,000	1		
	Conduit	20%			2039	**	1		
Panelboards									
	Fused Disc Sw	5%			2037	**	5	\$100	
	Fused Disc Sw	10%			2028	\$18,700	5	\$300	
	Molded Case Bkrs	75%			2028	\$140,200	5	\$2,200	
	Molded Case Bkrs	10%			2045	**	5	\$300	
Wiring									
	Braided Cloth	80%	2-4	\$248,900	2054	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building.</i>									
<i>Explanation : Insulation Aged</i>									
	Thermoplastic	20%			2039	**	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power									
	Transfer Switches								
	Automatic	75%			2042	**	1	\$25,900	
	Automatic	25%			2034	**	1	\$8,700	
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 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	\$206,800	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	\$12,600	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator							
Exterior Lighting									
HID		15%			2029	\$66,400	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof. Explanation : Controlled Via Photocell							
	Incandescent	5%	4+	\$18,800	2039	* *	2		
		Obsolete Fixtures, Extent : Light, Area Affected : 100% Location : On Roof.							
	No Component	80%							
Alarm									
Security System									
No Component		70%							
	Generic	30%			2029	\$106,400	1	\$12,600	
Fire/Smoke Detection									
No Component		70%							
	Generic, Analog	30%			2029	\$364,100	1-3	\$20,800	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$270,500	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.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COLSTON HALL
Asset # : 2090

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2032	**			
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$8,600	2037	**	4	\$5,500	
			Corroded, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						
			Recent Repair Evident, Extent : Light, 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	\$5,500	
	Terminal Devices								
	Fan Coil - 4 Pipe	100%			2029	\$2,569,900	1	\$36,300	
	Heat Rejection								
	Dry Cooler	10%			2029	\$59,700	2	\$7,800	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$12,500	
	No Component	80%							
	Exhaust Fans								
	Interior	20%	4+	\$15,600	2029	\$78,100	2	\$600	
			Other Observation, Extent : Moderate, Area Affected : 10%						
			Location : Basement						
			Explanation : 1 Fan Under Repair						
	Roof	20%			2029	\$36,400	2	\$700	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	**	1		

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

Asset # : 2090

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$96,700	4	\$700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Two 250 Gallon Electric Water Heaters						
	HW Heat Exchanger								
	Steam Fired	100%			2039	* *	4	\$11,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 8th Floor						
			Explanation : Four Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$58,800	
	Sprinkler								
	No Component	90%							
	Generic	10%			2039	* *	1-2	\$3,200	
	Fire Pump								
	Generic	100%			2032	* *	1	\$21,000	

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$334,300	
Interior Architecture		\$296,400
Electrical		\$269,700
Mechanical	\$1,326,900	\$87,600
Total	\$1,661,300	\$653,600
Importance Code A	\$334,300	
Importance Code B	\$1,326,900	\$653,600
Total	\$1,661,300	\$653,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,000	\$11,800		\$21,200
Interior Architecture	\$37,700		\$500	\$10,900
Electrical	\$31,000	\$3,300	\$3,000	\$23,300
Mechanical	\$44,100	\$3,900	\$7,900	\$45,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$160,800	\$23,000	\$15,400	\$105,300
Importance Code A	\$44,000	\$11,800		\$21,200
Importance Code B	\$116,000	\$11,200	\$15,400	\$84,000
Importance Code C	\$800			
Total	\$160,800	\$23,000	\$15,400	\$105,300



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%	Now	\$5,800	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	\$7,800	LIFE	**	5	\$12,300		
Repointing Failure, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Masonry: Fieldstone	25%	2-4	\$22,200	LIFE	**	5	\$9,200		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
Metal Panel	5%			2049	**	5-10	\$16,900		
Stucco Cement	5%	Now	\$3,700	2034	**	5	\$3,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : East Facade, West Facade Overhang									
Window Wall	30%	0-2	\$296,500	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	**				
Corrosion/Rusting, Extent : Light, Area Affected : 30%									
Location : North Side Lower Floor									
Parapets									
Cast in Place Concrete	75%	0-2	\$3,900	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	\$37,800	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

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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	\$5,900	2029	\$296,400	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	\$800	2032	**	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	\$3,300	2034	**	5	\$9,800		
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Exposed Concrete	20%	Now	\$16,500	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	\$2,600	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	\$8,600	LIFE	**	5	\$3,100		
Misaligned/Bulging, Extent : Moderate, Area Affected : 75%									
Location : Print Room									
Plaster	10%			LIFE	**	5	\$3,100		

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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	

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		
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

\$100

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

Fused Disc Sw

30%

2029

\$2,600

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 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

\$40,800

5

\$400

Raceway

Conduit

30%

2039

* *

1

Conduit

70%

2029

\$38,400

1

Panelboards

Fused Disc Sw

10%

2028

\$7,800

5

\$100

Molded Case Bkrs

20%

2028

\$15,600

5

\$200

Molded Case Bkrs

70%

2045

* *

5

\$700

Wiring

Braided Cloth

30%

2-4

\$20,800

2054

* *

1

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

Thermoplastic

50%

2049

* *

1

Thermoplastic

20%

2029

\$13,900

1

Motor Controllers

Locally Mounted

100%

2027

\$47,200

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	\$33,500	10	\$13,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
Egress Lighting									
	Emergency, Service	25%			2034	* *	1		
	Emergency, Battery	25%			2029	\$12,800	10	\$2,200	
	Exit, Service	50%			2029	\$5,100	1		
Exterior Lighting									
	HID	20%			2034	* *	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof.							
		Explanation : Controlled Via Photocell							
	Incandescent	10%	4+	\$7,300	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	\$80,400	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	\$87,600	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	* *			

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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+	\$8,300	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+	\$144,400	2039	**	4	\$1,400	
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Terminal Devices									
	Air Handler	80%			2024	\$399,800	1	\$18,000	
	Fan Coil Unit/Heat	20%			2024	\$106,500	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	\$11,100	1		
Terminal Devices									
	Fan Coil - 2 Pipe	100%			2024	\$676,300	1	\$11,800	
Ventilation									
Distribution									
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$16,200	
	No Component	20%							
Exhaust Fans									
	Interior	20%			2024	\$25,300	2	\$200	
	No Component	80%							
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%	Now	\$31,200	2034	**	1		
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Heater									
	Electric	100%			2028	\$31,300	4	\$200	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room 175 Gallons									
HW Heat Exchanger									
	Steam Fired	100%			2055	**	4	\$3,600	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%									
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 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	\$19,000

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$403,200	\$156,000
Interior Architecture		\$87,200
Electrical		\$395,700
Mechanical		\$172,400
Total	\$403,200	\$811,300
Importance Code A	\$403,200	\$156,000
Importance Code B		\$655,300
Total	\$403,200	\$811,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$71,400			\$27,000
Interior Architecture	\$37,700	\$700	\$1,400	
Electrical	\$2,800	\$4,600	\$3,100	\$23,600
Mechanical	\$7,800	\$11,700	\$9,700	\$17,800
Total	\$119,700	\$17,000	\$14,200	\$68,500
Importance Code A	\$73,900	\$2,500	\$2,500	\$29,500
Importance Code B	\$13,300	\$14,500	\$11,700	\$38,900
Importance Code C	\$32,400			
Total	\$119,700	\$17,000	\$14,200	\$68,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT
Asset # : 2083

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%	Now	\$21,700	LIFE	* *	5	\$18,400	
				Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%					
				Location : West Facade					
				Caulking Deteriorated, Extent : Moderate, Area Affected : 15%					
				Location : West Facade					
	Masonry: Brick	75%	Now	\$34,700	LIFE	* *	5	\$55,200	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 2%					
				Location : Northwest Corner					
				Expansion Jnt Failure, Extent : Severe, Area Affected : 10%					
				Location : At All Control Joints					
				Jnt 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	\$15,000	LIFE	* *	5	\$5,000	
				Jnt 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	\$403,200	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 : Light, Area Affected : 15%					
				Location : Throughout					
				Seams Open/Split, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					

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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 : Light, Area Affected : 40%							
		Location : Surface Coating Throughout Mezzanine							
	Ceramic Tile	5%			2038	**	5	\$2,200	
	Vinyl Tile	5%			2029	\$19,600	3	\$800	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	90%	0-2	\$32,400	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	\$5,200	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- 2500 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	\$4,700	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	\$1,600	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	\$132,900	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	\$2,900	1		
	Exterior Lighting								
	HID	100%			2029	\$99,300	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	\$15,900	1	\$1,900	
	Fire/Smoke Detection								
	No Component	40%							
	Generic, Analog	60%			2029	\$163,400	1-3	\$9,300	

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

Heating

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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	\$27,000	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	\$1,200	
	Terminal Devices								
	Air Handler	80%			2034	* *	1	\$12,500	
	Unit Heater - Steam	20%			2034	* *	4	\$700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	95%			2034	* *	1	\$11,100	
	Window/Wall Unit	5%			2024	\$2,600	1		
	Heat Rejection								
	Water Cooling Tower	100%			2030	\$93,500	2	\$25,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,100	
	Exhaust Fans								
	Interior	90%			2029	\$78,900	2	\$700	
	Roof	10%			2029	\$4,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	* *	1		
	Water Heater								
	Electric	100%			2027	\$21,700	4	\$100	
			Recent Installation, Extent : Light, 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	\$3,800	4	\$800	
	Backflow Preventer							
	Generic	100%		2034	* *	1	\$1,500	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%		2039	* *	1-5	\$13,200	
	Sprinkler							
	Generic	100%		2055	* *	1-2	\$7,100	
	Fire Pump							
	Generic	100%		2042	* *	1	\$4,700	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,897,700	\$181,900
Interior Architecture	\$766,300	\$94,600
Electrical	\$935,000	\$136,200
Mechanical	\$222,200	\$951,600
Total	\$3,821,200	\$1,364,300
Importance Code A	\$1,897,700	\$181,900
Importance Code B	\$1,757,600	\$1,182,400
Importance Code C	\$165,900	
Total	\$3,821,200	\$1,364,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,000			\$7,400
Interior Architecture	\$65,700	\$3,900	\$500	\$24,600
Electrical	\$55,300	\$2,700	\$2,900	\$29,500
Mechanical	\$32,700	\$5,400	\$14,300	\$21,500
Site Pavements	\$29,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$218,600	\$20,000	\$25,600	\$90,900
Importance Code A	\$27,000			\$7,500
Importance Code B	\$137,000	\$20,000	\$25,600	\$83,400
Importance Code C	\$54,500			
Total	\$218,600	\$20,000	\$25,600	\$90,900



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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	\$339,000	LIFE	**	5	\$65,100	
	Jnt 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	\$27,000	LIFE	**	5	\$7,400	
	Jnt 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	\$996,600	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	\$104,500	2039	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Copper/Terne	32%	Now	\$52,100	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	\$405,400	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	\$114,200	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	\$76,500	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	\$37,900	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	\$38,000	3	\$1,500	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	15%	Now	\$442,800	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	\$24,600	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	\$63,800	LIFE	* *			
Jnt 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	\$102,100	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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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY
Asset # : 1571

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	2%	Now	\$200	2034	* *	5	\$800		
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Bathrooms								
Exposed Concrete	20%	Now	\$23,600	LIFE	* *	5	\$2,000		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Sub-basement								
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Basement								
Exposed Struc: Steel	8%			LIFE	* *				
Masonry: Infill Arch	20%			LIFE	* *				
Plaster	40%	Now	\$43,200	LIFE	* *	5	\$16,200		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Paint Peeling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Wood	10%	Now	\$17,200	LIFE	* *	5	\$56,600		
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Basement								
	Split/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Basement								
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2049	* *				
Retaining Walls									
Masonry: Brick	100%			2039	* *				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	40%			2042	* *				
Masonry: Granite	10%	Now	\$29,900	LIFE	* *				
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Main Entry Stair								
Pavers/Stone	50%			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	

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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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2049	* *	5	\$200	
		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	\$200	
		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	\$11,000	5	\$100	
Raceway									
	Conduit	90%			2029	\$32,000	1		
	Conduit	10%			2049	* *	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$3,400	5	\$100	
	Fused Toggle Switch	5%	2-4	\$1,700	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	\$6,800	5	\$300	
	Molded Case Bkrs	65%			2045	* *	5	\$900	
Wiring									
	Braided Cloth	60%	2-4	\$18,900	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Building.							
	Thermoplastic	30%			2029	\$9,400	1		
	Thermoplastic	10%			2049	* *	1		
Motor Controllers									
	Locally Mounted	50%	2-4	\$33,000	2049	* *	5	\$100	
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement.							
	Locally Mounted	50%			2034	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$16,800	

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

Electrical		Current Repair			Future Replacement		Maintenance				
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	\$93,200	10	\$7,500			
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
		Location : Throughout The Building.									
	Fluorescent	35%			2024	\$217,400	10	\$17,500			
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
		Location : Throughout The Building.									
	HID	10%			2024	\$42,300	10	\$200			
		Incandescent	40%	Now	\$248,400	2039	* *	2	\$400		
			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	\$4,200	10	\$700			
		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	\$3,500	1					
	Other Observation, Extent : Light, Area Affected : 100%										
	Location : Throughout Building.										
Explanation : Gets Power From Adjacent Building Generator.											
Exterior Lighting											
HID	HID	100%			2024	\$234,200	10	\$200			
	Alarm										
	Fire/Smoke Detection	No Component	70%								
			Generic, Analog	30%	Now	\$192,700	2039	* *	1-3	\$9,200	
				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	\$196,600	2039	**	4	\$2,700	
				Corroded, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Steam Traps Faulty, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Terminal Devices								
	Air Handler	20%			2029	\$163,400	1	\$6,800	
	Convactor/Radiator	80%			2027	\$248,800	1	\$14,100	
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	\$28,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Auditorium					
				Explanation : Serving The Auditorium					
	No Component	60%							
	Terminal Devices								
	Fan Coil - 4 Pipe	40%			2029	\$217,600	1	\$7,100	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$6,100	
	No Component	80%							
	Exhaust Fans								
	Interior	20%			2029	\$41,300	2	\$300	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$254,900	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	\$25,600	4	\$200	
		Other Observation, Extent : Light, Area Affected : 50% Location : Basement Explanation : 50 Gallons							
	Electric	50%	Now	\$25,600	2029	\$25,600	4	\$200	
		Broken, Extent : Severe, Area Affected : 100% Location : One Of The Hot Water Tanks In Basement Other Observation, Extent : Light, Area Affected : 50% Location : Basement Explanation : 50 Gallons							
HW Heat Exchanger		100%			2049	* *			
HTHW/HW		100%							
Sanitary Piping		100%			LIFE	* *	1		
Cast Iron		100%							
Storm Drain Piping		100%			LIFE	* *	1		
Cast Iron		100%							
Sump Pump(s)		100%			2024	\$8,900	4	\$1,200	
Non-Submersible		100%							
Fixtures		100%							
Generic		100%							
Vertical Transport									
Elevators		100%			LIFE	* *			
Geared Traction		100%							
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : Two Units - Not In Service							
Fire Suppression									
Standpipe		20%							
No Component		80%			2039	* *	1-5	\$22,900	
Generic		80%							
		House Tank: Metal, Extent : Light, Area Affected : 100% Location : Basement, New Pressure Tank							
Sprinkler		20%							
No Component		80%			2039	* *	1-2	\$12,200	
Generic		80%							
Fire Pump		100%			2032	* *	1	\$10,200	
Generic		100%							

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$71,700	\$40,900
Interior Architecture	\$166,600	\$191,700
Electrical	\$104,700	\$864,500
Mechanical	\$124,200	\$751,300
Total	\$467,200	\$1,848,300
Importance Code A	\$71,700	\$40,900
Importance Code B	\$271,000	\$1,807,400
Importance Code C	\$124,500	
Total	\$467,200	\$1,848,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,700			\$6,100
Interior Architecture	\$63,700	\$500	\$2,100	\$3,700
Electrical	\$3,700	\$4,000	\$5,000	\$8,600
Mechanical	\$22,300	\$1,700	\$2,900	\$1,900
Site Enclosure	\$8,100			
Site Pavements	\$13,700	\$100	\$100	\$500
Total	\$168,300	\$6,300	\$10,000	\$20,900
Importance Code A	\$56,700			\$6,700
Importance Code B	\$90,500	\$6,200	\$7,900	\$13,800
Importance Code C	\$21,000	\$100	\$2,100	\$500
Total	\$168,300	\$6,300	\$10,000	\$20,900



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

Asset # : 2794

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	87%	Now	\$24,500	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	\$9,700	LIFE	**	5	\$400	
		Jnt 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	\$11,000	LIFE	**	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Front Steps At Main Entrance							
		Jnt 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	\$71,700	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	\$10,800	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	\$900	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	**	5	\$1,000	
	Terrazzo	2%			LIFE	**	5	\$500	
	Vinyl Tile	65%	Now	\$9,600	2029	\$191,700	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	\$19,100	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	\$124,500	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	\$42,100	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	\$34,100	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	\$7,300	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	\$13,700	2029	\$13,700	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	\$72,400	1		
	Panelboards								
	Molded Case Bkrs	80%			2028	\$87,300	5	\$900	
	Molded Case Bkrs	20%			2037	* *	5	\$200	
	Wiring								
	Braided Cloth	60%	2-4	\$57,100	2054	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100% Location : Throughout The Building.							
	Thermoplastic	40%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$47,200	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	\$47,600	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	\$23,800	2039	* *			
		Malfunctioning, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Fluorescent	15%	Now	\$14,300	2039	* *			
		Damaged Fixtures, Extent : Light, Area Affected : 100% Location : Third Floor.							
	Fluorescent	10%			2024	\$9,500	10	\$3,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Attic							
	Egress Lighting								
	Exit, Service	50%			2029	\$5,800	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building.							
		Explanation : Emergency Lights Are Supplied From Adjacent Building Generator.							
	Exit, Battery	50%			2029	\$19,900	10	\$1,400	
	Exterior Lighting								
	HID	100%			2029	\$163,000	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

\$447,000

1-3

\$25,500

*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

* *

Distribution

Hot Wtr Piping/Pump

20%

2028

\$12,600

4

\$400

Central Plant Steam

40%

Now

\$82,100

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

\$1,200

Terminal Devices

Convactor/Radiator

100%

2027

\$216,400

1

\$13,400

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

50%

2024

\$42,100

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	\$2,900	2029	\$28,800	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	\$15,100	2029	\$301,300	1		
			Corroded, Extent : Severe, Area Affected : 10%						
			Location : Water Main						
Water Heater									
	Electric	100%			2027	\$35,600	4	\$200	
			Recent Replace Evident, Extent : Light, 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%			2021	\$1,400	4	\$1,300	
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	No Component	50%							
	Generic	50%			2029	\$197,900	1-2	\$5,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$479,000	\$420,900
Interior Architecture	\$93,600	\$263,400
Electrical	\$55,500	\$329,700
Mechanical		\$108,700
Total	\$628,100	\$1,122,700
Importance Code A	\$479,000	\$420,900
Importance Code B	\$108,200	\$701,800
Importance Code C	\$40,900	
Total	\$628,100	\$1,122,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,200			\$1,400
Interior Architecture	\$26,900		\$800	\$7,000
Electrical	\$1,300	\$1,400	\$1,700	\$21,500
Mechanical	\$32,800	\$1,800	\$2,000	\$33,000
Site Pavements	\$6,300			
Total	\$81,500	\$3,200	\$4,500	\$62,900
Importance Code A	\$15,300	\$1,100	\$1,100	\$2,600
Importance Code B	\$59,900	\$2,100	\$3,500	\$60,300
Importance Code C	\$6,300			
Total	\$81,500	\$3,200	\$4,500	\$62,900



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 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	\$126,900	LIFE	* *	5	\$40,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Building Corners							
		Jnt 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	\$6,000	LIFE	* *	5	\$1,800	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : North And West Facades							
	Stucco Cement	5%	Now	\$3,600	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	\$4,600	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	90%	Now	\$239,700	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							
		Jnt 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	\$36,200	LIFE	* *	5	\$1,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Decorative Cornice At Northwest Corner And Horizontal Bands							
		Jnt 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	\$76,100	2029	\$380,500			
		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.

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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	\$52,700	2029	\$263,400	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	\$40,900	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	\$10,200	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 Concrete	25%	Now	\$13,700	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	\$2,900	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.
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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

Site Pavements

Parking/Driveway

Asphalt

100% 2-4 \$5,900 2032 * *

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

Location : Throughout, Side And Rear Of Building

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

Under 600 Volts

Service Equipment

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 \$101,900 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 \$62,300 5 \$500

Wiring

Braided Cloth

80% 2-4 \$55,500 2054 * * 1

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

Location : Throughout The Building.

Thermoplastic

20% 2049 * * 1

Motor Controllers

Locally Mounted

100% 2027 \$47,200 5 \$100

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100% 2042 * * 1 \$6,700

Lighting

Interior Lighting

Fluorescent

100% 2034 * * 10 \$20,100

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

Location : Throughout

Egress Lighting

Emergency, Service

50% 2029 \$5,600 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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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Asset # : 2646

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

Lighting

Exterior Lighting

HID

30%

2029

\$25,900

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

\$118,200

1-3

\$6,700

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

Heating

Energy Source

HTHW/HW

100%

2039

* *

1

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2038

* *

1

\$10,800

Distribution

Central Plant Steam Piping/Pmp

85%

Now

\$30,800

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

\$15,000

1

\$700

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

Location : Basement

Explanation : For Auto Shop

Convactor/Radiator

95%

2027

\$108,700

1

\$6,700

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Window/Wall Unit

70%

2024

\$31,200

1

No Component

30%

Ventilation

Exhaust Fans

Interior

10%

2029

\$7,600

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	\$18,800	4	\$100	
				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	\$3,300	4	\$700	
				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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$132,500	\$53,600
Interior Architecture		\$114,900
Electrical		\$94,100
Total	\$132,500	\$262,700
Importance Code A	\$132,500	\$53,600
Importance Code B		\$209,100
Total	\$132,500	\$262,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$7,100
Interior Architecture	\$51,500	\$1,000		
Electrical	\$500	\$500	\$500	\$500
Site Enclosure	\$20,200			
Total	\$72,200	\$1,400	\$500	\$7,500
Importance Code A				\$7,100
Importance Code B	\$24,800	\$900	\$500	\$500
Importance Code C	\$47,300	\$500		
Total	\$72,200	\$1,400	\$500	\$7,500



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	
		Jnt 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	\$72,700	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	\$59,800	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	\$19,400	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	**	5	\$1,000	
	Masonry: Brick	20%			LIFE	**			
	Plaster	75%	Now	\$27,100	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	\$5,000	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	\$20,200	2039	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Jnt 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	**			
Electrical		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	\$27,600	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Exterior Lighting								
	HID	100%			2029	\$52,200	10		
Alarm									
	Security System								
	Generic	100%			2029	\$41,900	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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$220,900	
Interior Architecture	\$98,800	\$164,600
Electrical		\$97,500
Mechanical	\$44,400	
Total	\$364,000	\$262,100
Importance Code A	\$220,900	
Importance Code B	\$143,100	\$262,100
Total	\$364,000	\$262,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,100			
Interior Architecture	\$94,100			\$2,300
Electrical	\$700	\$800	\$800	\$700
Mechanical	\$22,200	\$500	\$1,700	\$500
Site Pavements	\$1,300			
Total	\$151,400	\$1,300	\$2,400	\$3,500
Importance Code A	\$33,100			
Importance Code B	\$74,600	\$1,300	\$2,400	\$3,500
Importance Code C	\$43,700			
Total	\$151,400	\$1,300	\$2,400	\$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	\$43,400	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	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Entrance Stair, Areaway							
Windows									
	Aluminum	100%	Now	\$76,500	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	\$101,000	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	\$33,100	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		
		Jnt 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.
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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	\$27,400	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	\$98,800	2029	\$164,600	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	\$600	LIFE	**	5	\$1,800	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	20%	Now	\$24,300	LIFE	**			
		Efflorescence, Extent : Moderate, Area Affected : 20%							
		Location : Attic							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Attic							
	Plaster	70%	Now	\$17,500	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 Concrete	10%			LIFE	**	5	\$300	
	Plaster	90%	Now	\$24,200	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							
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

95%

2034

* *

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

Masonry: Granite

5%

4+

\$1,300

LIFE

* *

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

Electrical		Current Repair			Future Replacement		Maintenance		
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

\$20,800

1

Conduit

10%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$3,100

5

Fused Disc Sw

5%

2045

* *

5

Molded Case Bkrs

55%

2028

\$17,100

5

\$200

Molded Case Bkrs

30%

2045

* *

5

\$100

Wiring

Thermoplastic

80%

2029

\$20,200

1

Thermoplastic

20%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2027

\$47,200

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	\$29,400	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	\$50,300	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	\$30,700	1		
	Distribution								
	Central Plant Steam	100%	Now	\$21,100	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	\$20,800	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.

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY
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	\$44,400	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	\$11,000	4	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 40 Gallons					
	HW Heat Exchanger								
	HTHW/HW	100%			2029	\$21,800			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2021	\$400	4	\$400	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2039	* *	1-2	\$1,100	

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$58,600	\$119,700
Interior Architecture	\$39,600	\$79,300
Electrical		\$117,200
Total	\$98,300	\$316,200
Importance Code A	\$58,600	\$119,700
Importance Code B	\$39,600	\$196,500
Total	\$98,300	\$316,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,400			
Interior Architecture	\$6,900	\$100		\$1,100
Electrical	\$400	\$400	\$600	\$6,300
Mechanical	\$700	\$200	\$700	\$12,100
Site Enclosure	\$5,100			
Total	\$57,400	\$700	\$1,300	\$19,500
Importance Code A	\$44,400			
Importance Code B	\$8,600	\$700	\$1,300	\$19,500
Importance Code C	\$4,500			
Total	\$57,400	\$700	\$1,300	\$19,500



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 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	\$58,600	LIFE	* *	5	\$7,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Near Northeast And Southeast Corners							
		Jnt 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	\$18,800	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	\$25,600	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	\$119,700	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.
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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	\$39,600	2029	\$79,300	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	\$3,400	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	\$2,400	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	\$5,100	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	\$14,500	1		
Panelboards								
Fused Disc Sw	3%			2028	\$700	5		
Molded Case Bkrs	77%			2028	\$18,000	5	\$100	
Molded Case Bkrs	20%			2045	* *	5		
Wiring								
Thermoplastic	80%			2029	\$15,400	1		
Thermoplastic	20%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	\$47,200	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.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$25,500	10		
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2029	\$70,000	1-3	\$4,000	
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%			2049	**	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	**			
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2049	**	4	\$500	
	Terminal Devices								
	Convactor/Radiator	100%			2027	\$33,900	1	\$2,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2024	\$1,300	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,600	
	Exhaust Fans								
	Roof	100%			2024	\$10,500	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$27,800	1		
	Water Heater								
	Not Accessible	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 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	\$11,000			
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s) Submersible	100%		2021	\$200	4	\$200	
	Fixtures Generic	100%						

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$229,600	\$49,600
Interior Architecture	\$55,300	
Electrical	\$45,300	\$144,300
Mechanical		\$587,900
Total	\$330,300	\$781,800
Importance Code A	\$229,600	\$49,600
Importance Code B	\$45,300	\$732,200
Importance Code C	\$55,300	
Total	\$330,300	\$781,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,700			
Interior Architecture	\$28,600	\$23,200		\$2,800
Electrical	\$9,300	\$1,700	\$1,200	\$27,300
Mechanical	\$8,900	\$15,900	\$3,000	\$1,700
Site Pavements	\$500			
Total	\$54,900	\$40,700	\$4,200	\$31,700
Importance Code A	\$7,700	\$300		\$300
Importance Code B	\$46,000	\$40,500	\$4,200	\$31,400
Importance Code C	\$1,300			
Total	\$54,900	\$40,700	\$4,200	\$31,700



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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE 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	\$84,900	LIFE	**	5	\$49,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Jnt 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	\$80,300	LIFE	**	5	\$4,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Main Entry							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 5%							
	Location : Main Entry							
Windows								
Aluminum	100%	4+	\$64,400	2045	**	5	\$6,800	
	Air Infiltration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Roof								
Clay Tile	100%	Now	\$7,700	2039	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : South Side							
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	20%			2025	\$127,800	3	\$13,200	
Ceramic Tile	5%			2042	**	5	\$2,200	
	Recent Replace Evident, Extent : Light, 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	\$21,300	2034	**	3	\$8,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Room 23b							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							

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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 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	\$55,300	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	\$6,600	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	\$500	LIFE	**			
		Jnt 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.								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2074

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	40%			2029	\$44,400	5		
	Fused Disc Sw	60%			2049	**	5	\$100	
Raceway									
	Conduit	90%			2029	\$53,700	1		
	Conduit	10%			2049	**	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$8,500	5	\$100	
	Molded Case Bkrs	70%			2037	**	5	\$400	
	Molded Case Bkrs	20%			2045	**	5	\$100	
Wiring									
	Braided Cloth	60%	2-4	\$45,300	2054	**	1		
		Insulation Aged, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Thermoplastic	30%			2029	\$22,700	1		
	Thermoplastic	10%			2049	**	1		
Motor Controllers									
	Locally Mounted	90%			2027	\$46,300	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	\$8,000	2039	**			
		Damaged Fixtures, Extent : Light, Area Affected : 100% Location : Stairs							
Egress Lighting									
	Emergency, Service	50%			2024	\$6,000	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator.							
	Exit, Service	50%			2024	\$3,300	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	

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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

\$3,500

2037

* *

4

\$500

Corroded, Extent : Moderate, Area Affected : 50%

Location : Throughout

Hot Wtr Piping/Pump

50%

Now

\$3,500

2037

* *

4

\$500

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

Location : Basement

Terminal Devices

Air Handler

5%

2029

\$16,000

1

\$700

Convactor/Radiator

85%

2027

\$103,600

1

\$5,900

Fan Coil Unit/Heat

10%

2029

\$34,100

1

\$700

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Split Unit

20%

2029

\$97,200

Window/Wall Unit

30%

2022

\$14,200

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

\$266,500

1

\$6,900

Ventilation

Exhaust Fans

Interior

100%

2029

\$81,000

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	\$20,100	4	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 120 Gallons					
	HW Heat Exchanger HTHW/HW	100%			2029	\$39,700			
	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	\$700	
				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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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$373,100	\$161,200
Interior Architecture	\$88,400	\$45,900
Electrical	\$105,800	\$54,700
Mechanical	\$97,000	\$221,800
Total	\$664,400	\$483,700
Importance Code A	\$425,800	\$161,200
Importance Code B	\$238,700	\$322,500
Total	\$664,400	\$483,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$700			
Interior Architecture	\$26,900			\$1,200
Electrical	\$25,600	\$900	\$900	\$19,700
Mechanical	\$39,000	\$5,000	\$1,400	\$22,800
Total	\$92,200	\$5,900	\$2,300	\$43,700
Importance Code A	\$700	\$300		\$300
Importance Code B	\$90,500	\$5,600	\$2,300	\$43,400
Importance Code C	\$1,000			
Total	\$92,200	\$5,900	\$2,300	\$43,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2079

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Stucco Cement	100%	Now	\$116,500	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	\$700	2049	* *	5	\$100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Around Roof Equipment							
	No Component	98%							
Roof									
	Built-Up (BUR)	65%	Now	\$256,700	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	\$161,200	10	\$9,800	

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 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	\$700	2038	**	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Bathrooms							
Raised Access Floor	30%	Now	\$11,400	2032	**	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	\$13,800	2029	\$45,900	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	\$51,000	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	\$37,500	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	**			

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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	\$6,200	2054	**	5	\$100	
		Aged Component, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
Wiring									
	Braided Cloth	30%	2-4	\$8,700	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Building.							
	Thermoplastic	70%			2039	**	1		
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,900	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	\$105,800	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	\$1,500	1		
Exterior Lighting HID	20%			2024	\$8,000	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Fixtures Are Controlled Via Photocell.</i>								
No Component	80%							

Alarm

Security System No Component	50%							
Generic	50%			2029	\$16,000	1	\$1,900	
Fire/Smoke Detection No Component	50%							
Generic, Analog	50%			2029	\$54,700	1-3	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Fire Alarm System Is Composed Of Smoke Detector And Strobe Lights.</i>								

Mechanical	Current Repair			Future Replacement		Maintenance		
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	\$3,700	1		
Conversion Equipment Radiant Heater	30%			2024	\$52,600	2	\$1,400	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Supplied From Adjacent Building</i>								
Distribution Hot Wtr Piping/Pump	70%	2-4	\$1,000	2037	* *	4	\$400	
<i>Corroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
No Component	30%							
Terminal Devices Air Handler	70%	Now	\$5,800	2029	\$29,200	1	\$4,000	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
Fan Coil Unit/Heat	30%			2029	\$13,300	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	\$44,400	2027	\$148,000	2	\$200	
		Not in Service, Extent : Severe, Area Affected : 30% Location : 1st Floor							
	Exterior Pkg Unit - Cooling	40%	Now	\$32,100	2039	* *	2	\$200	
		Unit Inoperable, Extent : Severe, Area Affected : 40% Location : Roof							
	Window/Wall Unit	20%			2022	\$4,100	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	\$7,000	2	\$100	
	Roof	80%			2024	\$13,100	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2029	\$73,800	1		
	Water Heater								
	Electric	100%			2024	\$8,700	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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,359,500	\$78,100
Interior Architecture	\$1,042,100	
Electrical	\$36,300	\$1,375,600
Mechanical	\$98,500	\$46,300
Total	\$2,536,300	\$1,499,900
Importance Code A	\$1,359,500	\$78,100
Importance Code B	\$1,176,800	\$1,421,800
Total	\$2,536,300	\$1,499,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,800			\$500
Interior Architecture	\$11,600		\$2,200	\$17,300
Electrical	\$17,000	\$5,100	\$6,200	\$5,300
Mechanical	\$30,400	\$2,100	\$4,000	\$3,900
Site Enclosure	\$8,700			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$89,400	\$12,100	\$17,400	\$31,800
Importance Code A	\$16,800			\$600
Importance Code B	\$63,900	\$12,100	\$17,400	\$31,300
Importance Code C	\$8,700			
Total	\$89,400	\$12,100	\$17,400	\$31,800



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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	\$491,200	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							
		Jnt 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	\$357,500	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	\$7,200	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	\$2,400	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	\$510,900	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	\$26,900	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	\$7,100	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	\$1,200	2028	\$59,300	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	\$869,400	3	\$37,900	
				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	\$172,700	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 Concrete	50%			LIFE	**	5	\$7,000	
	Plaster	20%			LIFE	**	5	\$11,100	
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$8,700	2049	**			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
				Jnt 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2042

**

Parking/Driveway

Asphalt

100%

2038

**

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2039

**

5

\$200

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

Location : Electrical Room

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

Transformers

Dry Type

100%

2034

**

5

\$200

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

\$76,400

5

\$700

Raceway

Conduit

85%

2029

\$109,700

1

Conduit

15%

2039

**

1

Panelboards

Molded Case Bkrs

30%

2037

**

5

\$400

Molded Case Bkrs

70%

2028

\$76,400

5

\$1,000

Wiring

Braided Cloth

20%

2-4

\$36,300

2054

**

1

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

Location : Throughout

Thermoplastic

65%

2029

\$117,800

1

Thermoplastic

15%

2039

**

1

Motor Controllers

Locally Mounted

100%

2027

\$47,200

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

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

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

Asset # : 2078

Electrical		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	\$111,300	10	\$44,400	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building.</i>							
Fluorescent	10%	0-2	\$12,400	2039	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Third Floor.</i>							
	<i>Explanation : Some Of The Fluorescent Fixtures Are Old And In Need Of Replacement.</i>							
Egress Lighting								
Exit, Service	100%			2029	\$15,100	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building.</i>							
	<i>Explanation : This Building Gets Emergency Power From Adjacent Building Generator.</i>							
Exterior Lighting								
HID	100%			2029	\$211,700	10	\$200	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2029	\$580,600	1-3	\$33,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Corridors</i>							
	<i>Explanation : The Fire Alarm System Includes Smoke Detectors, Bells And Manual Pull Stations.</i>							

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

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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	\$98,500	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	\$26,200	2	\$500	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$19,600	2039	* *	1		
		Corroded, Extent : Severe, Area Affected : 20% Location : Water Main							
	Water Heater								
	Electric	100%			2027	\$46,300	4	\$300	
		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	\$5,500	LIFE	* *	1		
		Broken, Extent : Moderate, Area Affected : 50% Location : Rooftop							
	Sump Pump(s)								
	Submersible	100%	0-2	\$1,800	2024	\$1,800	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)	Estimated Cost	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.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a 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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$312,200	\$37,800
Interior Architecture	\$543,800	
Electrical		\$80,600
Mechanical	\$84,400	\$53,400
Total	\$940,400	\$171,800
Importance Code A	\$312,200	\$37,800
Importance Code B	\$488,100	\$134,000
Importance Code C	\$140,100	
Total	\$940,400	\$171,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,500			\$1,500
Interior Architecture	\$60,200	\$3,000		\$2,300
Electrical	\$19,100	\$300	\$600	\$700
Mechanical	\$65,000	\$19,600	\$2,200	\$19,600
Total	\$154,700	\$22,900	\$2,800	\$24,100
Importance Code A	\$42,800	\$1,700	\$1,700	\$3,400
Importance Code B	\$89,200	\$21,200	\$1,200	\$20,700
Importance Code C	\$22,700			
Total	\$154,700	\$22,900	\$2,800	\$24,100



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 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	\$2,500	LIFE	**	5	\$800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Around Windows							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Around Windows							
	Masonry: Fieldstone	75%	Now	\$89,400	LIFE	**	5	\$14,900	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Stucco Cement	2%	Now	\$8,000	2034	**	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Wood	10%	Now	\$86,800	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	\$43,400	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	\$92,700	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	\$37,800	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.

Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 2069

Architecture		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	\$80,400	3	\$9,100		
Cast in Place Concrete	10%	Now	\$7,900	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	\$75,300	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	\$8,800	LIFE	**	5	\$2,600		
Uneven Substrate, Extent : Moderate, Area Affected : 100%									
Location : Basement Under Porch									
Vinyl Tile 9" X 9"	25%	Now	\$20,800	2039	**	3	\$2,300		
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Various Offices									
Wood	25%	Now	\$207,700	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	\$22,700	LIFE	**				
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%									
Location : Columns In Basement									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Plaster	75%	Now	\$140,100	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		

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

Ceilings

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

Exposed Struc: Wood 15% Now \$40,900 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 \$79,800 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 \$31,200 5 \$400

Wiring

Braided Cloth 20% 2-4 \$5,100 2054 * * 1

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

Location : Throughout Building.

Explanation : The Wiring Is Old.

Thermoplastic 80% 2039 * * 1

Ground

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

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CITY UNIVERSITY OF NEW YORK - 042
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	\$25,400	10	\$10,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building.							
	Fluorescent	35%	Now	\$13,700	2039	* *			
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : 2nd And 3rd Floor.							
	Egress Lighting								
	Emergency, Service	50%			2029	\$4,400	1		
	Exit, Service	50%			2029	\$2,400	1		
	Exterior Lighting								
	HID	30%			2029	\$20,100	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	\$55,200	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								
	Fuel Oil No 2	100%			2039	* *	5	\$5,300	
	Conversion Equipment								
	Steam Boiler	100%	2-4	\$32,300	2034	* *	1	\$15,200	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Boiler, Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Distribution								
	Central Plant Steam Piping/Pmp	100%	2-4	\$84,400	2039	* *	4	\$800	
		Insul. Deteriorating, Extent : Light, Area Affected : 30%							
		Location : Basement							

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

Asset # : 2069

Mechanical		Current Repair			Future Replacement		Maintenance		
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	\$53,400	1	\$3,300	
	Convactor/Radiator	40%	Now	\$17,800	2049	* *	1	\$2,000	
	Damaged, Extent : Light, Area Affected : 30%								
	Location : 3rd Floor, Partial 2nd Floor								
Air Conditioning									
	Energy Source								
	Electricity	100%			2028	\$25,100	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2022	\$17,300	1		
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$14,600	2034	* *	1		
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Water Heater								
	Electric	100%			2024	\$14,600	4	\$100	
	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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,091,500	\$963,100
Interior Architecture	\$1,798,500	\$429,400
Electrical	\$887,400	\$2,031,600
Mechanical	\$1,873,700	\$3,727,500
Total	\$5,651,100	\$7,151,600
Importance Code A	\$1,091,500	\$963,100
Importance Code B	\$3,974,000	\$6,021,800
Importance Code C	\$585,600	\$166,700
Total	\$5,651,100	\$7,151,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,100			\$100
Interior Architecture	\$16,900	\$89,600	\$25,100	\$30,300
Electrical	\$62,200	\$23,900	\$24,000	\$56,400
Mechanical	\$87,700	\$46,400	\$75,300	\$72,200
Site Enclosure	\$1,500			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$222,900	\$195,300	\$160,000	\$194,500
Importance Code A	\$24,800	\$5,700	\$5,700	\$6,200
Importance Code B	\$196,600	\$189,600	\$141,300	\$188,200
Importance Code C	\$1,500		\$13,000	
Total	\$222,900	\$195,300	\$160,000	\$194,500



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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	25%	4+	\$104,200	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	\$57,500	LIFE	**	5	\$23,900	
	Jnt 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	\$95,300	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	\$88,800	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	\$105,400	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	\$100	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.

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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 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	\$640,400	2039	* *			
	Blisters, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Embed. Gravel Surface, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Plaza Roof: Stone Panels	45%	Now	\$18,600	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	\$1,288,700	3	\$145,300	
	Cast in Place Concrete	10%			LIFE	* *	5	\$105,900	
	Ceramic Tile	5%			2038	* *	5	\$24,200	
	Terrazzo	5%	0-2	\$58,700	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	\$834,100	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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not 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	
Interior									
Interior Walls									
Cast in Place Concrete	15%	0-2	\$103,100	LIFE	**				
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Stair Tower									
Ceramic Tile	5%			2038	**	5	\$26,100		
Concrete Masonry Unit	80%	Now	\$482,600	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	\$155,200	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	\$83,700	2042	**	5	\$99,300		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Classrooms									
Recent Replace Evident, Extent : Light, 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 Concrete	25%	Now	\$81,200	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	\$16,900	LIFE	**	5	\$12,100		
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%									
Location : Observation Penthouse									

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	

Site Enclosure

Free Standing Walls

Masonry: Fieldstone

100% 2-4 \$1,500 2039 * *

Jnt 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 2000 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 \$16,500 5 \$800

Switchgear / Switchboard

Fused Disc Sw

30% 2049 * * 5 \$300

Fused Disc Sw

70% 2029 \$356,600 5 \$700

Raceway

Conduit

90% 2039 * * 1

Conduit

10% 2049 * * 1

Panelboards

Fused Disc Sw

5% 2045 * * 5 \$300

Fused Disc Sw

10% 2028 \$49,900 5 \$500

Molded Case Bkrs

10% 2028 \$49,900 5 \$600

Molded Case Bkrs

75% 2051 * * 5 \$4,600

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

Asset # : 2063

Electrical		Current Repair			Future Replacement		Maintenance		
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	\$325,100	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building.</i>									
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>									
<i>Location : Replacement Underway On 7th, 8th And 9th Floors</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 8th Floor</i>									
<i>Explanation : Replacement Is Currently Underway</i>									
	Thermoplastic	20%			2029	\$162,600	1		
	Thermoplastic	40%			2049	**	1		
Motor Controllers									
	Locally Mounted	10%	2-4	\$24,000	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	\$361,400	2027	\$1,204,700	5	\$2,500	
<i>Enclosure Damaged, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement And 9th Floor Mechanical Room.</i>									
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,900	LIFE	**	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Water Main.</i>									
<i>Explanation : Corroded.</i>									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2046	**	1	\$71,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mechanical Floor And Basement</i>									
<i>Explanation : One 60 Ampere Automatic Transfer Switch On Mechanical Floor And Two In Basement Are In Good Condition.</i>									
Lighting									
Interior Lighting									
	Fluorescent	90%			2034	**	10	\$190,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building.</i>									
	Fluorescent	5%			2034	**	10	\$10,600	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lobby And Various Areas.</i>									
	Fluorescent	5%			2029	\$26,500	10	\$10,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lobby And Auditorium.</i>									

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

Asset # : 2063

Electrical		Current Repair		Future Replacement		Maintenance			
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	\$25,900	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Gets Power From Adjacent Building Generator.							
	Exterior Lighting								
	HID	20%			2029	\$181,600	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	\$6,800	
Alarm									
	Security System								
	Generic	100%			2034	* *	1	\$86,100	
		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	\$87,800	
		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	\$57,000	
	Recent Replace Evident, Extent : Light, Area Affected : 50%								
	Location : 9th Floor Mechanical Room								
Distribution									
	Hot Wtr Piping/Pump	80%	Now	\$56,200	2037	* *	4	\$9,100	
	Corroded, Extent : Severe, Area Affected : 50%								
	Location : Extensively Rusted, Inside The Wall, Throughout								
	Central Plant Steam Piping/Pmp	20%	0-2	\$76,200	2039	* *	4	\$2,300	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Sub-basement And Penthouse								
Terminal Devices									
	Air Handler	50%	0-2	\$158,300	2024	\$1,583,000	1	\$64,200	
	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	\$14,300	
	Recent Replace Evident, Extent : Light, Area Affected : 10%								
	Location : Penthouse								
	Fan Coil Unit/Heat Induction Unit	10%			2029	\$337,200	1	\$7,500	
		30%			2032	* *	1	\$22,300	
	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	\$17,000	
	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	\$2,525,200	1	\$142,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$128,600	

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

Asset # : 2063

Mechanical		Current Repair			Future Replacement		Maintenance		
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	\$320,400	2	\$2,800	
	Roof	50%			2029	\$186,900	2	\$3,500	
	Roof	10%			2029	\$37,400	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Electric	100%			2027	\$198,400	4	\$1,300	
	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	\$22,800	
	Sanitary Piping								
	Cast Iron	100%	Now	\$33,000	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	\$6,200	2039	**	4	\$4,400	
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : The Housing Is Extensively Rusted								
	No Component	10%							
	Sewage Ejector(s)								
	Electric	100%			2029	\$64,800	4	\$13,800	
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	\$116,300	
	Sprinkler								
	No Component	55%							
	Generic	45%			2039	**	1-2	\$29,100	
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : Basement, 3rd To 8th Floor								
	Explanation : Missing Caps								
	Fire Pump								
	Generic	100%			2038	**	1	\$43,100	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$899,800	\$104,400
Interior Architecture		\$114,400
Electrical		\$289,000
Mechanical	\$243,900	\$415,700
Total	\$1,143,700	\$923,500
Importance Code A	\$899,800	\$104,400
Importance Code B	\$243,900	\$766,400
Importance Code C		\$52,800
Total	\$1,143,700	\$923,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,600			\$6,600
Interior Architecture	\$36,100	\$5,700	\$7,000	
Electrical	\$29,900	\$2,400	\$2,400	\$2,300
Mechanical	\$24,300	\$2,600	\$5,900	\$14,900
Site Enclosure		\$2,600		
Site Pavements	\$1,900			
Total	\$148,800	\$13,300	\$15,400	\$23,700
Importance Code A	\$56,600			\$6,600
Importance Code B	\$79,200	\$10,700	\$15,400	\$17,100
Importance Code C	\$13,100	\$2,600		
Total	\$148,800	\$13,300	\$15,400	\$23,700



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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	\$90,900	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	\$620,200	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	\$42,200	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	\$3,300	2038	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Steel	5%	Now	\$29,300	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	\$59,800	LIFE	**	5	\$1,700	
Jnt 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	\$43,200	2034	**			
Recent Installation, Extent : Light, 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	\$24,000	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	\$71,400	3	\$8,100	
Wrinkling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	25%	2-4	\$2,900	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	\$61,600	3	\$2,000	
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	\$11,200	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 Concrete	70%				LIFE	**	5	\$5,900	
Plaster	30%	Now	\$22,000		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	
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Retaining Walls

Cast in Place Concrete	100%				2064	**			
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Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,900		2042	**			
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Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Entry Stair At 2nd Floor

Parking/Driveway

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

Under 600 Volts

Switchgear / Switchboard

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

Conduit	50%				2029	\$27,400	1		
Conduit	50%				2049	**	1		

Panelboards

Fused Disc Sw	10%				2028	\$7,800	5	\$100	
Molded Case Bkrs	45%				2037	**	5	\$500	
Molded Case Bkrs	45%				2045	**	5	\$500	

Wiring

Braided Cloth	40%	2-4	\$27,700		2054	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	60%				2039	**	1		
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Stand-by Power

Transfer Switches

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
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

\$86,500

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

\$10,200

1

Exit, Service

50%

2029

\$5,600

1

Exterior Lighting

HID

30%

2029

\$46,800

10

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

Location : Exterior

Explanation : Controlled Via Photocell.

No Component

70%

Alarm

Security System

No Component

80%

Generic

20%

2029

\$25,000

1

\$3,000

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$128,300

1-3

\$7,300

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

63%

Now

\$41,200

2039

* *

4

\$1,200

Piping/Pmp

Corroded, Extent : Severe, Area Affected : 20%

Location : Basement

No Component

37%

Terminal Devices

Air Handler

20%

2037

* *

1

\$4,900

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

Location : Basement

Convactor/Radiator

60%

2027

\$124,200

1

\$7,700

Fan Coil Unit/Heat

20%

2024

\$115,800

1

\$2,600

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

**CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE 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	\$165,100			
	Window/Wall Unit	60%			2024	\$48,300	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,100	
	Exhaust Fans								
	Interior	20%			2029	\$27,500	2	\$200	
	Roof	60%			2024	\$38,500	2	\$700	
	Roof	20%	2-4	\$3,900	2029	\$12,800	2	\$200	
	Noisy/Vibrating, Extent : Light, Area Affected : 100%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$17,000	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	\$5,900	4	\$800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$20,700	
	Sprinkler								
	No Component	70%							
	Generic	30%			2029	\$113,600	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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$924,400	\$225,200
Interior Architecture	\$255,200	\$418,200
Electrical	\$392,800	\$718,500
Mechanical	\$620,300	\$684,700
Total	\$2,192,700	\$2,046,600
Importance Code A	\$924,400	\$225,200
Importance Code B	\$1,268,300	\$1,821,300
Total	\$2,192,700	\$2,046,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$25,500		\$1,100
Interior Architecture	\$103,800	\$13,500	\$2,900	\$6,300
Electrical	\$16,100	\$2,100	\$2,700	\$2,900
Mechanical	\$55,300	\$3,500	\$8,500	\$3,700
Site Pavements	\$200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$179,400	\$48,500	\$18,000	\$17,900
Importance Code A		\$25,500		\$1,300
Importance Code B	\$134,800	\$23,000	\$18,000	\$16,700
Importance Code C	\$44,600			
Total	\$179,400	\$48,500	\$18,000	\$17,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Copper/Terne	30%	Now	\$234,300	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	\$214,200	LIFE	**	5	\$68,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Various Window Lintels							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : North Facade							
	Masonry: Limestone	5%	Now	\$66,200	LIFE	**	5	\$3,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Building Base							
		Jnt 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	\$316,400	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	\$93,300	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	\$157,100	10	\$11,100	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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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	\$244,000	3	\$27,500	
	Cast in Place Concrete	25%	Now	\$31,100	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+	\$13,900	LIFE	**	5	\$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Diagonal Cracks, 1st Floor Entrance									
	Vinyl Tile	35%	Now	\$71,100	2029	\$355,500	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	\$59,200	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	\$30,600	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Attic At South Side									
	Marble Panels	5%			LIFE	**			
	Plaster	55%	Now	\$13,800	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	\$14,500	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 Concrete	65%	Now	\$124,900	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	* *				
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Main Entry Stair								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			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 1200 Amperes And One At 1600 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.

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

Electrical		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	\$14,000	2054	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floor And Basement.							
		Explanation : Obsolete Equipment.							
	Fused Toggle Switch	60%	2-4	\$84,100	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	\$126,900	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	\$181,800	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	\$167,000	10	\$66,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
	Fluorescent	1%			2029	\$1,700	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
	Egress Lighting								
	Exit, Service	100%			2029	\$20,600	1		
	Exterior Lighting								
	HID	30%			2029	\$86,600	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.

Estimates are rounded to the nearest hundred dollars.

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

\$395,900

1-3

\$22,600

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

\$17,600

2039

* *

1

Corroded, Extent : Moderate, Area Affected : 10%

Location : Hthw Supply Line

Conversion Equipment

Heat Exchanger, Shell & Tube

100%

2038

* *

Distribution

Central Plant Steam

100%

2039

* *

4

\$3,600

Piping/Pmp

Terminal Devices

Air Handler

35%

0-2

\$352,400

2039

* *

1

\$14,300

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

Location : Penthouse

Convactor/Radiator

55%

2027

\$210,900

1

\$13,000

No Component

10%

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Exterior Pkg Unit - Cooling

10%

2029

\$58,000

2

\$500

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

Location : 3rd Floor Roof

Explanation : For Auditorium

Window/Wall Unit

80%

2022

\$119,400

1

No Component

10%

Terminal Devices

Fan Coil - 4 Pipe

20%

2029

\$301,800

1

\$4,700

No Component

80%

Heat Rejection

Air Cooled Condenser Unit

20%

2029

\$26,000

2

\$10,200

No Component

80%

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 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	\$38,200	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	\$47,100	2034	**	1		
			Corroded, Extent : Severe, Area Affected : 30%						
			Location : Throughout						
			Not Insulated, Extent : Moderate, Area Affected : 20%						
			Location : Throughout						
Water Heater									
	Electric	100%			2024	\$63,100	4	\$400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 300 Gallons						
HW Heat Exchanger									
	Steam Fired	100%			2029	\$114,000	4	\$10,900	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$29,800	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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$141,900	\$271,000
Interior Architecture	\$255,300	\$188,900
Electrical		\$86,100
Mechanical		\$80,700
Total	\$397,200	\$626,700
Importance Code A	\$141,900	\$271,000
Importance Code B	\$255,300	\$301,600
Importance Code C		\$54,100
Total	\$397,200	\$626,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$22,500
Interior Architecture	\$10,300	\$44,300	\$10,000	\$21,900
Electrical	\$25,000	\$16,300	\$14,600	\$29,700
Mechanical	\$27,900	\$21,700	\$59,000	\$32,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$71,100	\$90,200	\$91,500	\$114,000
Importance Code A	\$4,600	\$4,600	\$4,600	\$27,100
Importance Code B	\$66,400	\$85,600	\$83,800	\$86,900
Importance Code C			\$3,000	
Total	\$71,100	\$90,200	\$91,500	\$114,000



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 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	\$280,400	3	\$31,600	
	Ceramic Tile	10%			2038	**	5	\$14,000	
	Cork Tile	35%	Now	\$255,300	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	\$10,300	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 : 5000 Ampere Main Switch						
	Transformers								
	Dry Type	100%			2046	* *	5	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Main Electrical Room						
			Explanation : 1500 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	\$1,600	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	\$1,400	
	Central Plant Steam Piping/Pmp	80%			2049	**	4	\$5,600	
	Terminal Devices								
	Convactor/Radiator	10%			2042	**	1	\$3,000	
	Fan Coil Unit/Heat	85%			2034	**	1	\$25,800	
	Unit Heater - Steam	5%			2034	**	4	\$600	
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	\$80,700	4	\$500	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 150 Gallons								
	HW Heat Exchanger								
	High Temp	100%			2049	**	4	\$13,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$104,100	
Total	\$104,100	
Importance Code A	\$104,100	
Total	\$104,100	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture				
Electrical	\$100			
Mechanical	\$300	\$300	\$300	\$2,500
Total	\$400	\$300	\$300	\$2,500
Importance Code A	\$300	\$300	\$300	\$2,500
Importance Code B	\$100			
Importance Code C				
Total	\$400	\$300	\$300	\$2,500



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 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 : Light, Area Affected : 25%							
		Location : Throughout							
	Metal Sect. OHD	34%	Now	\$104,100	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 : Light, 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	\$3,500	1		
	Conduit	10%			2055	* *	1		
Panelboards									
	Fused Disc Sw	5%			2028	\$400	5		
	Molded Case Bkrs	85%			2051	* *	5	\$100	
	Molded Case Bkrs	10%			2028	\$800	5		
Wiring									
	Thermoplastic	100%			2029	\$8,500	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
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

\$9,900

10

\$4,000

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

Location : Throughout The Building

Explanation : T-8 Lamps

HID

30%

2029

\$15,800

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

\$2,100

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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$342,800	\$44,900
Interior Architecture	\$338,200	
Electrical		\$219,800
Mechanical	\$58,400	\$375,200
Total	\$739,500	\$639,900
Importance Code A	\$342,800	\$44,900
Importance Code B	\$396,700	\$595,000
Total	\$739,500	\$639,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,100			
Interior Architecture	\$123,400	\$5,900		\$1,000
Electrical	\$25,700	\$1,000	\$1,200	\$43,700
Mechanical	\$24,600	\$22,200	\$2,100	\$600
Site Pavements	\$1,700			
Total	\$220,300	\$29,100	\$3,300	\$45,300
Importance Code A	\$52,900		\$200	
Importance Code B	\$127,100	\$29,100	\$3,100	\$45,300
Importance Code C	\$40,300			
Total	\$220,300	\$29,100	\$3,300	\$45,300



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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	\$233,600	LIFE	* *	5	\$44,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : North Facade, South Facade							
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Stitch Repair Throughout							
	Masonry: Granite	5%			LIFE	* *	5	\$1,900	
	Masonry: Limestone	5%	Now	\$17,200	LIFE	* *	5	\$1,900	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Horizontal Bands							
Windows									
	Aluminum	100%	Now	\$10,700	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	\$109,200	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	\$17,200	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	\$287,800	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	\$32,500	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	\$16,800	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 9 X 9								
	Wood	20%			2057	**	5	\$10,100	
	Wood	25%	Now	\$50,400	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	\$7,300	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Mechanical Room								
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Gypsum Board	10%	Now	\$1,900	LIFE	**	5	\$2,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Women Bathroom In Basement								
	Plaster	80%	Now	\$29,500	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	\$1,200	2042	**	5	\$1,300		
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Plaster	85%	Now	\$34,100	LIFE	**	5	\$14,300		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stair And Third Floor Rooms									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2049	**				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	90%			2042	**				
Masonry: Granite	10%	Now	\$1,700	LIFE	**				
Jnt 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+	\$2,700	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	\$92,100	5	\$100		
Raceway									
Conduit	90%			2029	\$22,600	1			
Conduit	10%			2039	**	1			
Panelboards									
Fused Disc Sw	10%			2028	\$3,400	5			
Molded Case Bkrs	70%			2028	\$23,700	5	\$300		
Molded Case Bkrs	20%			2037	**	5	\$100		
Wiring									
Braided Cloth	80%	2-4	\$22,000	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	\$51,400	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	\$4,500	1		
	Exit, Service	50%			2024	\$2,500	1		
	Exterior Lighting								
	HID	30%			2024	\$20,900	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	\$76,300	1-3	\$4,000	

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%			2049	* *	1		
	Conversion Equipment								
	HTHW/HW Exchanger	100%	0-2	\$5,000	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	\$58,400	2029	\$292,000	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	\$83,100	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%			2022	\$21,600	1		
	No Component	40%							
Distribution	Ductwork/Diffusers	15%			LIFE	**	2	\$3,200	
	No Component	85%							
Terminal Devices	Air Handler/Cool/Ht	15%			2029	\$17,400	1	\$1,500	
	No Component	85%							
Heat Rejection	Air Cooled Condenser Unit	15%			2029	\$3,100	2	\$1,700	
	No Component	85%							
Ventilation									
Distribution	Ductwork/Diffusers	10%			LIFE	**	2-5	\$900	
	No Component	90%							
Exhaust Fans	Interior	10%			2029	\$6,100	2	\$100	
	No Component	90%							
Plumbing									
H/C Water Piping	Galvanized Steel	100%	0-2	\$15,100	2034	**	1		
	Corroded, Extent : Severe, Area Affected : 25% Location : Throughout								
Water Heater	Electric	100%			2027	\$15,200	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 50 Gallons								
HW Heat Exchanger	Steam Fired	100%			2049	**	4	\$2,400	
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%	Now	\$2,600	2039	**	4	\$300	
	Broken, Extent : Severe, Area Affected : 100% Location : Basement								
Fixtures	Generic	100%							

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$749,500	\$153,600
Interior Architecture	\$572,200	\$342,200
Electrical	\$195,200	\$753,800
Mechanical	\$1,820,800	\$1,261,600
Total	\$3,337,600	\$2,511,200
Importance Code A	\$749,500	\$165,200
Importance Code B	\$2,522,900	\$2,289,700
Importance Code C	\$65,300	\$56,400
Total	\$3,337,600	\$2,511,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$110,200	\$3,400		\$5,100
Interior Architecture	\$29,400	\$600	\$3,900	\$6,900
Electrical	\$25,100	\$6,000	\$9,100	\$12,600
Mechanical	\$69,800	\$9,500	\$20,000	\$16,400
Site Enclosure	\$2,900			
Site Pavements	\$300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$241,600	\$23,500	\$37,000	\$44,900
Importance Code A	\$110,200	\$3,400		\$5,300
Importance Code B	\$101,700	\$20,100	\$34,100	\$39,700
Importance Code C	\$29,700		\$2,900	
Total	\$241,600	\$23,500	\$37,000	\$44,900



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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	\$32,200	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	\$120,800	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	\$24,700	LIFE	**	5	\$2,100	
	Jnt 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	\$6,900	2039	**	5	\$5,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
Windows									
	Aluminum	100%	Now	\$310,700	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	\$7,300	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	\$4,600	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	\$318,000	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	\$34,500	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	\$17,200	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	\$114,300	2029	\$285,800	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	\$51,800	2024	\$259,200	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	\$65,300	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	\$4,200	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	\$25,200	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	\$81,600	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 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+	\$2,900	2039	**			
	Jnt 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- 3000 Ampere And 1- 1200 Ampere Main Disconnect Switch.*

Fused Disc Sw

30%

2029

\$11,600

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+

\$10,700

2039

* *

5

\$600

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

Raceway

Conduit

80%

2029

\$103,300

1

Conduit

20%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$14,000

5

\$100

Molded Case Bkrs

80%

2028

\$112,200

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	\$126,900	2054	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building.									
Explanation : Insulation Aged.									
	Thermoplastic	10%			2049	**	1		
	Thermoplastic	15%			2029	\$27,200	1		
	Thermoplastic	5%	Now	\$9,100	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	\$23,600	5	\$100	
	Locally Mounted	10%			2042	**	5		
	Motor Control Center	60%			2027	\$182,900	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	\$1,600	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	\$42,700	10	\$17,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									
	Fluorescent	20%			2024	\$28,500	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

\$15,900

1

Exit, Service

40%

2024

\$7,000

1

Exit, Service

10%

2029

\$1,700

1

Exterior Lighting

HID

30%

2029

\$73,200

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

\$200,700

1-3

\$11,500

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%

2029

\$149,100

1

Conversion Equipment

Heat Exchanger, Shell & Tube

100%

2038

* *

Distribution

Hot Wtr Piping/Pump

10%

2-4

\$9,400

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

\$500

Central Plant Steam

80%

Now

\$81,900

2029

\$819,200

4

\$2,400

Piping/Pmp

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

Terminal Devices

Air Handler

60%

Now

\$25,500

2024

\$510,500

1

\$20,700

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

Convector/Radiator

40%

Now

\$13,000

2027

\$129,600

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	\$36,600	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	\$113,500	1		
Distribution									
	CW & CHW Wtr	100%			2029	\$73,800	4	\$4,600	
	Pipe/Pump								
	Not in Service, Extent : Light, Area Affected : 20%								
	Location : Various Locations								
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$135,700	2024	\$678,600	1	\$34,500	
	Not in Service, Extent : Light, Area Affected : 20%								
	Location : Attic								
Heat Rejection									
	Evaporative Condenser	100%	Now	\$187,600	2039	**	2	\$34,500	
	Not in Service, Extent : Light, Area Affected : 20%								
	Location : Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	55%	2-4	\$61,300	LIFE	**	2-5	\$19,000	
	Insul. Deteriorating, Extent : Light, Area Affected : 20%								
	Location : 4th Floor								
	No Component	45%							
Exhaust Fans									
	Interior	80%	0-2	\$51,700	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	\$13,300	2034	**	1		
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Water Heater									
	Electric	100%			2027	\$53,300	4	\$400	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Attic 225 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE 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%			2021	\$2,100	4	\$2,000	
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2029	\$3,100	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+	\$3,000	2039	**	1-2	\$800	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : Sprinkler Caps Missing								

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$463,200
Total		\$463,200
Importance Code A		\$463,200
Total		\$463,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,400	\$300		
Interior Architecture	\$900	\$500		
Electrical	\$1,500	\$400	\$300	\$400
Mechanical	\$500	\$400	\$1,200	\$400
Total	\$22,400	\$1,600	\$1,500	\$800
Importance Code A	\$19,600	\$500	\$300	\$300
Importance Code B	\$2,700	\$900	\$1,300	\$500
Importance Code C		\$100		
Total	\$22,400	\$1,600	\$1,500	\$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 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	\$13,400	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	\$1,100	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%							

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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	\$3,400	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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,231,000	\$106,400
Electrical	\$102,900	\$377,700
Mechanical	\$693,600	\$254,800
Total	\$2,027,500	\$738,900
Importance Code A	\$1,231,000	\$106,400
Importance Code B	\$796,500	\$632,500
Total	\$2,027,500	\$738,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,100			\$3,900
Interior Architecture	\$96,400	\$3,000	\$3,800	\$29,800
Electrical	\$4,300	\$5,300	\$4,600	\$4,600
Mechanical	\$22,100	\$5,300	\$16,500	\$20,100
Site Enclosure	\$5,200			
Site Pavements	\$3,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$168,100	\$21,500	\$32,800	\$66,300
Importance Code A	\$29,100			\$4,100
Importance Code B	\$107,400	\$21,500	\$31,000	\$62,300
Importance Code C	\$31,700		\$1,800	
Total	\$168,100	\$21,500	\$32,800	\$66,300



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

CITY UNIVERSITY OF NEW YORK - 042
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	\$749,700	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 Jnt Failure, Extent : Severe, Area Affected : 20%							
	Location : Whole East Facade Of Theater, Various Other Locations							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Repairs in Progress, Extent : Light, Area Affected : 20%							
	Location : Theater							
	Sidewalk Shed in Use, Extent : Light, Area Affected : 20%							
	Location : Theater							
Masonry: Limestone	10%			LIFE	**	5	\$5,300	
	Jnt 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	\$19,400	LIFE	**	5	\$1,100	
	Jnt 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	\$80,400	2037	**	5	\$4,600	
	Ctrwt/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	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	75%	Now	\$5,900	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							
		Jnt 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		
		Jnt 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	\$2,500	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	\$75,200	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	\$325,700	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	\$46,800	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	\$32,100	3	\$3,600	
Cast in Place Concrete	15%	Now	\$2,600	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	\$22,800	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+	\$11,500	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	\$11,900	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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	2%	Now	\$13,600	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 Concrete	15%	Now	\$20,200	LIFE	* *	5	\$1,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
		Location : Concrete Beam In Basement Crawl Space Under Main Building							
		Exposed Reinforcement, Extent : 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	\$13,800	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	\$5,200	2049	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Main Entrance							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$3,100	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	\$64,600	1		
Conduit	50%			2049	* *	1		
Panelboards								
Fused Disc Sw	5%			2045	* *	5	\$100	
Fused Disc Sw	10%			2028	\$10,900	5	\$100	
Molded Case Bkrs	20%			2028	\$21,800	5	\$300	
Molded Case Bkrs	65%			2045	* *	5	\$1,000	
Wiring								
Braided Cloth	30%	2-4	\$54,400	2054	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	20%			2029	\$36,300	1		
Thermoplastic	50%			2049	* *	1		
Motor Controllers								
Locally Mounted	50%			2042	* *	5	\$200	
Locally Mounted	50%			2027	\$23,600	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	\$9,800	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	\$231,500	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	\$4,300	
	Terminal Devices								
	Air Handler	80%			2024	\$645,800	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	\$47,900	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	\$204,200	2	\$1,800	
Plumbing									

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
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	\$12,600	2034	**	1		
			Corroded, Extent : Severe, Area Affected : 25%						
			Location : Throughout						
	Water Heater Electric	100%			2027	\$50,600	4	\$300	
			Recent Replace Evident, Extent : Light, 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	\$5,700	4	\$800	
	Submersible	35%			2021	\$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	\$30,700	
	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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$147,200	\$154,100
Interior Architecture		\$132,800
Electrical		\$23,600
Total	\$147,200	\$310,500
Importance Code A	\$147,200	\$154,100
Importance Code B		\$156,400
Total	\$147,200	\$310,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,400	\$4,000		\$1,300
Interior Architecture	\$38,400	\$2,400		\$1,900
Electrical	\$8,800	\$1,300	\$1,100	\$14,200
Mechanical	\$800	\$1,200	\$1,400	\$25,900
Site Pavements	\$200			
Total	\$71,700	\$8,900	\$2,500	\$43,300
Importance Code A	\$23,400	\$4,000		\$1,300
Importance Code B	\$48,000	\$5,000	\$2,500	\$42,000
Importance Code C	\$200			
Total	\$71,700	\$8,900	\$2,500	\$43,300



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX
Asset # : 14634

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$19,200	LIFE	**	5	\$12,200	
	Jnt 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	\$3,300	LIFE	**	5	\$1,100	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal Panel	5%			2049	**	5-10	\$4,900	
Windows									
	Aluminum	98%	Now	\$70,100	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	\$77,000	2029	\$154,100			
	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	\$28,500	3	\$3,200	
	Cast in Place Concrete	15%			LIFE	**	5	\$7,000	
	Mosaic Tile	5%			2042	**	5	\$2,700	
	Vinyl Tile	70%	Now	\$26,600	2029	\$132,800	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		
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	95%			LIFE	**	5	\$15,700	
	Gypsum Board	5%			LIFE	**	5	\$1,200	
Ceilings									
	AcousTile,Adhered	30%	Now	\$6,200	2034	**	5	\$3,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Various Classrooms On Third Floor									
	AcousTileSusp.Lay-In	30%	Now	\$2,700	2034	**	5	\$3,200	
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Corridors									
	Exposed Concrete	20%			LIFE	**	5	\$700	
	Plaster	20%	Now	\$2,900	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+	\$200	2042	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
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

Electrical		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	\$11,500	1		
Conduit		50%			2055	**	1		

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

CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE 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	\$3,100	5		
	Molded Case Bkrs	20%			2028	\$6,200	5	\$100	
	Molded Case Bkrs	65%			2051	* *	5	\$200	
Wiring									
	Braided Cloth	30%	2-4	\$7,600	2054	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Building								
	Thermoplastic	20%			2029	\$5,100	1		
	Thermoplastic	50%			2055	* *	1		
Motor Controllers									
	Locally Mounted	50%			2042	* *	5		
	Locally Mounted	50%			2027	\$23,600	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	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not 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	\$700	
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$4,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2024	\$23,300	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,600	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2029	\$4,600	2	\$100	
	Not Accessible	80%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	**	1		
	Water Heater								
	Electric	100%			2027	\$12,300	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	\$1,300	4	\$300	
	Submersible	40%			2022	\$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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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$214,000	\$49,600
Interior Architecture	\$49,300	
Electrical		\$138,700
Mechanical	\$64,800	\$660,200
Total	\$328,100	\$848,500
Importance Code A	\$214,000	\$49,600
Importance Code B	\$114,100	\$798,900
Total	\$328,100	\$848,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,800			\$4,600
Interior Architecture	\$43,000	\$5,200	\$200	\$3,500
Electrical	\$26,700	\$2,100	\$1,600	\$1,800
Mechanical	\$5,600	\$900	\$1,700	\$38,600
Site Pavements	\$1,200			
Total	\$110,300	\$8,300	\$3,500	\$48,400
Importance Code A	\$33,800			\$4,600
Importance Code B	\$67,100	\$8,300	\$3,500	\$43,800
Importance Code C	\$9,400			
Total	\$110,300	\$8,300	\$3,500	\$48,400



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 SAGE HALL

Asset # : 2064

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$17,200	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	\$156,000	LIFE	* *	5	\$49,600	
	Jnt 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+	\$16,600	LIFE	* *	5	\$2,200	
	Jnt 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	\$57,900	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	\$3,800	LIFE	**	5	\$7,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Various Locations Throughout The Basement								
Ceramic Tile	5%			2032	**	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	\$49,300	2034	**	3	\$10,400		
	Worn/Eroded, Extent : Light, Area Affected : 50%								
	Location : Throughout								
Vinyl Tile 9" X 9"	4%			2029	\$20,300	3	\$700		
	Worn/Eroded, Extent : Light, Area Affected : 50%								
	Location : Throughout								
Interior Walls									
Cast in Place Concrete	15%	Now	\$8,200	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	\$9,300	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 Concrete	15%	Now	\$11,100	LIFE	**	5	\$1,000		
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Beams In Basement								
Plaster	35%	Now	\$10,600	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		* *		
		Jnt 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-208/120v					
Switchgear / Switchboard									
	Fused Disc Sw	100%			2039	* *	5	\$100	
Raceway									
	Conduit	90%			2039	* *	1		
	Conduit	10%			2049	* *	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$7,800	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	\$47,200	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	\$37,700	10	\$15,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%	0-2	\$25,100	2039	* *			
		Inadequate Lighting Level, Extent : Light, Area Affected : 100%							
		Location : First Floor							
Egress Lighting									
	Emergency, Service	50%			2029	\$7,000	1		
	Exit, Service	50%			2029	\$3,800	1		
Exterior Lighting									
	HID	50%			2029	\$53,800	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	\$25,900	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
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$65,700	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	\$451,600	4	\$2,000	
Terminal Devices									
	Convactor/Radiator	100%			2027	\$142,800	1	\$8,800	
Air Conditioning									

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

Asset # : 2064

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$64,800	2039	**	2	\$400	
		Damaged, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Malfunctioning, Extent : Moderate, Area Affected : 80%							
		Location : Roof							
	Window/Wall Unit	60%			2024	\$33,400	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$4,600	
	No Component	70%							
	Exhaust Fans								
	Roof	30%			2029	\$13,300	2	\$300	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$4,000	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	\$4,100	4	\$600	
	Fixtures								
	Generic	100%							

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$73,300
Site Pavements	\$165,900	
Total	\$165,900	\$73,300
Importance Code A		\$73,300
Importance Code C	\$165,900	
Total	\$165,900	\$73,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,300			\$1,300
Interior Architecture	\$27,700			\$3,300
Electrical	\$900	\$600	\$600	\$2,200
Mechanical	\$1,600	\$900	\$2,900	\$2,400
Site Enclosure	\$5,000			
Total	\$55,600	\$1,500	\$3,500	\$9,200
Importance Code A	\$20,800	\$500	\$500	\$1,800
Importance Code B	\$23,000	\$1,000	\$3,000	\$7,400
Importance Code C	\$11,800			
Total	\$55,600	\$1,500	\$3,500	\$9,200



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

CITY UNIVERSITY OF NEW YORK - 042
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	\$13,000	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	\$7,300	2025	\$73,300			
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%							
		Location : Gutters Throughout							
Soffits									
	Cement-Fiber Panel	100%			2034	* *	10		
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	\$10,400	2030	\$17,300	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	\$2,900	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	\$10,900	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 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	\$5,000	2079	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaways</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	* *			
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On-Site Walkways

Cast in Place Concrete	85%			2042	* *			
Pavers/Stone	15%			2032	* *			

Parking/Driveway

Asphalt	100%	Now	\$165,900	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		
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Panelboards

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

Wiring

Thermoplastic	100%			2055	* *		1		
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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	\$6,900	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	\$1,400	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 : Light, 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	\$6,200	
		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	\$700	

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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 : Light, 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	\$8,400	4	\$100	
				Other Observation, Extent : Light, Area Affected : 50%					
				Location : Basement					
				Explanation : 61 Gallon Heater					
	HW Heat Exchanger								
	Steam Fired	100%			2049	**	4	\$1,400	
				Recent Replace Evident, Extent : Light, 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	\$1,200	1	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2039	**	1-2	\$700	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$51,000	\$88,700
Interior Architecture	\$130,300	
Electrical		\$90,900
Mechanical		\$280,100
Total	\$181,300	\$459,700
Importance Code A	\$51,000	\$88,700
Importance Code B	\$36,900	\$371,000
Importance Code C	\$93,400	
Total	\$181,300	\$459,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,300			
Interior Architecture	\$74,500	\$13,400		\$1,300
Electrical	\$6,400	\$1,600	\$1,400	\$1,800
Mechanical	\$42,500	\$900	\$1,400	\$59,500
Site Enclosure	\$1,200			
Total	\$136,800	\$15,900	\$2,700	\$62,700
Importance Code A	\$12,300			\$300
Importance Code B	\$81,100	\$15,900	\$2,700	\$62,400
Importance Code C	\$43,400			
Total	\$136,800	\$15,900	\$2,700	\$62,700



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 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	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%							
		Location : South Facade							
	Masonry: Fieldstone	10%			LIFE	* *	5	\$3,700	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : South Side							
Windows									
	Aluminum	95%			2045	* *	5	\$4,300	
	Steel	5%	Now	\$12,300	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	\$51,000	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

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 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	\$237,700	3	\$26,800	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$7,700	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	\$3,200	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	\$12,300	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	\$36,900	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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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 2065

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	10%	Now	\$10,500	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	\$32,900	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Masonry: Fieldstone	5%	Now	\$42,600	LIFE	* *			
		Other Observation, Extent : Moderate, Area Affected : 75%							
		Location : Basement							
		Explanation : Water Penetration And Missing Mortar Joints							
	Plaster	75%	Now	\$50,800	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	\$7,800	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	\$1,200	2049	* *			
		Jnt 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	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 2065

Electrical		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	\$4,600	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$3,100	5		
	Molded Case Bkrs	20%			2028	\$6,200	5	\$100	
	Molded Case Bkrs	70%			2045	* *	5	\$400	
Wiring									
	Braided Cloth	20%	2-4	\$5,100	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Upper Levels									
	Thermoplastic	80%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$47,200	5	\$100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	* *	1	\$5,800	
Lighting									
Interior Lighting									
	Fluorescent	100%			2029	\$43,600	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	\$22,400	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	\$6,000	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	\$45,700	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	* *			
	Distribution								
	Hot Wtr Piping/Pump	100%	2-4	\$8,700	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	\$89,300	1	\$5,500	
	Fan Coil Unit/Heat	10%			2024	\$27,800	1	\$600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2024	\$30,900	1		
	No Component	20%							
Ventilation									
	Exhaust Fans								
	Roof	100%			2037	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$32,500	2034	* *	1		
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Water Heater								
	Electric	100%			2027	\$16,300	4	\$100	
		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	\$145,200	1-2	\$4,300	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G
Address : 135 EAST 146TH ST. @ WALTON AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0002.060 / 14556 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 13,178 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2350 **Lot** : 24 **BIN** : 2001088

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$298,300
Electrical		\$51,900
Mechanical		\$136,800
Total		\$487,000
Importance Code A		\$298,300
Importance Code B		\$188,700
Total		\$487,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,800	\$2,500		\$400
Interior Architecture		\$7,200	\$1,200	
Electrical	\$300	\$500	\$300	\$42,600
Mechanical	\$900	\$700	\$3,800	\$18,700
Site Enclosure	\$1,600			
Site Pavements	\$2,800			
Total	\$8,400	\$10,900	\$5,400	\$61,700
Importance Code A	\$3,500	\$3,100	\$700	\$1,000
Importance Code B	\$4,900	\$7,800	\$3,900	\$60,700
Importance Code C			\$700	
Total	\$8,400	\$10,900	\$5,400	\$61,700



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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									
Masonry: Brick		90%			LIFE	**	5	\$14,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 1%							
		Location : Main Entry							
Metal Coiling Doors		10%			2042	**	5	\$5,100	
Windows									
Aluminum		50%			2051	**	5	\$2,900	
Glass Block		50%			LIFE	**	5	\$1,800	
Parapets									
Masonry: Brick		95%			LIFE	**	5	\$3,800	
Metal Panel		5%			2049	**	5	\$800	
Roof									
Modified Bitumen		98%			2029	\$298,300	10	\$21,100	
		Blisters, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Skylight, Metal/Glass		2%	Now	\$1,300	2039	**			
		Glazing Broken/Cracked, Extent : Light, Area Affected : 5%							
		Location : Roof							
Interior									
Floors									
Carpet		3%			2028	\$7,800	3	\$900	
Cast in Place Concrete		10%			LIFE	**	5	\$4,300	
Ceramic Tile		5%			2038	**	5	\$1,000	
Vinyl Tile		82%			2034	**	3	\$6,000	
Interior Walls									
Ceramic Tile		5%			2038	**	5	\$1,500	
Concrete Masonry Unit		45%			LIFE	**	5	\$5,400	
Gypsum Board		50%			LIFE	**	5	\$9,000	
Ceilings									
AcousTileSusp.Lay-In		50%			2042	**	5	\$9,800	
Exposed Concrete		20%			LIFE	**	5	\$600	
Exposed Struc: Steel		15%			LIFE	**			
Gypsum Board		10%			LIFE	**	5	\$2,500	
Plaster		5%			LIFE	**	5	\$600	
Site Enclosure									
Fence/Gates									
Chain Link		100%			2049	**			
Retaining Walls									
Cast in Place Concrete		100%	2-4	\$1,600	2079	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : E 146th Street							
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		100%	2-4	\$2,800	2034	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

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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

Site Pavements

Parking/Driveway

Asphalt

85%

2038

* *

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

Cast in Place Concrete

15%

2034

* *

Electrical		Current Repair			Future Replacement		Maintenance		
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

\$5,000

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Ratings*

Switchgear / Switchboard

Fused Disc Sw

100%

2039

* *

5

\$100

Raceway

Conduit

100%

2039

* *

1

Panelboards

Molded Case Bkrs

100%

2037

* *

5

\$300

Wiring

Thermoplastic

100%

2039

* *

1

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

Lighting

Interior Lighting

Fluorescent

97%

2034

* *

10

\$11,700

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

Fluorescent

2%

2034

* *

10

\$200

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Storage Area*

Incandescent

1%

2024

\$1,700

2

*Obsolete Fixtures, Extent : Light, Area Affected : 100%**Location : Garage Area*

Egress Lighting

Emergency, Battery

50%

2029

\$9,300

10

\$1,600

Exit, Service

50%

2029

\$2,300

1

Exterior Lighting

HID

100%

2029

\$51,900

10

Alarm

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
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

\$1,500

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

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2024

\$28,500

1-3

\$1,700

*Local/Battery Operated Detect, Extent : Light, 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

Electricity

30%

2039

* *

1

Natural Gas

70%

2039

* *

1

Conversion Equipment

Furnace

90%

2029

\$27,300

1

\$5,900

*Other Observation, Extent : Light, Area Affected : 70%**Location : 1st Floor Garage And Back Mechanical Room**Explanation : 5 Units*

Radiant Heater

10%

2029

\$22,800

2

\$600

*Other Observation, Extent : Light, Area Affected : 10%**Location : Hallways**Explanation : 3 Units*

Distribution

Ductwork/Diffusers

70%

LIFE

* *

2-5

\$5,100

No Component

30%

Air Conditioning

Energy Source

Electricity

100%

2037

* *

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%			2027	\$136,800	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 : 2 Units. 1 Dedicated To 1st Floor And 1 To 2nd Floor.					
	Split Unit	5%			2029	\$13,700			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Purchasing Room					
				Explanation : 1 Unit Dedicated To Purchasing Room.					
	Window/Wall Unit	25%			2024	\$6,700	1		
	No Component	20%							
Distribution									
	Ductwork/Diffusers	50%			LIFE	* *	2	\$8,600	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$700	
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2029	\$4,600	2		
	Wall Unit	10%			2029	\$500	2		
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Electric	100%			2024	\$11,300	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2029	\$3,300	1	\$800	
	Fixtures								
	Generic	100%							

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A
Address : 475 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : 22002
Program / Asset # : CUN0002.010 / 2120 **Yr Built/Renovated** : 1990 / 2008
Area Sq Ft : 193,661 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 26-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 2346 **Lot** : 29 **BIN** : 2001038

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$858,600	\$101,900
Interior Architecture	\$1,482,700	\$285,200
Electrical	\$640,100	\$1,229,200
Mechanical		\$5,048,900
Total	\$2,981,500	\$6,665,200
Importance Code A	\$858,600	\$145,700
Importance Code B	\$2,122,800	\$6,361,200
Importance Code C		\$158,300
Total	\$2,981,500	\$6,665,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,500	\$37,700		\$59,900
Interior Architecture		\$27,200		\$26,600
Electrical	\$39,700	\$43,700	\$30,300	\$30,600
Mechanical	\$90,300	\$55,500	\$158,800	\$84,500
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$191,100	\$198,600	\$223,700	\$236,000
Importance Code A	\$44,700	\$55,900	\$18,200	\$78,500
Importance Code B	\$146,300	\$142,700	\$205,500	\$148,300
Importance Code C				\$9,200
Total	\$191,100	\$198,600	\$223,700	\$236,000



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 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%			LIFE	**	5	\$46,300	
	Masonry: Brick	30%			LIFE	**	5	\$55,600	
	Metal Panel	10%	Now	\$2,800	2049	**	5	\$34,700	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 2%									
Location : Roof									
	Stucco Cement	10%			2034	**	5	\$46,300	
	Stucco Cement	15%			2042	**	5	\$69,500	
	Window Wall	10%			2049	**	5	\$69,500	
Windows									
	Aluminum	57%			2045	**	5	\$29,200	
	Aluminum	38%	Now	\$254,900	2037	**	5	\$9,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Old Wing									
Unit Inoperable, Extent : Moderate, Area Affected : 30%									
Location : Old Wing									
	Metal Louvers	5%			2038	**	10	\$16,000	
Parapets									
	Concrete Masonry Unit	15%			LIFE	**	5	\$1,700	
	Masonry: Brick	20%			LIFE	**	5	\$2,100	
	Masonry: Brick	30%			LIFE	**	5	\$3,100	
	Metal Panel	10%			2049	**	5	\$4,000	
	Metal Rail	15%	2-4	\$8,600	2042	**	5	\$10,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Throughout, Welded Joints									
	Metal: Cage/Fence	5%			2042	**	5-10	\$4,000	
	Stucco Cement	5%			2042	**	5	\$1,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$603,700	2039	* *			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Old Wing							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : At Roof Drains, Old Wing							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Old Wing							
	Modified Bitumen	48%	Now	\$14,500	2034	* *			
		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%			2049	* *	10	\$7,100	
	Skylight, Plastic	2%			2042	* *	1		
	Traffic Topping	5%	0-2	\$700	2034	* *			
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 1%							
		Location : Childrens Play Area							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Childrens Play Area							
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		
Interior									
Floors									
	Carpet	10%			2028	\$385,700	3	\$43,500	
	Cast in Place Concrete	5%			LIFE	* *	5	\$31,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 1%							
		Location : Basement							
	Ceramic Tile	7%			2044	* *	5	\$20,300	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Restrooms							
	Sheet Vinyl/Rubber	8%	Now	\$215,200	2034	* *	5	\$17,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Stair Nosings							
	Terrazzo	15%	4+	\$105,400	LIFE	* *	5	\$34,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Vinyl Tile	35%			2034	* *	3	\$38,000	
	Vinyl Tile	20%	Now	\$256,900	2034	* *	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							

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%			2044	**	5	\$18,400		
Concrete Masonry Unit	40%			LIFE	**	5	\$58,900		
Gypsum Board	45%			LIFE	**	5	\$99,400		
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Throughout									
Plaster	10%			LIFE	**	5	\$11,000		
Ceilings									
AcousTileConcealSpLn	50%			2042	**	5	\$181,200		
AcousTileSusp.Lay-In	25%	Now	\$305,500	2042	**	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 Concrete	10%			LIFE	**	5	\$4,500		
Exposed Struc: Steel	8%	4+	\$509,100	LIFE	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Boiler Room									
Gypsum Board	7%			LIFE	**	5	\$25,400		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2049	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	**				
On-Site Walkways									
Cast in Place Concrete	100%			2042	**				
Parking/Driveway									
Asphalt	100%			2032	**				

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2029	\$43,800	5	\$800		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 3- Main Service Switches Rated At 4000 Amperes, 3000 Amperes And 2000 Amperes									

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 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									
Transformers									
	Dry Type	100%			2027	\$16,500	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1,000 Kilovolt-ampere And 750 Kilovolt-ampere, 480/277/208 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2039	* *	5	\$400	
	Fused Disc Sw	50%			2029	\$127,400	5	\$400	
Raceway									
	Conduit	90%			2029	\$271,200	1		
	Conduit	10%			2039	* *	1		
Panelboards									
	Fused Disc Sw	5%			2037	* *	5	\$200	
	Fused Knife Sw	5%	2-4	\$13,200	2054	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Upper Floors									
Explanation : Obsolete Equipment									
	Molded Case Bkrs	40%			2037	* *	5	\$2,000	
	Molded Case Bkrs	50%			2028	\$132,400	5	\$2,600	
Wiring									
	Braided Cloth	20%	2-4	\$81,300	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement, Upper Floors									
	Thermoplastic	80%			2039	* *	1		
Motor Controllers									
	Locally Mounted	75%			2027	\$90,000	5	\$1,000	
	Locally Mounted	20%			2034	* *	5	\$300	
	Locally Mounted	5%			2042	* *	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 100%									
Location :									
Explanation : Covered With Insulation									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2034	* *	1	\$59,600	
Generators									
	Diesel	50%			2038	* *	1	\$37,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : Emergency Generator 1 Rated At 150 Kilowatts									
	Diesel	50%			2032	* *	1	\$37,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : Emergency Generator 2 Rated At 300 Kilowatts									

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

Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Batteries									
	Lead/Acid	50%			2023	\$800	5	\$3,600	
	Lead/Acid	50%			2022	\$800	5	\$3,600	
Fuel Storage									
	Day Tank	50%			2037	* *	5	\$18,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2044	* *	5	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2034	* *	10	\$159,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2034	* *	10	\$17,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Lamps							
Egress Lighting									
	Emergency, Service	50%			2034	* *	1		
	Exit, LED	10%			2057	* *	1		
	Exit, Service	40%			2034	* *	1		
Exterior Lighting									
	HID	50%			2029	\$381,200	10	\$300	
	HID	50%			2024	\$381,200	10	\$300	
Lightning Protection									
	Arresters/Cabling								
	No Component	50%							
	Generic	50%			2044	* *	5	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : New Addition Building Roof							
		Explanation : Copper Lightning Rods							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$183,200	1	\$21,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors							
		Explanation : Internet Protocol Digital Video Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2034	* *	1-3	\$119,300	

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

CITY UNIVERSITY OF NEW YORK - 042
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									
	Energy Source								
	Natural Gas	10%			2049	**	1		
	Interruptible Gas/Dual Fuel	90%			2049	**	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Vault Explanation : No.4 Fuel Oil								
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	90%			2042	**	1	\$172,600	
	Other Observation, Extent : Light, Area Affected : 90% Location : Penthouse Mechanical Room Explanation : 2 Steam Boilers								
Distribution									
	Hot Wtr Piping/Pump	60%			2045	**	4	\$8,600	
	Steam Piping/Pump	40%			2039	**			
Terminal Devices									
	Air Handler	30%			2034	**	1	\$35,900	
	Convactor/Radiator	40%			2027	\$404,900	1	\$25,000	
	Fan Coil Unit/Heat	30%			2034	**	1	\$18,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	50%			2032	**	1	\$104,800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : 2 Units, Refrigerant 134 - A								
	Int Pkg Unit - Heating/Cooling	33%			2030	\$1,327,000	2	\$3,900	
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Various Areas								
	Ext Pkg Unit - Heating/Cooling	15%			2029	\$355,100	2	\$1,800	
	R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 2 Units, New Wing Roof								
	Split Unit	2%			2029	\$80,700			
	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%			2039	**	4	\$1,400	
	Ductwork/Diffusers	85%			LIFE	**	2	\$214,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		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%			2029	\$1,060,400	1	\$59,900	
	Fan Coil - 4 Pipe	20%			2029	\$885,400	1	\$12,500	
	No Component	30%							
Heat Rejection									
	Water Cooling Tower	50%			2027	\$358,800	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	\$108,000	
	Exhaust Fans								
	Interior	30%			2029	\$201,800	2	\$1,800	
	Roof	50%			2029	\$157,000	2	\$3,000	
	Wall Unit	20%			2029	\$13,500	2	\$1,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$115,300	2	\$2,800	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		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%			2039	* *	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	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$54,500	4	\$11,600	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

CITY UNIVERSITY OF NEW YORK - 042
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%			2039		* *	1-5	\$101,300
	Sprinkler								
	Generic	100%			2039		* *	1-2	\$54,200
	Fire Pump								
	Generic	100%			2038		* *	1	\$36,200

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Address : 500 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : 22001
Program / Asset # : CUN0002.020 / 2121 **Yr Built/Renovated** : 1965 / 2011
Area Sq Ft : 124,892 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 26-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2343 **Lot** : 32 **BIN** : 2001019

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$215,000	\$469,100
Interior Architecture	\$145,800	\$1,224,300
Electrical	\$62,200	\$2,430,100
Mechanical		\$363,300
Total	\$423,000	\$4,486,700
Importance Code A	\$215,000	\$512,900
Importance Code B	\$208,000	\$3,911,200
Importance Code C		\$62,600
Total	\$423,000	\$4,486,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$700	\$3,700		\$28,100
Interior Architecture	\$25,800	\$16,400	\$19,800	\$7,400
Electrical	\$5,800	\$8,800	\$6,700	\$6,400
Mechanical	\$27,500	\$45,100	\$69,400	\$53,700
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$74,600	\$89,000	\$110,800	\$110,400
Importance Code A	\$1,900	\$5,000	\$1,200	\$29,600
Importance Code B	\$61,700	\$77,400	\$109,500	\$80,800
Importance Code C	\$10,900	\$6,500		
Total	\$74,600	\$89,000	\$110,800	\$110,400



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
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	38%	4+	\$179,100	LIFE	**	5	\$56,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Lintels Roof Windows And Louvers								
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Roof Above Windows And Louvers								
Pre-Cast Concrete	50%			LIFE	**	5	\$243,500	
Stucco Cement	2%			2042	**	5	\$7,500	
Window Wall	10%			2049	**	5	\$56,200	
Windows								
Aluminum	90%			2045	**	5	\$25,500	
Aluminum	5%			2051	**	5	\$1,400	
Metal Louvers	5%			2038	**	10	\$8,900	
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$3,300	
Metal Panel	5%			2055	**	5	\$2,500	
Metal Rail	25%			2034	**	5-10	\$59,200	
Pre-Cast Concrete	45%			LIFE	**	5	\$37,100	
Roof								
Modified Bitumen	100%			2037	**	10	\$131,500	
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2028	\$263,700	3	\$29,700	
Cast in Place Concrete	10%			LIFE	**	5	\$43,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	5%			2038	**	5	\$9,900	
Panel/Paver: Cer/Brk	5%			2045	**	5	\$22,300	
Sheet Vinyl/Rubber	5%			2034	**	5	\$14,900	
Terrazzo	5%			LIFE	**	5	\$7,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	60%			2029	\$1,053,900	3	\$44,600	

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
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%			2032	**	5	\$13,000	
	Concrete Masonry Unit	10%			LIFE	**	5	\$10,400	
	Gypsum Board	8%			LIFE	**	5	\$12,500	
	Gypsum Board	32%			LIFE	**	5	\$50,100	
	Marble Panels	5%			LIFE	**			
	Plaster	5%	Now	\$10,900	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	\$27,400	
Ceilings									
	AcousTileSusp.Lay-In	65%			2034	**	5	\$128,800	
	AcousTileSusp.Lay-In	15%			2046	**	5	\$29,700	
	Exposed Concrete	10%			LIFE	**	5	\$3,100	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%									
Location : Electrical Room									
	Plaster	10%	Now	\$81,300	LIFE	**	5	\$12,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Oil Burner Room									
Site Enclosure									
Fence/Gates									
	Aluminum Picket	60%			2049	**			
	Chain Link	40%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2034	**			
On-Site Walkways									
	Pavers/Stone	100%			2038	**			
Parking/Driveway									
	Asphalt	50%			2038	**			
	Cast in Place Concrete	50%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance			
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	\$43,800	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2500 Amperes									

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

Asset # : 2121

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2034	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2- 400 Kilovolt-ampere, 480/277v									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$203,800	5	\$500	
Raceway									
	Conduit	80%			2029	\$174,000	1		
	Conduit	10%			2039	* *	1		
	Conduit	10%			2055	* *	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$23,400	5	\$300	
	Molded Case Bkrs	10%			2051	* *	5	\$300	
	Molded Case Bkrs	60%			2028	\$140,200	5	\$2,000	
	Molded Case Bkrs	20%			2037	* *	5	\$700	
Wiring									
	Braided Cloth	20%	2-4	\$62,200	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Upper Floors									
	Thermoplastic	60%			2029	\$186,600	1		
	Thermoplastic	10%			2039	* *	1		
	Thermoplastic	10%			2055	* *	1		
Motor Controllers									
	Locally Mounted	10%			2027	\$12,000	5	\$100	
	Locally Mounted	5%			2042	* *	5		
	Motor Control Center	85%			2027	\$640,000	5	\$2,900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,800	
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	50%			2029	\$143,600	10	\$57,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
Fluorescent	Fluorescent	35%			2029	\$100,500	10	\$40,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Staff Room And Basement							
		Explanation : T-8 Lamps							
Fluorescent	Fluorescent	10%			2037	* *	10	\$11,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Fifth Floor							
Fluorescent	Fluorescent	5%			2029	\$14,400	10	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
Emergency, Battery	Emergency, Battery	40%			2029	\$70,200	10	\$12,100	
	Emergency, Battery	10%			2037	* *	10	\$3,000	
	Exit, LED	10%			2064	* *	1		
	Exit, Service	40%			2029	\$14,000	1		
Exterior Lighting									
	HID	100%			2029	\$491,700	10	\$400	
Alarm									
Security System									
No Component	No Component	70%							
	Generic	30%			2029	\$118,200	1	\$14,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors And Outside							
		Explanation : Internet Protocol Digital Video Surveillance System							
Fire/Smoke Detection									
No Component	No Component	40%							
	Generic, Analog	60%			2037	* *	1-3	\$46,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Lobby							
		Explanation : Strobe Lights, Manual Pull Station, 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
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%			2049	**	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%			2042	**	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%			2037	**	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%			2039	**			
Terminal Devices									
	Air Handler	60%			2029	\$102,900	1	\$46,300	
	Convactor/Radiator	20%			2042	**	1	\$8,100	
	Fan Coil Unit/Heat	20%			2034	**	1	\$8,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	15%			2037	**	2	\$1,100	
		R-134a Refrigerant, Extent : Light, Area Affected : 15%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Roof							
		Explanation : 1 Unit							
	Split Unit	1%			2037	**			
	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%			2039	**	4	\$900	
	Ductwork/Diffusers	85%			LIFE	**	2	\$138,100	

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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									
Terminal Devices									
	Air Handler/Cool/Ht	85%			2029	\$186,000	1	\$65,700	
	No Component	15%							
Heat Rejection									
	Air Cooled Condenser Unit	85%			2034	**	2	\$73,900	
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,600	
Exhaust Fans									
	Roof	99%			2034	**	2	\$3,800	
	Wall Unit	1%			2029	\$400	2		
Other Observation, Extent : Light, Area Affected : 1% Location : Basement Electrical Room Explanation : 1 Unit									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	**	1		
Water Heater									
	Gas Fired	100%			2027	\$74,400	2	\$1,800	
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 1 Unit 2013 In Use. 1 Old Unit Abandoned In Place, Not In Use, Completely Disconnected From The System.									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2022	\$4,100	4	\$4,000	
Backflow Preventer									
	Generic	100%			2034	**	1	\$7,700	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared 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%			2049	**	1-5	\$63,000	
Sprinkler									
	Generic	100%			2039	**	1-2	\$35,000	

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

Asset # : 2121

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump							
	Generic	100%		2038	* *	1	\$23,300	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Address : 450 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0002.040 / 4130 **Yr Built/Renovated** : 1994 / 2007
Area Sq Ft : 269,002 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 26-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2343 **Lot** : 1 **BIN** : 2820268

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$143,700	\$260,400
Interior Architecture	\$558,100	\$689,800
Electrical		\$4,357,000
Mechanical	\$35,200	\$6,442,400
Site Enclosure	\$64,200	
Total	\$801,200	\$11,749,600
Importance Code A	\$143,700	\$260,400
Importance Code B	\$565,000	\$11,174,700
Importance Code C	\$92,500	\$314,500
Total	\$801,200	\$11,749,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,300	\$10,000		\$38,800
Interior Architecture		\$69,200	\$10,100	
Electrical	\$33,300	\$80,700	\$36,800	\$42,500
Mechanical	\$151,500	\$122,400	\$254,300	\$84,600
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$213,700	\$303,000	\$321,900	\$186,700
Importance Code A	\$21,600	\$23,300	\$13,300	\$52,700
Importance Code B	\$192,200	\$279,700	\$308,600	\$134,000
Importance Code C				
Total	\$213,700	\$303,000	\$321,900	\$186,700



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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	**	5	\$102,600	
	Metal Panel	5%			2049	**	5-10	\$44,100	
	Metal Coiling Doors	5%			2042	**	5	\$20,000	
	Window Wall	10%			2049	**	5	\$48,100	
Windows									
	Aluminum	93%			2045	**	5	\$54,200	
	Glass Block	2%			LIFE	**	5	\$700	
	Metal Louvers	5%			2038	**	10	\$18,200	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$9,000	
	Metal Panel	5%			2049	**	5	\$1,800	
Roof									
	Fiberglass Panel	5%	Now	\$8,300	2038	**	1		
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Bridge Between Building A And C							
	Modified Bitumen	85%			2034	**	10	\$143,700	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Skylight, Plastic	3%			2042	**	1		
	Sloped Glazing	7%			LIFE	**	5	\$157,800	
Soffits									
	Metal Panel	40%			2049	**	5-10	\$6,800	
	Pre-Cast Concrete	60%			LIFE	**	5	\$4,800	
Interior									
Floors									
	Carpet	15%			2028	\$803,600	3	\$90,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$88,100	
	Ceramic Tile	5%			2038	**	5	\$20,100	
	Terrazzo	25%			LIFE	**	5	\$78,600	
	Vinyl Tile	40%			2034	**	3	\$60,400	
		Worn/Eroded, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Wood	5%			2057	**	5	\$37,700	
Interior Walls									
	Ceramic Tile	30%			2038	**	5	\$185,000	
	Concrete Masonry Unit	10%			LIFE	**	5	\$24,700	
	Gypsum Board	60%			LIFE	**	5	\$222,000	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Interior									
Ceilings									
	AcousTileSusp.Lay-In	65%			2042	* *	5	\$212,700	
	Exposed Struc: Steel	5%	Now	\$359,200	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	\$102,300	
	Metal Panel	5%			LIFE	* *	5	\$20,500	
Site Enclosure									
Fence/Gates									
	Chain Link	75%			2049	* *			
	Exposed Struc: Steel	25%			LIFE	* *			
Retaining Walls									
	Masonry: Brick	100%	Now	\$64,200	2039	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Entry Ramp							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Entry Ramp							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Entry Ramp							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2042	* *			
Parking/Driveway									
	Asphalt	100%			2038	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
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	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2- Bolted Pressure Contact Swicthes Rated At 4000 Amperes Each									
Transformers									
Dry Type		100%			2034	* *	5	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 225 Kilovolt-ampere And 150 Kilovolt-ampere, 460/277/120v									
Switchgear / Switchboard									
Fused Disc Sw		90%			2039	* *	5	\$1,000	
Molded Case Bkrs		10%			2039	* *	5	\$700	

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Electrical		Current Repair		Future Replacement		Maintenance			
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	30%			2037	**	5	\$1,900	
	Molded Case Bkrs	70%			2037	**	5	\$5,000	
Wiring									
	Thermoplastic	100%			2039	**	1		
Motor Controllers									
	Locally Mounted	10%			2034	**	5	\$200	
	Motor Control Center	90%			2034	**	5	\$6,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$4,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Fire Pump Room									
Explanation : Connected To Metal Water Pipe									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2034	**	1	\$82,800	
Generators									
	Diesel	100%			2032	**	1	\$104,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 700 Kilowatts, Detroit Diesel Generator									
Batteries									
	Nickel Cadmium	100%			2022	\$1,600	5	\$60,000	
Fuel Storage									
	Day Tank	50%			2037	**	5	\$25,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallon Capacity									
	Underground Storage	50%			LIFE	**	5	\$8,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : 2500 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	94%			2029	\$581,400	10	\$231,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	5%			2029	\$30,900	10	\$12,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lobby And Hallways									
Explanation : Compact Fluorescent Light Fixtures									
	HID	1%			2029	\$4,500	10	\$100	

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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
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2029	\$69,000	1		
	Exit, LED	25%			2044	* *	1		
	Exit, Service	25%			2029	\$18,900	1		
	Exterior Lighting								
	HID	100%			2029	\$1,059,000	10	\$800	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2044	* *	5	\$7,900	
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2029	\$339,400	1	\$40,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Corridors And Outside								
	Explanation : Internet Protocol Digital Video Surveillance System								
	Fire/Smoke Detection								
	No Component	30%							
	Generic, Analog	70%			2029	\$2,033,000	1-3	\$116,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Manual Pull Station, Alarm Bells, 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								
	Interruptible Gas/Dual Fuel	100%			2049	* *	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%			2034	* *	1	\$133,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	* *	4	\$19,900	
	Terminal Devices								
	Air Handler	2%			2029	\$73,900	1	\$3,300	
	Convactor/Radiator	50%			2034	* *	1	\$43,400	
	Fan Coil Unit/Heat	48%			2029	\$1,888,100	1	\$41,700	
Air Conditioning									

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

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE 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%			2045	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	98%			2032	**	1	\$285,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Mechanical Equipment Room Explanation : Refrigerant R11							
	Split Unit	2%			2034	**			
Distribution									
	CW & CHW Wtr	15%			2039	**	4	\$2,000	
	Pipe/Pump								
	Ductwork/Diffusers	85%			LIFE	**	2	\$297,500	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$2,945,700	1	\$166,400	
Heat Rejection									
	Water Cooling Tower	100%			2027	\$996,700	2	\$270,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$150,000	
Exhaust Fans									
	Roof	100%			2029	\$436,100	2	\$8,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2039	**	4	\$26,600	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment									
	Sand	100%			2046	**	4	\$99,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Pool Mechanical Room Explanation : New Pool Equipment Installed About 3 Years Ago.							
Backflow Preventer									
	Generic	100%			2034	**	1	\$16,500	
Fixtures									
	Generic	100%							
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							

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

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

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%		2049	* *	1-5	\$135,600	
Sprinkler								
	Generic	100%		2049	* *	1-2	\$75,300	
Fire Pump								
	Generic	100%		2038	* *	1	\$50,200	
Chemical System								
	No Component	98%						
	Generic	2%		2024	\$500	1-3	\$100	

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D
Address : 120 EAST 149TH ST. @ WALTON AVE.
Borough : BRONX **Agency's Number** : 220-05
Program / Asset # : CUN0002.050 / 13556 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 44,976 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2350 **Lot** : 39 **BIN** : 2001091

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$42,000	\$86,900
Interior Architecture		\$52,200
Electrical		\$847,000
Mechanical	\$37,500	\$340,000
Total	\$79,500	\$1,326,000
Importance Code A	\$42,000	\$256,100
Importance Code B	\$37,500	\$1,017,700
Importance Code C		\$52,200
Total	\$79,500	\$1,326,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,200	\$18,400		\$1,600
Interior Architecture	\$27,700	\$31,300	\$3,000	\$7,800
Electrical	\$17,100	\$9,100	\$7,000	\$7,300
Mechanical	\$9,700	\$5,100	\$24,400	\$5,100
Site Enclosure	\$6,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$68,300	\$67,900	\$38,400	\$25,800
Importance Code A	\$7,700	\$20,700	\$2,200	\$3,900
Importance Code B	\$60,500	\$47,200	\$33,800	\$21,800
Importance Code C			\$2,300	
Total	\$68,300	\$67,900	\$38,400	\$25,800



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

CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Asset # : 13556

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	65%			LIFE	**	5	\$28,000		
	Repairs in Progress, Extent : Light, Area Affected : 50%								
	Location : North And East Facades								
Metal Coiling Doors	5%			2042	**	5	\$6,700		
Stucco Cement	28%			2042	**	5	\$30,200		
Window Wall	2%			2049	**	5	\$3,200		
Windows									
Aluminum	75%	Now	\$42,000	2045	**	5	\$2,400		
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Fiberglass Panel	5%			2045	**	5	\$1,200		
Glass Block	20%			LIFE	**	5	\$800		
Parapets									
Masonry: Brick	10%			LIFE	**	5	\$700		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Northeast Corner								
Metal Rail	85%	Now	\$3,200	2042	**	5	\$41,200		
	Deformed/Dented, Extent : Severe, Area Affected : 2%								
	Location : South Facade								
Pre-Cast Concrete	2%			LIFE	**	5	\$900		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300		
Roof									
Modified Bitumen	95%			2039	**	10	\$45,600		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Explanation : Green Roof Installation Underway								
Skylight, Plastic	5%			2042	**	1			
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$7,400		
Ceramic Tile	2%			2038	**	5	\$1,300		
Vinyl Tile	93%	4+	\$27,700	2034	**	3	\$23,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	5%			2038	**	5	\$4,700		
Gypsum Board	93%			LIFE	**	5	\$52,200		
Masonry: Brick	2%			LIFE	**				

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

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

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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
Interior								
Ceilings								
AcousTileSusp.Lay-In	93%			2042	* *	5	\$62,600	
			Staining/Discoloring, Extent : Light, Area Affected : 15%					
			Location : Multipurpose Room					
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$4,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	* *			
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : South Alley					
			Explanation : Sloped Enclosure					
Retaining Walls								
Masonry: Brick	100%	4+	\$6,600	2049	* *			
			Cracking/Crumbling, Extent : Light, Area Affected : 5%					
			Location : South Alley					
			Other Observation, Extent : Light, Area Affected : 5%					
			Location : South Alley					
			Explanation : Efflorescence					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
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 : Bolted Pressure Contact Switch Rated At 2500 Amperes							
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	* *	5	\$200	
Raceway								
Conduit	100%			2039	* *	1		
Panelboards								
Fused Disc Sw	10%			2037	* *	5	\$100	
Molded Case Bkrs	90%			2037	* *	5	\$1,100	
Wiring								
Thermoplastic	100%			2039	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	* *	5	\$300	

Ground

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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
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	* *	1	\$13,800	
	Generators								
	Natural Gas	100%	Now	\$12,700	2038	* *	1	\$15,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof.							
		Explanation : Generator Power And Gas Connections Are Disabled.							
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$1,700	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2029	\$93,100	10	\$37,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	8%			2029	\$8,300	10	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Light Fixtures.							
	Fluorescent	2%			2034	* *	10	\$800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2029	\$11,500	1		
	Exit, Service	50%			2029	\$6,300	1		
	Exterior Lighting								
	HID	100%			2029	\$177,100	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$42,600	1	\$5,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors.							
		Explanation : Internet Protocol Digital Video Surveillance System.							
	Fire/Smoke Detection								
	Generic, Analog	100%			2029	\$485,600	1-3	\$27,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Bells, Manual Pull Station, Strobe Lights 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

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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									
	Energy Source								
	Natural Gas	100%			2049	**	1		
	Conversion Equipment								
	Hot Water Boiler	50%	Now	\$3,400	2027	\$169,300	1	\$10,000	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Basement - Boiler Room							
		Explanation : 1 Unit Comprised Of 3 Small Modular Boilers. Defective Safety Valve.							
	Hot Water Boiler	50%			2046	**	1	\$11,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : 1 Unit Comprised Of 3 Small Modular Boilers. Installed In 2013.							
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	**	4	\$3,300	
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2034	**	1	\$14,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	48%			2029	\$170,700	2	\$1,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rooftop							
		Explanation : 2 Units Original To The Building.							
	Exterior Pkg Unit - Cooling	48%			2037	**	2	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rooftop							
		Explanation : 2 Units Installed In 2015.							
	Split Unit	4%			2024	\$37,500			
		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	\$58,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,100	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Asset # : 13556

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2027	\$26,800	2	\$700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement - 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		
Backflow Preventer									
	Generic	100%			2034	* *	1	\$2,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Water Main Services. 1 Dedicated For Sprinkler Syste, 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%			2039	* *	1-2	\$12,600	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE
Address : 1915 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : KG117-097
Program / Asset # : CUN0003.050 / 13594 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 50,435 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3326936

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$201,200	\$52,700
Interior Architecture		\$137,800
Electrical	\$46,300	
Mechanical	\$43,400	
Total	\$290,800	\$190,400
Importance Code A	\$201,200	\$52,700
Importance Code B	\$89,600	\$73,800
Importance Code C		\$63,900
Total	\$290,800	\$190,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$7,100	
Interior Architecture		\$9,400	\$5,700	
Electrical	\$3,000	\$4,100	\$3,900	\$3,000
Mechanical	\$8,800	\$15,500	\$16,100	\$8,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,700	\$33,000	\$36,700	\$15,700
Importance Code A		\$700	\$7,100	\$600
Importance Code B	\$15,700	\$32,300	\$29,600	\$15,000
Importance Code C				
Total	\$15,700	\$33,000	\$36,700	\$15,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
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%			2053	**	5-10	\$51,700	
	Pre-Cast Concrete	5%			LIFE	**	5	\$12,200	
	Stucco Cement	10%			2040	**	5	\$18,800	
	Window Wall	5%			2053	**	5	\$14,100	
Windows									
	Aluminum	95%	Now	\$103,300	2043	**	5	\$5,900	
	Air Infiltration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Metal Louvers	5%			2036	**	10	\$3,900	
Parapets									
	Masonry: Brick	60%			LIFE	**	5	\$6,400	
	Metal Rail	30%			2040	**	5-10	\$57,600	
	Pre-Cast Concrete	10%			LIFE	**	5	\$6,700	
Roof									
	Copper/Terne	5%			2055	**	10	\$7,900	
	Modified Bitumen	90%			2032	**	10	\$57,100	
	Modified Bitumen	5%			2032	**	10	\$3,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Small Roof Section								
	Explanation : Block Pavers Over Membrane								
Interior									
Floors									
	Carpet	25%			2028	\$251,100	3	\$28,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$8,300	
	Ceramic Tile	3%			2040	**	5	\$2,300	
	Slate	7%			LIFE	**	5	\$5,600	
	Vinyl Tile	60%			2032	**	3	\$17,000	
Interior Walls									
	Ceramic Tile	3%			2040	**	5	\$3,400	
	Glass: Single Pane	2%			LIFE	**	5	\$1,700	
	Gypsum Board	95%			LIFE	**	5	\$63,900	
Ceilings									
	AcousTileSusp.Lay-In	85%			2040	**	5	\$73,800	
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$5,400	

Electrical		Current Repair			Future Replacement		Maintenance		
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.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset # : 13594

Electrical		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%			2047	**	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 1600 Amperes.							
Transformers									
	Dry Type	100%			2040	**	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- 150 Kilovolt-ampere, 480hv/208-120 Lv							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2047	**	5	\$200	
Raceway									
	Conduit	100%			2047	**	1		
Panelboards									
	Fused Disc Sw	5%			2043	**	5	\$100	
	Molded Case Bkrs	95%			2043	**	5	\$1,300	
Wiring									
	Thermoplastic	100%			2047	**	1		
Motor Controllers									
	Locally Mounted	100%			2040	**	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$700	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	**	1	\$15,500	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2032	**	10	\$43,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2032	**	10	\$2,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
Egress Lighting									
	Emergency, Service	50%			2032	**	1		
	Exit, LED	50%			2055	**	1		
Exterior Lighting									
	Fluorescent	20%			2032	**	10	\$900	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	No Component	80%							

Alarm

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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	

Alarm

Security System

No Component

70%

Generic

30%

2032

* *

1

\$5,700

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$9,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells*

Mechanical		Current 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%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Hot Water Provided From Building P*

Conversion Equipment

HTHW/HW Exchanger

100%

2036

* *

2

\$3,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Equipment Room**Explanation : 5 Units*

Distribution

Hot Wtr Piping/Pump

100%

2043

* *

4

\$2,500

Terminal Devices

Air Handler

80%

2032

* *

1

\$25,000

Convactor/Radiator

20%

2040

* *

1

\$3,300

Air Conditioning

Energy Source

District Chilled Water

100%

2047

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Chilled Water Provided From Building P*

Distribution

CW & CHW Wtr
Pipe/Pump

100%

2047

* *

4

\$2,500

Terminal Devices

Air Handler/Cool/Ht

100%

2032

* *

1

\$31,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$28,100

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

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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%			2032	**	2	\$1,500	
	Roof	5%			2032	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	**	1		
	Water Heater								
	Electric	100%			2022	\$43,400	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%			2047	**	1-5	\$25,400	
	Sprinkler								
	Generic	100%			2047	**	1-2	\$14,100	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 00A-230A
Program / Asset # : CUN0003.0A0 / 2795 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 32,126 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 03-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3326937

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,127,700	\$172,600
Interior Architecture	\$46,200	\$231,000
Electrical	\$83,200	\$694,000
Mechanical	\$916,800	\$60,700
Total	\$3,173,900	\$1,158,300
Importance Code A	\$2,127,700	\$172,600
Importance Code B	\$1,046,100	\$985,800
Total	\$3,173,900	\$1,158,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,700	\$27,800		
Interior Architecture	\$138,100		\$346,900	\$16,300
Electrical	\$20,400	\$29,700	\$3,300	\$3,100
Mechanical	\$12,600	\$10,600	\$9,200	\$5,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$209,700	\$72,000	\$363,300	\$28,900
Importance Code A	\$34,700	\$27,900		
Importance Code B	\$173,300	\$44,100	\$363,300	\$28,900
Importance Code C	\$1,800			
Total	\$209,700	\$72,000	\$363,300	\$28,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG
Asset # : 2795

Architecture		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	\$264,400	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%			2047	**	5	\$55,600	
Windows									
	Aluminum	95%	Now	\$163,000	2035	**	5	\$9,300	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2036	**	10	\$6,100	
Parapets									
	Metal Rail	100%	Now	\$34,700	2032	**	5	\$88,500	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Roof									
	Single Ply Membrane	97%	Now	\$283,400	2022	\$1,417,000			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Various Offices And Corridors							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Missing Drain Covers							
	Skylight, Plastic	3%			2040	**	1		
Interior									
	Floors								
	Carpet	45%	Now	\$69,400	2023	\$346,900	3	\$39,100	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Cast in Place Concrete	5%	Now	\$3,100	LIFE	**	5	\$6,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
	Ceramic Tile	5%			2036	**	5	\$2,900	
	Vinyl Tile	45%	Now	\$46,200	2027	\$231,000	3	\$9,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$3,600	
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
	Glass: Single Pane	5%			LIFE	**	5	\$2,700	
	Gypsum Board	80%			LIFE	**	5	\$34,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileSusp.Lay-In	65%	Now	\$31,800	2032	**	5	\$18,800		
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Corridors, Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Various Offices And Corridors, Throughout									
Exposed Concrete	5%			LIFE	**	5	\$500		
Exposed Struc: Steel	5%			LIFE	**				
Gypsum Board	15%			LIFE	**	5	\$10,900		
Gypsum Board	5%	Now	\$30,500	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									
Plaster	5%			LIFE	**	5	\$1,800		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$21,700	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 1- 3000 Amperes, 1- 2000 Amperes And 2- 1200 Amperes								
Transformers								
Dry Type	100%			2025	\$16,500	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 750 Kilovolt-ampere, 480/208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$127,400	5	\$100	
Raceway								
Conduit	95%			2027	\$58,700	1		
Conduit	5%			2037	* *	1		
Panelboards								
Fused Disc Sw	5%			2026	\$3,100	5		
Molded Case Bkrs	95%			2026	\$59,200	5	\$800	
Wiring								
Thermoplastic	95%			2027	\$80,500	1		
Thermoplastic	5%			2037	* *	1		
Motor Controllers								
Locally Mounted	5%			2025	\$1,500	5		
Motor Control Center	95%			2025	\$74,900	5	\$800	

Ground

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG
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
Ground									
	Grounding Devices								
	Generic	100%	Now	\$9,900	LIFE	**	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Sprinkler Room							
		Explanation : Covered With Paint							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2025	\$9,300	1	\$9,900	
	Generators								
	Diesel	100%			2023	\$76,300	1	\$12,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 205 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2021	\$1,600	5	\$7,200	
	Fuel Storage								
	Day Tank	50%			2026	\$1,500	5	\$3,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 50 Gallons Capacity							
	Main Tank	50%			2030	\$2,400	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 600 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2022	\$6,900	10	\$1,100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	97%			2027	\$222,900	10	\$34,400	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2027	\$9,900	1		
	Exit, Service	50%			2027	\$6,700	1		
	Exterior Lighting								
	HID	20%			2022	\$25,300	10		
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2030	\$70,400	5	\$900	
Alarm									

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

Electrical		Current Repair		Future Replacement		Maintenance		
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%

2032

* *

1

\$3,600

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$5,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells*

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

Heating

Energy Source

HTHW/HW

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Hot Water Provided From Building P*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$2,900

2035

* *

4

\$1,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Mechanical Room*

Terminal Devices

Air Handler

70%

2022

\$372,000

1

\$16,800

Convactor/Radiator

30%

2025

\$60,700

1

\$3,800

Air Conditioning

Energy Source

District Chilled Water

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Chilled Water Provided From Building P*

Distribution

CW & CHW Wtr

100%

0-2

\$2,300

2037

* *

4

\$1,900

Pipe/Pump

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Mechanical Room*

Terminal Devices

Air Handler/Cool/Ht

100%

2022

\$423,800

1

\$23,900

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$21,600

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2022	\$121,000	2	\$1,100	
	Roof	10%			2027	\$6,300	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2037	* *	4	\$5,700	
	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 : 1-2								
	Explanation : 1 Unit. Share The Same Elevator With Pac Building								
Fire Suppression									
	Standpipe								
	Generic	100%			2047	* *	1-5	\$19,500	
	Sprinkler								
	No Component	80%							
	Generic	20%			2037	* *	1-2	\$2,200	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Address : 2120 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230S
Program / Asset # : CUN0003.0S0 / 2106 **Yr Built/Renovated** : 1976 / 2000
Area Sq Ft : 105,724 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3326934

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,156,900	\$1,079,200
Interior Architecture	\$675,000	\$642,400
Electrical	\$180,900	\$2,157,000
Mechanical	\$2,104,900	\$455,700
Total	\$5,117,700	\$4,334,300
Importance Code A	\$2,156,900	\$1,172,900
Importance Code B	\$2,923,500	\$3,113,200
Importance Code C	\$37,200	\$48,200
Total	\$5,117,700	\$4,334,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,300			
Interior Architecture	\$159,400		\$308,700	\$18,400
Electrical	\$29,200	\$41,700	\$10,100	\$9,600
Mechanical	\$39,100	\$31,000	\$21,900	\$15,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$261,900	\$76,600	\$344,700	\$47,500
Importance Code A	\$30,400	\$1,500		\$1,400
Importance Code B	\$231,500	\$75,100	\$344,700	\$46,100
Importance Code C				
Total	\$261,900	\$76,600	\$344,700	\$47,500



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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
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	88%	Now	\$1,050,400	LIFE	**	5	\$167,000	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : At Lintels, Throughout.							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Pre-Cast Concrete	2%			LIFE	**	5	\$12,300	
	Window Wall	10%	Now	\$285,400	2047	**	5	\$35,600	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Classrooms At West Wing, Throughout.							
Windows									
	Aluminum	90%	Now	\$66,300	2035	**	5	\$2,500	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Classrooms, Throughout.							
	Metal Louvers	10%			2036	**	10	\$3,500	
Parapets									
	Masonry: Brick	95%	Now	\$85,800	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	\$2,800	LIFE	**	5	\$4,700	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
		Location : Coping							
Roof									
	Copper/Terne	25%			2055	**	10	\$71,600	
	Modified Bitumen	45%	Now	\$145,800	2027	\$728,800			
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Single Ply Membrane	20%	Now	\$75,600	2022	\$377,900			
		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	\$27,500	2040	**	1		
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Sloped Glazing	5%	Now	\$69,800	LIFE	**	5	\$76,300	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	15%	Now	\$92,600	2023	\$308,700	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%			2036	**	5	\$7,700		
Paver: Asphalt	25%			2036	**	5	\$58,000		
Vinyl Tile	35%	4+	\$479,800	2037	**	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	\$37,200	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 Concrete	25%			LIFE	**	5	\$6,000		
Exposed Struc: Steel	5%	4+	\$34,000	LIFE	**				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Room S159, Throughout.								
	Paint Peeling, Extent : Moderate, Area Affected : 10%								
	Location : Studios, Throughout.								
Exposed Struc: Steel	15%			LIFE	**				
Fiber Board	50%	Now	\$157,900	2027	\$526,500				
	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.								

Electrical		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

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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
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$49,900	3	\$500	
				Enclosure Corroded, Extent : Moderate, Area Affected : 100%					
				Location : Outside					
	Transformers								
	Dry Type	100%			2025	\$143,300	3	\$600	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Outside					
				Explanation : 2,000 Kilovolt-ampere, 4,160/480/277 Volts					
	Feeders								
	Cable	100%			2026	\$16,100	1		
	Raceway								
	Conduit	100%			2027	\$42,700	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$43,800	5	\$500	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Three 3000 Ampere Main Disconnect Switches					
	Transformers								
	Dry Type	100%			2025	\$16,500	5	\$400	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Electrical And Mechanical Rooms					
				Explanation : 1- 300 Kilovolt-ampere, 1- 112 Kilovolt-ampere, 1- 75 Kilovolt-ampere					
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2027	\$203,800	5	\$500	
	Raceway								
	Conduit	100%			2027	\$217,500	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$18,700	5	\$200	
	Molded Case Bkrs	90%			2026	\$168,300	5	\$2,500	
	Wiring								
	Thermoplastic	100%			2027	\$311,100	1		
	Motor Controllers								
	Locally Mounted	10%			2025	\$12,000	5	\$100	
	Motor Control Center	90%			2025	\$677,600	5	\$2,600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2025	\$22,900	1	\$32,500	
	Generators								
	Diesel	100%			2023	\$126,600	1	\$40,900	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Outside					
				Explanation : Generator Rated At 150 Kilowatts					

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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									
	Batteries								
	Nickel Cadmium	100%			2021	\$1,600	5	\$23,600	
Fuel Storage									
	Day Tank	50%			2026	\$3,900	5	\$9,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 8 Gallons Capacity							
	Main Tank	50%			2030	\$6,500	5	\$1,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 600 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	8%			2022	\$19,000	10	\$7,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	90%			2027	\$213,800	10	\$85,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2022	\$23,900	2		
Egress Lighting									
	Emergency, Service	50%			2027	\$26,500	1		
	Exit, Service	50%			2027	\$14,500	1		
Exterior Lighting									
	Incandescent	10%			2022	\$35,300	2		
	No Component	90%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2032	* *	1	\$4,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : CCTV Surveillance Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2032	* *	1-3	\$19,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Mechanical Rooms							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells							

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

Heating

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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%			2037	**	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%			2030	\$29,200	2	\$6,300	
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$15,700	2035	**	4	\$5,100	
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : 2nd Floor Mechanical Room And Various Other Locations								
	Terminal Devices								
	Air Handler	50%	0-2	\$709,400	2037	**	1	\$28,800	
	Corroded, Extent : Severe, Area Affected : 60%								
	Location : Inside The Rtus On The Roof								
	Damaged, Extent : Severe, Area Affected : 30%								
	Location : Coils Of Rtus Rotted Out - Rtus Are Exposed To Sea Air								
	On Extended Life, Extent : Severe, Area Affected : 50%								
	Location : 4 Rtus On Roof And 1 In 2nd Floor Mechanical Room								
	Air Handler	10%			2027	\$141,900	1	\$6,400	
	Convactor/Radiator	35%			2025	\$189,100	1	\$11,700	
	Fan Coil Unit/Heat	5%			2022	\$75,600	1	\$1,700	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2037	**	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%	Now	\$12,300	2037	**	4	\$5,100	
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : 2nd Floor Mechanical Room And Various Other Locations								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2022	\$1,131,600	1	\$63,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,600	
	Exhaust Fans								
	Interior	10%			2027	\$35,900	2	\$300	
	Roof	90%			2022	\$150,800	2	\$2,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$37,600	2037	**	1		
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : HW Mixing Valve And Head Valve In 2nd Floor Mechanical Room								

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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
Plumbing									
	Water Heater								
	Electric	100%			2025	\$88,900	4	\$900	
	HW Heat Exchanger								
	HTHW/HW	100%			2037	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 3rd Floor, Roof								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$52,100	
	Sprinkler								
	No Component	90%							
	Generic	10%			2037	* *	1-2	\$2,900	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

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 : 26-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3326939

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$485,200	\$409,900
Interior Architecture		\$460,100
Electrical	\$317,900	\$2,608,400
Mechanical	\$1,775,700	\$1,145,300
Total	\$2,578,900	\$4,623,700
Importance Code A	\$485,200	\$409,900
Importance Code B	\$2,093,700	\$4,177,700
Importance Code C		\$36,100
Total	\$2,578,900	\$4,623,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,400	\$36,900		
Interior Architecture	\$121,200		\$342,800	\$15,300
Electrical	\$15,400	\$22,000	\$30,300	\$7,500
Mechanical	\$28,900	\$35,700	\$51,000	\$22,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$206,900	\$98,500	\$428,100	\$49,300
Importance Code A	\$41,600	\$41,300	\$4,300	\$4,300
Importance Code B	\$163,200	\$57,300	\$423,800	\$45,100
Importance Code C	\$2,100			
Total	\$206,900	\$98,500	\$428,100	\$49,300



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$26,400	LIFE	**	5	\$11,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Courtyard Wall, Loading Dock							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Courtyard, Loading Dock							
Concrete Masonry Unit	8%			LIFE	**	5	\$5,600	
Masonry: Brick	75%	Now	\$265,100	LIFE	**	5	\$84,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : South Facade							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Coiling Doors	10%	Now	\$66,500	2032	**	5	\$17,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Loading Dock Area							
Stucco Cement	5%			2040	**	5	\$14,000	
Windows								
Aluminum	85%	Now	\$10,900	2035	**	5	\$1,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Offices							
Metal Louvers	15%			2036	**	10	\$2,800	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$5,500	
Metal Rail	85%	Now	\$77,000	2032	**	5	\$196,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Roof								
Cast in Place Concrete	10%			LIFE	**			
	Recent Repair Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
IRMA/Protected Membrane	5%			2022	\$76,600	10	\$9,200	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Modified Bitumen	15%			2032	**	10	\$27,700	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Single Ply Membrane	70%			2037	**	10	\$129,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	20%	Now	\$68,600	2023	\$342,800	3	\$38,600		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Offices									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Offices									
Cast in Place Concrete	62%			LIFE	**	5	\$174,700		
Ceramic Tile	3%			2030	\$78,100	5	\$3,900		
Vinyl Tile	15%	Now	\$34,300	2027	\$171,300	3	\$7,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Corridors									
Interior Walls									
Cast in Place Concrete	7%			LIFE	**				
Ceramic Tile	3%			2036	**	5	\$4,200		
Concrete Masonry Unit	65%			LIFE	**	5	\$36,100		
Gypsum Board	25%			LIFE	**	5	\$20,800		
Ceilings									
AcousTileSusp.Lay-In	30%	Now	\$16,300	2032	**	5	\$19,300		
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Offices And Corridors, Throughout.									
Exposed Struc: Steel	70%			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	75%			2027	\$3,800	5	\$300		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switches Rated At 2- 4000 Amperes And 1- 3000 Amperes									
Fused Disc Sw	25%			2053	**	5	\$100		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1- 1200 Ampere Main Disconnect Switch									
Transformers									
Dry Type	100%			2025	\$47,000	5	\$300		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room, Chiller Room									
Explanation : 2- 112 Kilovolt-ampere, 1- 75 Kilovolt-ampere, 2- 30 Kilovolt-ampere, 480/208/120 Volts									
Switchgear / Switchboard									
Fused Disc Sw	10%			2053	**	5			
Fused Disc Sw	90%			2027	\$573,600	5	\$300		

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

Electrical		Current Repair		Future Replacement		Maintenance			
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%			2027	\$627,800	1		
	Conduit	10%			2053	* *	1		
Panelboards									
	Fused Disc Sw	10%			2026	\$8,700	5	\$200	
	Molded Case Bkrs	80%			2026	\$69,400	5	\$1,700	
	Molded Case Bkrs	10%			2049	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2027	\$144,800	1		
	Thermoplastic	10%			2053	* *	1		
Motor Controllers									
	Locally Mounted	10%			2025	\$7,900	5	\$100	
	Motor Control Center	20%			2032	* *	5	\$400	
	Motor Control Center	60%			2025	\$150,500	5	\$1,300	
	Variable Frequency Drive	10%			2044	* *			
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	50%			2025	\$4,600	1	\$12,200	
	Automatic	50%			2044	* *	1	\$12,200	
Generators									
	Diesel	30%			2023	\$22,900	1	\$9,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : Diesel Generator Rated At 675 Kilowatts								
	Natural Gas	70%			2040	* *	1	\$21,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : 2- Emergency Generators Rated At 250 Kilowatts Each								
Batteries									
	Lead/Acid	70%			2022	\$1,100	5	\$2,000	
	Nickel Cadmium	30%			2021	\$500	5	\$5,300	
Fuel Storage									
	Day Tank	50%			2026	\$3,300	5	\$8,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : 50 Gallons Capacity								
	Main Tank	50%			2030	\$5,400	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Underground								
	Explanation : 3000 Gallons Capacity								
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	97%			2027	\$879,700	10	\$76,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	2%			2027		10	\$100	
	Incandescent	1%			2022	\$11,500	2		
Egress Lighting									
	Emergency, Service	45%			2027	\$39,100	1		
	Emergency, Battery	5%			2027	\$6,100	10	\$1,000	
	Exit, Service	50%			2027	\$5,000	1		
Exterior Lighting									
	HID	20%			2022	\$62,200	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2035	* *	1	\$5,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2022	\$255,800	1-3	\$14,600	
		Other Observation, Extent : Moderate, 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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Interruptible Gas/Dual Fuel	100%		2037	* *	1		
Conversion Equipment								
	Hot Water Boiler	100%		2044	* *	1	\$42,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%						
		Location : 3 Brand New Units, Boiler Room						
Distribution								
	Hot Wtr Piping/Pump	40%		2035	* *	4	\$1,700	
	Hot Wtr Piping/Pump	60%		2049	* *	4	\$3,800	
Terminal Devices								
	Air Handler	80%		2022	\$945,400	1	\$42,600	
	Fan Coil Unit/Heat	20%		2022	\$251,700	1	\$5,600	
Air Conditioning								

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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									
	Energy Source								
	Electricity	100%			2035	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2030	\$903,500	1	\$88,500	
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : AC Room							
		Explanation : 4 Units - Major Air Conditioning Source For The Entire Campus, Not For This Building. Refrigerant R-123a							
	Reciprocating Compr/Chiller	5%			2032	* *	1	\$2,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : 2 Units, 2nd Floor Communication Room							
Distribution									
	CW & CHW Wtr Pipe/Pump	95%	Now	\$4,900	2037	* *	4	\$4,000	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Various							
	No Component	5%							
Terminal Devices									
	Air Handler/Dir Expansion	5%			2032	* *	1		
	No Component	95%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2027	\$8,500	2	\$3,000	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 2 Units							
	Water Cooling Tower	45%	2-4	\$143,500	2032	* *	2	\$31,200	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Cooling Tower And Support Columns							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Roof							
		Obsolete Equipment, Extent : Severe, Area Affected : 45%							
		Location : 2 Units. Roof							
	Water Cooling Tower	50%	Now	\$8,000	2025	\$159,500	2	\$34,600	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Support Columns							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,000	
Exhaust Fans									
	Interior	100%			2022	\$299,000	2	\$2,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2022	\$74,000	4	\$800	
	HW Heat Exchanger								
	Steam Fired	100%			2047	* *	4	\$8,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2027	\$21,400	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%			2037	* *	1-5	\$43,400	
	Sprinkler								
	No Component	90%							
	Generic	10%			2027	\$82,300	1-2	\$2,400	
	Fire Pump								
	Generic	100%			2023	\$54,100	1	\$16,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Covers Most Of The Buildings On Campus								

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Address : 1824 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230U
Program / Asset # : CUN0003.0U0 / 2108 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 98,604 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 26-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3347727

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$447,100	\$465,500
Interior Architecture	\$188,700	\$99,200
Electrical	\$397,000	\$1,448,300
Mechanical	\$2,335,700	\$202,300
Total	\$3,368,400	\$2,215,200
Importance Code A	\$447,100	\$504,100
Importance Code B	\$2,921,400	\$1,663,600
Importance Code C		\$47,500
Total	\$3,368,400	\$2,215,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,000			
Interior Architecture	\$129,600		\$20,300	\$18,500
Electrical	\$7,000	\$6,800	\$5,800	\$5,800
Mechanical	\$60,500	\$46,500	\$22,100	\$14,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$223,000	\$61,300	\$56,000	\$46,900
Importance Code A	\$18,000	\$200		
Importance Code B	\$203,200	\$61,100	\$56,000	\$46,900
Importance Code C	\$1,800			
Total	\$223,000	\$61,300	\$56,000	\$46,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$75,600	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							
	Concrete Masonry Unit	5%			LIFE	**	5	\$4,000	
	Masonry: Brick	70%	Now	\$282,900	LIFE	**	5	\$90,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%	Now	\$4,800	2047	**	5	\$12,000	
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Window Wall	15%			2047	**	5	\$72,300	
Windows									
	Aluminum	95%	Now	\$13,200	2035	**	5	\$1,500	
		Glazing Clouded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	5%			2036	**	10	\$1,000	
Parapets									
	Metal Rail	100%	Now	\$52,400	2032	**	5	\$133,800	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Roof									
	Cast in Place Concrete	15%			LIFE	**			
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Copper/Terne	25%			2067	**	10	\$104,900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Single Ply Membrane	60%			2037	**	10	\$100,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$112,500	2026	\$375,000	3	\$42,300	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Cast in Place Concrete	10%	Now	\$15,300	LIFE	**	5	\$30,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Mechanical Room									
	Ceramic Tile	5%			2040	**	5	\$7,000	
	Panel/Paver: Cer/Brk	10%			2043	**	5	\$31,700	
	Marble Panels	5%			LIFE	**	5	\$5,300	
	Vinyl Tile	25%	Now	\$93,700	2032	**	3	\$13,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Vinyl Tile	25%			2032	**	3	\$13,200	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	3%			2036	**	5	\$3,700	
	Concrete Masonry Unit	13%			LIFE	**	5	\$6,300	
	Glass: Single Pane	2%			LIFE	**	5	\$1,800	
	Gypsum Board	65%			LIFE	**	5	\$47,500	
	Masonry: Brick	7%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	70%	Now	\$43,600	2040	**	5	\$51,700	
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Cafeteria									
	Exposed Concrete	10%			LIFE	**	5	\$2,300	
	Exposed Concrete	5%			LIFE	**	5	\$1,200	
	Gypsum Board	5%			LIFE	**	5	\$9,200	
	Metal Panel	10%	Now	\$51,400	LIFE	**	5	\$18,500	
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Near Room U216									

Electrical		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%			2027	\$38,600	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.									

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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
Under 600 Volts									
	Transformers								
	Dry Type	100%			2025	\$16,500	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 500 Kilovolt-ampere, 480/208/120 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2027	\$178,300	5	\$400	
	Raceway								
	Conduit	95%			2027	\$170,900	1		
	Conduit	5%			2037	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2026	\$9,300	5	\$100	
	Molded Case Bkrs	90%			2026	\$168,300	5	\$2,300	
	Molded Case Bkrs	5%			2035	* *	5	\$100	
	Wiring								
	Thermoplastic	95%			2027	\$253,000	1		
	Thermoplastic	5%			2037	* *	1		
	Motor Controllers								
	Locally Mounted	25%			2025	\$19,700	5	\$200	
	Motor Control Center	75%			2025	\$228,700	5	\$2,000	
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Sprinkler Room							
		Explanation : Connected To Water Pipe. Point Of Contact Not Visible; Covered With Insulation							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2025	\$22,900	1	\$30,300	
Lighting									
	Interior Lighting								
	Fluorescent	2%			2027	\$4,500	10	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Lobby							
		Explanation : Compact Fluorescent Fixtures							
	Fluorescent	98%			2027	\$222,200	10	\$88,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2027	\$25,300	1		
	Exit, Service	50%			2027	\$13,900	1		
	Exterior Lighting								
	HID	20%			2022	\$77,600	10	\$100	
	No Component	80%							

Alarm

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

Electrical		Current Repair			Future Replacement		Maintenance		
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%

2027

\$93,300

1

\$11,100

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

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$319,400

1-3

\$18,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors*

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

Heating

Energy Source

HTHW/HW

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Hot Water Provided From Building P*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$7,500

2035

* *

4

\$4,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : 2nd Floor Mechanical Room*

Terminal Devices

Air Handler

70%

2022

\$947,700

1

\$42,700

Convactor/Radiator

25%

2032

* *

1

\$8,000

Unit Heater - Steam

5%

2022

\$17,200

4

\$700

Air Conditioning

Energy Source

District Chilled Water

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Chilled Water Provided From Building P*

Distribution

CW & CHW Wtr
Pipe/Pump

100%

0-2

\$5,900

2027

\$117,400

4

\$4,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : 2nd Floor Mechanical Room*

Terminal Devices

Air Handler/Cool/Ht

100%

2022

\$1,079,800

1

\$61,000

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$55,000

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2022	\$308,300	2	\$2,700	
	Roof	10%			2035	* *	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Electric	100%			2025	\$84,800	4	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Mechanical Equipment Room								
	Explanation : 2 Units, For Emergency Use Only								
	HW Heat Exchanger								
	Steam Fired	100%			2037	* *	4	\$14,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Mechanical Equipment 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 : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$49,700	
	Sprinkler								
	No Component	70%							
	Generic	30%			2037	* *	1-2	\$8,300	
	Chemical System								
	Generic	100%			2021	\$27,200	1-3	\$4,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Kitchen								
	Explanation : 6 Sets								

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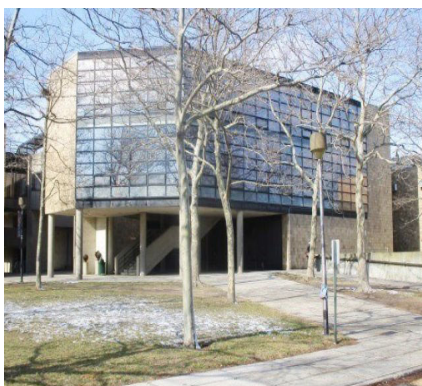
Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Address : 1925 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230G
Program / Asset # : CUN0003.0G0 / 2126 **Yr Built/Renovated** : 1976 / 2000
Area Sq Ft : 72,282 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3347725

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,424,500	\$656,300
Interior Architecture	\$502,300	
Electrical	\$136,900	\$1,565,400
Mechanical	\$1,362,600	\$3,185,800
Total	\$5,426,200	\$5,407,600
Importance Code A	\$3,424,500	\$733,200
Importance Code B	\$1,852,400	\$4,674,400
Importance Code C	\$149,400	
Total	\$5,426,200	\$5,407,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,200			
Interior Architecture	\$21,800	\$10,100	\$212,700	
Electrical	\$31,700	\$11,600	\$7,500	\$7,100
Mechanical	\$23,400	\$45,900	\$22,000	\$8,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,000	\$71,500	\$246,100	\$19,800
Importance Code A	\$37,300	\$200		\$100
Importance Code B	\$79,000	\$71,400	\$246,100	\$19,700
Importance Code C	\$1,700			
Total	\$118,000	\$71,500	\$246,100	\$19,800



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

CITY UNIVERSITY OF NEW YORK - 042
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	\$142,200	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	\$304,300	LIFE	**	5	\$193,500	
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : South Facade								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : South Facade								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Window Wall	15%	Now	\$363,800	2047	**	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	\$10,200	2035	**	5	\$600	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : East Facade, West Facade								
	Metal Louvers	5%			2036	**	10	\$400	
Parapets									
	Masonry: Brick	70%			LIFE	**	5	\$27,200	
	Metal Rail	25%	Now	\$27,000	2032	**	5	\$68,900	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Pre-Cast Concrete	5%	Now	\$72,500	LIFE	**	5	\$12,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Coping								
	Jnt 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Roof									
	Single Ply Membrane	85%	Now	\$558,500	2022	\$1,861,700			
		Seams Open/Split, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium							
	Sloped Glazing	15%	Now	\$121,400	LIFE	* *	5	\$265,400	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Over Pool Area							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Pool Area							
Interior									
Floors									
	Carpet	10%			2023	\$178,300	3	\$20,100	
	Cast in Place Concrete	5%	Now	\$7,300	LIFE	* *	5	\$14,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Locker Rooms							
	Ceramic Tile	5%			2036	* *	5	\$6,700	
	Panel/Paver: Cer/Brk	15%			2043	* *	5	\$45,200	
	Sheet Vinyl/Rubber	10%			2032	* *	5	\$20,100	
	Vinyl Tile	30%			2032	* *	3	\$15,100	
	Wood	25%			2055	* *	5	\$62,800	
Interior Walls									
	Cast in Place Concrete	5%	Now	\$45,500	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Pool Wall							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Pool Wall							
	Ceramic Tile	5%			2036	* *	5	\$3,500	
	Concrete Masonry Unit	65%	Now	\$103,900	LIFE	* *	5	\$17,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : East Exit							
	Glass: Single Pane	5%			LIFE	* *	5	\$2,600	
	Gypsum Board	15%			LIFE	* *	5	\$6,200	
	Metal Panel	5%			LIFE	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	20%	Now	\$9,500	2032	* *	5	\$5,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout							
	Exposed Concrete	20%	Now	\$75,400	LIFE	* *	5	\$1,800	
		Water Penetration, Extent : Light, Area Affected : 20% Location : Corridor Near Room G207, Throughout							
	Exposed Struc: Steel	45%	Now	\$277,500	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10% Location : Gymnasium							
	Metal Panel	15%			LIFE	* *	5	\$10,500	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$49,900	3	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4,160 V Supplying Marine Development Building								
Transformers								
Dry Type	100%			2025	\$143,300	3	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 225 Kilovolt-ampere, 4,160/480/220/120 Volts								
Feeders								
Cable	100%			2026	\$16,100	1		
Raceway								
Conduit	100%			2027	\$42,700	1		

Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2027	\$27,000	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated At 3000 Amperes And 2000 Amperes</i>								
Fused Disc Sw	30%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes Supplying The High School Building</i>								
Transformers								
Dry Type	100%			2025	\$16,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Rooms</i>								
<i>Explanation : 45 Kilovolt-ampere, 30 Kilovolt-ampere, 480/208/120 Volts</i>								

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE 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									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2027	\$152,800	5	\$300	
Raceway									
	Conduit	95%			2027	\$122,600	1		
	Conduit	5%			2037	* *	1		
Panelboards									
	Fused Disc Sw	5%			2026	\$7,000	5	\$100	
	Molded Case Bkrs	85%			2026	\$119,200	5	\$1,600	
	Molded Case Bkrs	10%			2035	* *	5	\$200	
Wiring									
	Thermoplastic	95%			2027	\$172,200	1		
	Thermoplastic	5%			2037	* *	1		
Motor Controllers									
	Locally Mounted	10%			2025	\$7,900	5		
	Motor Control Center	90%			2025	\$274,400	5	\$1,800	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,900	LIFE	* *	5	\$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main Room									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2025	\$22,900	1	\$22,200	
Generators									
	Diesel	100%			2023	\$126,600	1	\$28,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 130 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2021	\$1,600	5	\$16,100	
Fuel Storage									
	Day Tank	50%			2026	\$3,400	5	\$8,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 10 Gallons Rated Capacity									
	Main Tank	50%			2030	\$5,700	5	\$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Underground									
Explanation : 600 Gallons Rated Capacity									
Lighting									

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2027	\$144,100	10	\$57,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2022	\$10,300	10	\$4,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
HID	25%			2027	\$37,400	10	\$700	
Egress Lighting								
Emergency, Service	50%			2027	\$23,000	1		
Exit, Service	50%			2027	\$12,600	1		
Exterior Lighting								
Fluorescent	20%			2027	\$48,300	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2030	\$105,600	5	\$1,400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$68,400	1	\$8,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Gymnasium</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$13,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

Mechanical		Current 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%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$4,400	

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 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	\$983,400	2037	* *	1	\$39,900	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Inside The Rtus, Roof							
		Obsolete Equipment, Extent : Severe, Area Affected : 80%							
		Location : 9 Units, Roof							
	Convector/Radiator	20%			2032	* *	1	\$5,800	
Air Conditioning									
	Energy Source								
	District Chilled Water	95%			2037	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
	Electricity	5%			2035	* *	1		
	Conversion Equipment								
	Window/Wall Unit	5%			2022	\$9,100	1		
	No Component	95%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	30%	Now	\$300	2037	* *	4	\$1,300	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Pump Room And Roof							
	No Component	70%							
	Terminal Devices								
	Air Handler/Cool/Ht	30%			2022	\$14,700	1	\$16,600	
	No Component	70%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Building Needs Additional Air Conditioning							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	
	Exhaust Fans								
	Interior	25%	Now	\$7,800	2022	\$77,800	2	\$500	
		Malfunctioning, Extent : Severe, Area Affected : 10%							
		Location : Pool Pump Room							
	Roof	75%			2022	\$108,900	2	\$2,100	
Plumbing									

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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 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%	Now	\$39,100	2037	* *	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Water Main, 1st Floor							
	Galvanized Steel	40%	Now	\$153,400	2047	* *	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 Pumps, Pool Pump Room							
Water Heater									
	Electric	100%			2025	\$77,000	4	\$800	
HW Heat Exchanger									
	Steam Fired	100%			2027	\$139,200	4	\$8,900	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment									
	Diatomaceous Earth	100%			2025	\$2,969,600	4	\$33,300	
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%			2037	* *	1-5	\$45,100	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230T
Program / Asset # : CUN0003.0T0 / 2107 **Yr Built/Renovated** : 1977 / 2008
Area Sq Ft : 46,768 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 03-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3326937

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$172,400	\$141,300
Electrical	\$36,800	\$654,600
Mechanical	\$976,600	
Total	\$1,185,900	\$795,800
Importance Code A	\$172,400	\$141,300
Importance Code B	\$1,013,400	\$654,600
Total	\$1,185,900	\$795,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$64,000	\$36,400		
Interior Architecture	\$85,900	\$4,300	\$1,800	\$14,500
Electrical	\$3,400	\$13,000	\$3,600	\$2,600
Mechanical	\$13,300	\$45,100	\$9,000	\$5,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$170,500	\$102,800	\$18,400	\$26,900
Importance Code A	\$64,000	\$36,400		
Importance Code B	\$106,500	\$66,400	\$18,400	\$26,900
Importance Code C				
Total	\$170,500	\$102,800	\$18,400	\$26,900



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 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	85%			LIFE	* *	5	\$62,900		
Window Wall	15%			2047	* *	5	\$41,600		
Windows									
Metal Louvers	100%			2036	* *	10			
Parapets									
Metal Rail	70%			2032	* *	5-10	\$25,700		
No Component	30%								
Roof									
Copper/Terne	60%			2055	* *	10	\$78,400		
Modified Bitumen	20%	Now	\$29,600	2032	* *				
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Single Ply Membrane	20%	Now	\$34,500	2022	\$172,400				
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Interior									
Floors									
Carpet	50%	Now	\$77,100	2026	\$385,400	3	\$43,400		
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Cast in Place Concrete	10%			LIFE	* *	5	\$12,700		
Ceramic Tile	5%			2036	* *	5	\$2,900		
Sheet Vinyl/Rubber	10%			2032	* *	5	\$8,700		
Vinyl Tile	25%			2032	* *	3	\$5,400		
Interior Walls									
Concrete Masonry Unit	80%			LIFE	* *	5	\$23,100		
Gypsum Board	10%			LIFE	* *	5	\$4,300		
Masonry: Brick	10%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$7,300	2032	* *	5	\$4,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Exposed Struc: Steel	70%			LIFE	* *				
Gypsum Board	15%			LIFE	* *	5	\$10,900		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$72,400	1		
Panelboards								
Fused Disc Sw	5%			2026	\$5,500	5	\$100	
Molded Case Bkrs	95%			2026	\$103,600	5	\$1,200	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	100%			2027	\$95,200	1		
Motor Controllers									
	Locally Mounted	100%			2025	\$47,200	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	20%			2032	* *	10	\$7,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Workshops And Offices</i>									
	HID	5%			2022	\$3,200	10	\$100	
	Incandescent	75%			2027	\$336,100	2	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Main Stage</i>									
<i>Explanation : Stage Lights</i>									
Egress Lighting									
	Emergency, Service	50%			2027	\$9,900	1		
	Exit, Service	50%			2027	\$5,400	1		
Exterior Lighting									
	HID	20%			2022	\$36,800	10		
	No Component	80%							
Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2032	* *	1-3	\$28,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>									

Mechanical		Current 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%			2037	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Hot Water Provided From Building P On Campus							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$2,900	2035	* *	4	\$1,900	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
Terminal Devices									
	Air Handler	80%			2022	\$425,100	1	\$19,200	
	Convactor/Radiator	15%			2025	\$30,300	1	\$1,900	
	Induction Unit	5%			2030	\$7,700	1	\$600	
Air Conditioning									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2037	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,300	2037	**	4	\$1,900	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2022	\$423,800	1	\$23,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,600	
Exhaust Fans									
	Interior	95%			2022	\$127,700	2	\$1,100	
	Roof	5%			2027	\$3,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	**	1		
Water Heater									
	Electric	100%			2022	\$33,300	4	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2021	\$1,500	4	\$1,500	
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2037	**	1-5	\$19,500	
Sprinkler									
	No Component	50%							
	Generic	50%			2037	**	1-2	\$5,400	

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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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Address : 2110 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230M
Program / Asset # : CUN0003.0M0 / 4376 **Yr Built/Renovated** : 1991 / 2007
Area Sq Ft : 204,000 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 01-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,4
Block : 8760 **Lot** : 60 **BIN** : 3326935

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$656,200	\$136,900
Interior Architecture	\$229,200	\$408,500
Electrical	\$181,500	\$1,207,400
Mechanical	\$63,400	\$2,992,500
Total	\$1,130,300	\$4,745,200
Importance Code A	\$656,200	\$194,600
Importance Code B	\$305,700	\$4,464,400
Importance Code C	\$168,500	\$86,200
Total	\$1,130,300	\$4,745,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,700	\$26,400		
Interior Architecture	\$209,100		\$11,800	\$33,700
Electrical	\$45,300	\$31,000	\$19,900	\$21,000
Mechanical	\$41,300	\$60,700	\$64,400	\$58,900
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$340,200	\$133,800	\$111,900	\$129,500
Importance Code A	\$28,700	\$30,200		\$2,500
Importance Code B	\$311,500	\$103,600	\$111,900	\$127,000
Importance Code C				
Total	\$340,200	\$133,800	\$111,900	\$129,500



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.

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$23,900	LIFE	**	5	\$15,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Masonry: Brick	55%			LIFE	**	5	\$83,600	
Metal Panel	5%			2047	**	5-10	\$52,300	
Metal Coiling Doors	5%			2040	**	5	\$23,800	
Stucco Cement	15%			2040	**	5	\$57,000	
Window Wall	10%	Now	\$152,500	2047	**	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	\$66,900	2043	**	5	\$7,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Louvers	10%			2036	**	10	\$10,600	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$12,900	
Metal Rail	15%			2040	**	5-10	\$43,800	
Pre-Cast Concrete	5%	Now	\$3,000	LIFE	**	5	\$5,100	
Jnt 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	\$1,700	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Room 130 C								
IRMA/Protected Membrane	10%			2032	**	10	\$12,100	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Lower Terrace								
Modified Bitumen	85%	Now	\$436,800	2032	**			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Over Third Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Room M402								
Skylight, Metal/Glass	3%			2047	**	10	\$12,100	
Interior								

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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	\$179,600	2026	\$898,000	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%			2036	**	5	\$13,500		
Panel/Paver: Cer/Brk	20%			2043	**	5	\$121,500		
Quarry Tile	5%			2040	**	5	\$20,200		
Vinyl Tile	35%			2032	**	3	\$35,400		
Interior Walls									
Concrete Masonry Unit	15%	0-2	\$66,600	LIFE	**	5	\$11,500		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Folding Partition	5%	Now	\$39,800	2049	**	5	\$12,000		
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Glass: Single Pane	5%			LIFE	**	5	\$7,200		
Gypsum Board	75%	Now	\$62,100	LIFE	**	5	\$86,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ceilings									
AcousTileConcealSpLn	5%	Now	\$11,400	2040	**	5	\$8,400		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
AcousTileSusp.Lay-In	5%	Now	\$11,400	2040	**	5	\$6,700		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Corridor Near Room 226									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Corridor Near Room 226									
AcousTileSusp.Lay-In	75%			2040	**	5	\$202,500		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Room M402									
Exposed Struc: Steel	10%			LIFE	**				
Gypsum Board	5%			LIFE	**	5	\$16,900		

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

Under 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	49%			2037	* *	5	\$2,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 1600 Amperes For Emergency Distribution.									
	Photovoltaic Panel(s)	1%			2030	\$900	1		
	No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : Fed From Other Building									
Transformers									
	Dry Type	100%			2040	* *	5	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1-500 Kilovolt-ampere, 1-300 Kilovolt-ampere, 1- 225 Kilovolt-ampere, 1-150 Kilovolt-ampere , 480/ 208/120 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2037	* *	5	\$5,400	
Raceway									
	Conduit	100%			2037	* *	1		
Panelboards									
	Fused Disc Sw	5%			2035	* *	5	\$200	
	Molded Case Bkrs	95%			2035	* *	5	\$5,100	
Wiring									
	Thermoplastic	100%			2037	* *	1		
Motor Controllers									
	Locally Mounted	10%			2032	* *	5	\$100	
	Motor Control Center	90%			2032	* *	5	\$5,000	
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2032	* *	1	\$62,800	
Generators									
	Diesel	100%			2030	\$126,600	1	\$79,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Generator Rated At 350 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2021	\$1,600	5	\$45,500	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2035	* *	5	\$18,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 60 Gallons Capacity							
	Main Tank	50%			2042	* *	5	\$3,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 1,000 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2027	\$14,100	10	\$5,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Fixtures							
	Fluorescent	97%			2032	* *	10	\$181,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2027	\$52,300	1		
	Exit, Service	50%			2027	\$28,700	1		
	Exterior Lighting								
	HID	20%			2027	\$160,600	10	\$100	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2042	* *	5	\$6,000	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2027	\$193,000	1	\$22,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2027	\$660,800	1-3	\$38,900	
		Other Observation, Extent : Moderate, 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

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

Mechanical		Current 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%			2037	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor Mechanical Room						
			Explanation : Hot Water Provided From Building P						
	Conversion Equipment								
	HTHW/HW Exchanger	100%			2030	\$57,700	2	\$12,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor Mechanical Room						
			Explanation : 4 Units						
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	**	4	\$10,100	
	Terminal Devices								
	Air Handler	70%			2027	\$1,960,600	1	\$88,300	
	Convactor/Radiator	20%			2032	**	1	\$13,200	
	Fan Coil Unit/Heat	10%			2027	\$298,300	1	\$6,600	
Air Conditioning									
	Energy Source								
	District Chilled Water	90%			2037	**	1		
			Other Observation, Extent : Light, Area Affected : 80%						
			Location : 1st Floor Mechanical Room						
			Explanation : Chilled Water Provided From Building P						
	Electricity	10%			2043	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	10%			2027	\$169,100	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%			2037	**	4	\$15,100	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$223,400	1	\$126,200	
	Heat Rejection								
	Water Cooling Tower	10%			2025	\$7,600	2	\$20,500	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$113,800	
	Exhaust Fans								
	Interior	95%			2032	**	2	\$5,900	
	Roof	5%			2027	\$16,500	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	**	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2025	\$175,500	4	\$1,800	
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$63,400	2037	* *	4	\$20,200	
			Corroded, Extent : Severe, Area Affected : 20%						
			Location : Mechanical Room						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Pool Filter/Treatment								
	Sand	100%			2032	* *	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%			2027	\$57,400	4	\$8,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Room # 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%			2047	* *	1-5	\$102,800	
	Sprinkler								
	No Component	60%							
	Generic	40%			2047	* *	1-2	\$22,900	
	Chemical System								
	Generic	100%			2025	\$27,200	1-3	\$3,700	
			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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Address : 2000 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230L
Program / Asset # : CUN0003.0L0 / 2116 **Yr Built/Renovated** : 1977 / 2011
Area Sq Ft : 122,364 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,7,8,Ph
Block : 8760 **Lot** : 60 **BIN** : 3348024

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,291,500	\$543,300
Interior Architecture	\$686,800	\$700,600
Electrical	\$211,500	\$2,079,900
Mechanical		\$3,264,600
Total	\$2,189,800	\$6,588,400
Importance Code A	\$1,291,500	\$543,300
Importance Code B	\$827,100	\$5,995,700
Importance Code C	\$71,100	\$49,400
Total	\$2,189,800	\$6,588,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,200	\$400		
Interior Architecture	\$351,000		\$897,300	\$39,500
Electrical	\$38,400	\$20,100	\$18,100	\$15,800
Mechanical	\$41,400	\$35,900	\$28,000	\$17,300
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$485,700	\$72,200	\$959,200	\$88,400
Importance Code A	\$39,200	\$800		
Importance Code B	\$446,600	\$71,400	\$959,200	\$88,400
Importance Code C				
Total	\$485,700	\$72,200	\$959,200	\$88,400



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

CITY UNIVERSITY OF NEW YORK - 042
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	\$766,800	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	\$305,600	2047	* *	5	\$57,100	
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$51,900	2035	* *	5	\$2,000	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 8th Floor, Throughout							
	Metal Louvers	5%			2036	* *	10	\$1,300	
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$6,100	LIFE	* *	5	\$3,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	60%	Now	\$33,100	LIFE	* *	5	\$2,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Panel	5%			2047	* *	5	\$900	
	Metal Rail	25%			2040	* *	5-10	\$20,700	
Roof									
	Cast in Place Concrete	10%			LIFE	* *			
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Copper/Terne	35%			2067	* *	10	\$119,900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Modified Bitumen	45%			2037	* *	10	\$61,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Sloped Glazing	10%	Now	\$167,200	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.							

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	\$346,400	2023	\$865,900	3	\$97,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Cast in Place Concrete	15%			LIFE	**	5	\$61,000	
	Ceramic Tile	5%			2036	**	5	\$9,300	
	Panel/Paver: Cer/Brk	15%			2043	**	5	\$62,800	
	Vinyl Tile	30%	Now	\$148,300	2027	\$494,400	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	70%	Now	\$71,100	LIFE	**	5	\$49,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ceilings									
	AcousTileSusp.Lay-In	25%	Now	\$80,800	2032	**	5	\$23,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Exposed Concrete	35%	Now	\$224,900	LIFE	**	5	\$10,500	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Corridor Under Ramp And L130, Throughout.									
	Gypsum Board	40%	Now	\$161,600	LIFE	**	5	\$95,800	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Near Reference Desk On First Floor, Throughout.									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
Service Equipment									
Not Accessible		100%							
Transformers									
Dry Type		100%		2025		\$143,300		3	\$700
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2- 2,000 Kilovolt-ampere, 4,160/ 480/ 277 Volts Serving Buildings T5 And Arts And Science Building.									
Feeders									
Busway		100%		2025		\$16,100		1	
Raceway									
Tray		100%		2025		\$42,700		1	

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

Electrical		Current Repair		Future Replacement		Maintenance			
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%			2027	\$4,300	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 4000 Ampere Main Disconnect Switch							
	Air Circuit Breaker	60%			2027	\$13,000	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- 3000 Ampere Mains Service Switches Serving T5 Building And Arts And Science Building							
	Fused Disc Sw	20%			2027	\$4,300	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 3000 Ampere Main Disconnect Switch Serving Mac Building.							
Transformers									
	Dry Type	100%			2025	\$16,500	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 750 Kilovolt-ampere, 480/208/120 Volts							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2027	\$84,600	5	\$500	
Raceway									
	Conduit	100%			2027	\$86,600	1		
Panelboards									
	Fused Disc Sw	10%			2026	\$5,500	5	\$300	
	Molded Case Bkrs	90%			2026	\$49,100	5	\$2,900	
Wiring									
	Thermoplastic	90%			2027	\$76,600	1		
	Thermoplastic	10%			2037	* *	1		
Motor Controllers									
	Locally Mounted	20%			2025	\$40,900	5	\$200	
	Motor Control Center	80%			2025	\$40,300	5	\$2,700	
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$900	
	Generic	50%			LIFE	* *	5	\$900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2025	\$9,300	1	\$37,700	
Generators									
	Diesel	100%			2023	\$76,300	1	\$47,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Generator Rated At 285 Kilowatts							
Batteries									
	Nickel Cadmium	100%			2021	\$1,600	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%			2026	\$4,700	5	\$11,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 25 Gallons Capacity							
	Main Tank	50%			2030	\$7,800	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 600 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2022	\$38,900	10	\$3,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Fixtures							
	Fluorescent	97%			2027	\$1,257,700	10	\$110,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2027	\$31,900	1		
	Exit, Service	50%			2027	\$9,200	1		
	Exterior Lighting								
	HID	20%			2022	\$96,300	10	\$100	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2030	\$109,000	5	\$1,400	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2027	\$38,600	1	\$4,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2032	* *	1-3	\$75,400	
		Other Observation, Extent : Moderate, 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%			2037	**	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	\$9,500	2035	**	4	\$6,100	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room								
Terminal Devices								
Air Handler	80%			2027	\$1,364,400	1	\$61,500	
Convactor/Radiator	20%			2025	\$129,900	1	\$8,000	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2037	**	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Chilled Water Provided From Building P								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$7,400	2037	**	4	\$6,100	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room								
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$1,360,300	1	\$76,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,300	
Exhaust Fans								
Interior	95%			2027	\$409,900	2	\$3,600	
Roof	5%			2027	\$10,100	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$18,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 8th Floor									
Explanation : Two Units									
Fire Suppression									
Standpipe									
	Generic	100%			2037		* *	1-5	\$62,600
Sprinkler									
	No Component	85%							
	Generic	15%			2037		* *	1-2	\$5,200

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Address : 2085 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230T
Program / Asset # : CUN0003.1T0 / 2109 **Yr Built/Renovated** : 1967 / 2002
Area Sq Ft : 19,200 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852579

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$42,200	\$206,600
Total	\$42,200	\$206,600
Importance Code A	\$42,200	\$206,600
Total	\$42,200	\$206,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$400		
Interior Architecture		\$16,300	\$11,300	
Electrical	\$1,200	\$16,300	\$1,600	\$1,500
Mechanical	\$7,300	\$3,700	\$8,400	\$3,700
Total	\$8,600	\$36,800	\$21,300	\$5,200
Importance Code A	\$900	\$1,400	\$900	\$900
Importance Code B	\$7,600	\$35,400	\$20,300	\$4,200
Importance Code C				
Total	\$8,600	\$36,800	\$21,300	\$5,200



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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%			2057	**	5-10	\$154,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Windows								
Aluminum	100%			2052	**	5	\$900	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Roof								
Metal Panel	95%			2047	**	10	\$94,200	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Skylight, Plastic	5%			2047	**	1		
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Carpet	80%			2029	\$301,800	3	\$34,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Cast in Place Concrete	5%			LIFE	**	5	\$3,100	
Mosaic Tile	5%			2032	**	5	\$3,500	
Vinyl Tile	10%			2037	**	3	\$1,100	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$14,500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	100%			2047	**	5	\$28,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Molded Case Bkrs	100%			2049	**	5	\$500	
Wiring								
Thermoplastic	100%			2053	**	1		

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	80%			2035	* *	10	\$14,100	
				T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	5%			2035	* *	10	\$900	
				Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%					
				Location : Hallways					
	Fluorescent	15%			2035	* *	10	\$2,600	
				T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Lobby					
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$2,300	
	Exit, LED	50%			2062	* *	1		
Exterior Lighting									
	HID	20%			2022		\$15,100	10	
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2035	* *	1	\$1,400	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Storage Area And Hallways					
				Explanation : CCTV Surveillance Camera					
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$11,800	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors					

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$9,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 1 New Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2049	* *	4	\$1,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	50%			2035	**	1	\$5,900	
	Fan Coil Unit/Heat	50%			2035	**	1	\$3,100	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Various In The Ceiling								
	Explanation : Induct Reheat Coils								
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2035	**	1	\$8,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Gas Room								
	Explanation : 2 New Units. R-410 Refrigerant								
	Terminal Devices								
	Fan Coil - 4 Pipe	100%			2035	**	1	\$6,200	
	Heat Rejection								
	Dry Cooler	100%			2035	**	2	\$13,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,700	
	Exhaust Fans								
	Interior	100%			2035	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	**	1		
	Water Heater								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2053	**	1-2	\$5,400	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Address : 2065 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2302T
Program / Asset # : CUN0003.2T0 / 2110 **Yr Built/Renovated** : 1967 / 2005
Area Sq Ft : 36,000 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852580

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$432,900	\$1,862,500
Interior Architecture	\$42,500	\$184,700
Electrical		\$375,800
Mechanical	\$396,600	\$179,000
Total	\$872,000	\$2,601,900
Importance Code A	\$482,500	\$1,862,500
Importance Code B	\$346,900	\$739,400
Importance Code C	\$42,500	
Total	\$872,000	\$2,601,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,700		\$2,000	
Interior Architecture	\$199,000	\$24,100	\$1,300	\$14,700
Electrical	\$2,800	\$6,900	\$3,200	\$2,400
Mechanical	\$4,000	\$28,600	\$7,300	\$7,200
Total	\$217,500	\$59,600	\$13,800	\$24,300
Importance Code A	\$12,400	\$1,900	\$3,800	\$1,800
Importance Code B	\$205,000	\$57,800	\$10,000	\$22,500
Importance Code C				
Total	\$217,500	\$59,600	\$13,800	\$24,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	Now	\$72,400	2037	**	5	\$60,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	95%			2043	**	5	\$4,100	
	Steel	5%	Now	\$11,700	2052	**	5	\$1,300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Connecting Corridor To T1							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Connecting Corridor To T1							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Connecting Corridor To T1							
Roof									
	Single Ply Membrane	100%	Now	\$360,400	2027	\$1,802,100			
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior									
	Floors								
	Carpet	25%	0-2	\$173,300	2029	\$173,300	3	\$19,500	
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%							
		Location : Classrooms							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Classrooms							
		Wrinkling, Extent : Moderate, Area Affected : 25%							
		Location : Classrooms							
	Cast in Place Concrete	5%			LIFE	**	5	\$5,700	
	Mosaic Tile	5%			2032	**	5	\$6,500	
	Vinyl Tile	40%			2027	\$184,700	3	\$10,400	
	Vinyl Tile	5%	Now	\$23,100	2037	**	3	\$1,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Connecting Corridor To T1							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Connecting Corridor To T1							
		Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%							
		Location : Connecting Corridor To T1							
	Vinyl Tile	20%			2032	**	3	\$3,900	
Interior Walls									
	Concrete Masonry Unit	40%			LIFE	**	5	\$7,900	
	Gypsum Board	20%			LIFE	**	5	\$5,900	
	Metal Panel	20%			LIFE	**			
	Metal Panel	20%	Now	\$42,500	LIFE	**			
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : Connecting Corridor To T1							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	80%			2032	* *	5	\$41,700	
AcousTileSusp.Lay-In	20%			2044	* *	5	\$10,400	

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Rooms 248, 252 And Various Others

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$2,600	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 1600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$33,700	5	\$200	
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Raceway

Conduit	90%			2027	\$29,400	1		
Conduit	10%			2047	* *	1		

Panelboards

Fused Disc Sw	5%			2026	\$1,200	5		
Molded Case Bkrs	75%			2026	\$17,500	5	\$700	
Molded Case Bkrs	20%			2043	* *	5	\$200	

Wiring

Thermoplastic	90%			2027	\$26,000	1		
Thermoplastic	10%			2047	* *	1		

Motor Controllers

Variable Frequency Drive	100%			2044	* *			
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$500	
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Lighting

Interior Lighting

Fluorescent	100%			2027	\$375,800	10	\$33,000	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2032	* *	10	\$4,300	
Exit, LED	10%			2055	* *	1		
Exit, Service	40%			2032	* *	1		

Exterior Lighting

HID	20%			2027	\$28,300	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. 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

Alarm

Security System

No Component

70%

Generic

30%

2032

* *

1

\$4,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : New Wing**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

Generic, Digital

100%

2032

* *

1-3

\$22,200

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

Mechanical		Current 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

2037

* *

1

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Incoming Service*

Conversion Equipment

Furnace

60%

0-2

\$49,700

2037

* *

1

\$9,600

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : Various Locations In The Ceiling, Old Section**Explanation : 8 Old Units - Each Unit Has 2 Gas Fired Heaters*

Hot Water Boiler

40%

2044

* *

1

\$7,100

*Other Observation, Extent : Light, Area Affected : 40%**Location : New Section Mechanical Room**Explanation : 1 Unit For New Section*

Distribution

Hot Wtr Piping/Pump

40%

2049

* *

4

\$1,100

No Component

60%

Terminal Devices

Air Handler

40%

2035

* *

1

\$8,900

*Other Observation, Extent : Light, Area Affected : 40%**Location : Outside Of The Building**Explanation : 1 New Unit*

No Component

60%

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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	60%			2027	\$179,000	1	\$10,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : 3 Units. Outside Of The Building							
	Ext Pkg Unit - Heating/Cooling	40%			2035	* *	2	\$900	
		Other Observation, Extent : Light, Area Affected : 40% Location : Outside Of The Building Explanation : 1 Unit For New Section. R-410 Refrigerant							
Terminal Devices									
	Air Handler/Dir Expansion	40%			2022	\$157,200	1		
	Air Handler/Dir Expansion	20%			2032	* *	1		
	No Component	40%							
Heat Rejection									
	Dry Cooler	60%			2022	\$114,700	2	\$15,000	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%			LIFE	* *	2-5	\$12,000	
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,000	
Exhaust Fans									
	Interior	60%			2022	\$75,000	2	\$700	
	Roof	40%			2035	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
Water Heater									
	Gas Fired	100%			2022	\$21,400	2	\$500	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2053	* *	1-2	\$4,000	

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Address : 2055 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2303T
Program / Asset # : CUN0003.3T0 / 2111 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 10,200 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852581

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$216,800	
Interior Architecture		\$90,000
Electrical		\$105,400
Mechanical	\$176,400	\$74,200
Total	\$393,200	\$269,700
Importance Code A	\$216,800	
Importance Code B	\$176,400	\$269,700
Total	\$393,200	\$269,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,600			
Interior Architecture	\$48,200		\$29,000	\$2,400
Electrical	\$300	\$41,300	\$200	\$200
Mechanical	\$18,600	\$14,300	\$1,500	\$1,300
Total	\$80,700	\$55,600	\$30,600	\$3,800
Importance Code A	\$27,800	\$500	\$500	\$500
Importance Code B	\$52,800	\$55,100	\$30,100	\$3,300
Importance Code C				
Total	\$80,700	\$55,600	\$30,600	\$3,800



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. 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	10%			LIFE	**	5	\$1,300	
	Metal Panel	90%	Now	\$13,600	2047	**	5	\$33,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : At Base									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : At Corners									
Windows									
	Steel	100%	Now	\$102,400	2052	**	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	\$114,400	2037	**	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									
Interior									
Floors									
	Carpet	15%	Now	\$2,900	2023	\$29,000	3	\$3,300	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Cast in Place Concrete	10%	Now	\$1,600	LIFE	**	5	\$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Mosaic Tile	5%	Now	\$4,500	2032	**	5	\$900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Vinyl Tile	70%	Now	\$27,000	2027	\$90,000	3	\$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	25%			LIFE	**	5	\$2,200	
	Gypsum Board	60%			LIFE	**	5	\$8,100	
	Metal Panel	15%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In 100% Now \$12,200 2032 * * 5 \$7,300

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

Location : Throughout

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

Location : Various Classrooms

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2027 \$1,500 5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes

Switchgear / Switchboard

Fused Disc Sw 100% 2027 \$33,700 5

Raceway

Conduit 90% 2027 \$29,400 1

Conduit 10% 2037 * * 1

Panelboards

Fused Disc Sw 5% 2026 \$800 5

Molded Case Bkrs 85% 2026 \$13,200 5 \$200

Molded Case Bkrs 10% 2035 * * 5

Wiring

Thermoplastic 90% 2027 \$26,000 1

Thermoplastic 10% 2037 * * 1

Motor Controllers

Locally Mounted 100% 2025 \$31,500 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$200

Lighting

Interior Lighting

Fluorescent 99% 2027 \$105,400 10 \$9,300

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

Location : Throughout The Building

HID 1% 2027 \$700 10

Egress Lighting

Emergency, Battery 50% 2027 \$7,200 10 \$1,200

Exit, Service 50% 2027 \$800 1

Exterior Lighting

HID 20% 2022 \$8,000 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. 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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$33,000

1-3

\$1,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Station*

Mechanical		Current Repair			Future Replacement		Maintenance		
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%

2037

* *

1

Conversion Equipment

Furnace

60%

0-2

\$14,100

2037

* *

1

\$2,700

*Damaged, Extent : Moderate, Area Affected : 25%**Location : Mechanical Room**Other Observation, Extent : Light, Area Affected : 60%**Location : Mechanical Room**Explanation : 4 Obsolete Units*

Furnace

30%

2027

\$7,000

1

\$1,500

Furnace

10%

2035

* *

1

\$500

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Split Unit

40%

Now

\$85,000

2037

* *

*Malfunctioning, Extent : Severe, Area Affected : 40%**Location : 6 Condemn Units, Backyard**R-22 Refrigerant, Extent : Severe, Area Affected : 40%**Location : Backyard*

Window/Wall Unit

20%

2021

\$4,200

1

No Component

40%

Terminal Devices

Fan Coil - 4 Pipe

40%

2022

\$56,000

1

\$1,300

No Component

60%

Heat Rejection

Dry Cooler

40%

2022

\$13,000

2

\$2,800

No Component

60%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$5,700

Exhaust Fans

Interior

100%

2022

\$35,400

2

\$300

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
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%		2027	\$74,200	1		
	Water Heater Gas Fired	100%		2025	\$6,100	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Address : 2111 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2304T
Program / Asset # : CUN0003.4T0 / 2112 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 53,718 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3852582

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$721,100	\$182,500
Interior Architecture	\$726,000	\$490,700
Electrical	\$158,300	\$742,200
Mechanical	\$1,271,600	\$505,100
Total	\$2,876,900	\$1,920,500
Importance Code A	\$844,600	\$182,500
Importance Code B	\$2,032,400	\$1,692,100
Importance Code C		\$45,900
Total	\$2,876,900	\$1,920,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$68,700		\$200	
Interior Architecture	\$338,300	\$4,800		\$17,200
Electrical	\$1,600	\$1,500	\$1,000	\$1,000
Mechanical	\$15,100	\$7,200	\$12,500	\$7,200
Total	\$423,700	\$13,500	\$13,700	\$25,400
Importance Code A	\$68,700	\$2,800	\$2,800	\$2,700
Importance Code B	\$321,900	\$10,700	\$10,800	\$22,800
Importance Code C	\$33,100			
Total	\$423,700	\$13,500	\$13,700	\$25,400



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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. 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									
	Cast in Place Concrete	10%	Now	\$34,000	LIFE	**	5	\$28,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Concrete Masonry Unit	10%	Now	\$49,600	LIFE	**	5	\$3,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Stair(s)								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : North Facade								
	Metal Panel	80%	Now	\$34,700	2047	**	5	\$86,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Windows									
	Aluminum	5%			2043	**	5	\$400	
	Steel	95%	Now	\$361,800	2052	**	5	\$41,500	
	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									
	Spray-on Foam	100%	Now	\$309,600	2037	**	5	\$54,300	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Over Rooms 4210 And 4211								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior									
Floors									
	Carpet	30%	Now	\$305,200	2029	\$305,200	3	\$34,400	
	Punct/Tear/Impact Damage, Extent : Severe, 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%			2032	**	5	\$9,600	
	Vinyl Tile	60%	Now	\$81,300	2027	\$406,600	3	\$17,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	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. T4
Asset # : 2112

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

Interior

Interior Walls

Concrete Masonry Unit	25%			LIFE	**	5	\$10,200	
Gypsum Board	75%	Now	\$33,100	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	\$644,700	2047	**	5	\$38,200	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

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

Location : Throughout

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$5,000	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Ratings

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$33,700	5	\$200	
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Raceway

Conduit	90%			2027	\$29,400	1		
Conduit	10%			2037	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$3,100	5	\$100	
Molded Case Bkrs	80%			2026	\$24,900	5	\$1,100	
Molded Case Bkrs	10%			2035	**	5	\$100	

Wiring

Thermoplastic	90%			2027	\$26,000	1		
Thermoplastic	10%			2037	**	1		

Motor Controllers

Locally Mounted	100%			2025	\$94,500	5	\$400	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	98%			2027	\$549,500	10	\$48,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2027	\$11,200	10	\$1,000	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Staircase							
	Egress Lighting								
	Emergency, Battery	50%			2027	\$37,800	10	\$6,500	
	Exit, Service	50%			2027	\$4,000	1		
	Exterior Lighting								
	HID	20%			2022	\$42,300	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2032	**	1	\$4,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%			2022	\$116,000	1-3	\$6,600	
		Other Observation, Extent : Moderate, 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%			2037	**	1		
	Conversion Equipment								
	Furnace	100%	0-2	\$123,500	2037	**	1	\$23,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : In The Ceiling							
		Explanation : 4 Obsolete Units - Each Has 4 Gas Fired Heaters							
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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	60%	0-2	\$267,100	2037	* *	1	\$13,500	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Not Energy Efficient, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		R-22 Refrigerant, Extent : Light, Area Affected : 60%							
		Location : 4 Units, Ceiling							
	Ext Pkg Unit - Heating/Cooling	30%			2032	* *	2	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : 1 Unit, Outside Of The Building							
	Window/Wall Unit	10%			2021	\$10,900	1		
Terminal Devices									
	Fan Coil - 4 Pipe	60%			2022	\$736,800	1	\$10,400	
	No Component	40%							
Heat Rejection									
	Dry Cooler	40%			2027	\$114,100	2	\$15,000	
	Dry Cooler	20%			2022	\$57,000	2	\$7,500	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,000	
	Exhaust Fans								
	Roof	100%			2022	\$87,100	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2027	\$391,000	1		
	Water Heater								
	Gas Fired	100%			2025	\$32,000	2	\$800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Address : 2100 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2305T
Program / Asset # : CUN0003.5T0 / 2113 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 17,852 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852583

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$164,700	\$85,200
Interior Architecture	\$244,400	\$185,200
Electrical		\$186,300
Mechanical	\$148,600	\$129,900
Total	\$557,700	\$586,700
Importance Code A	\$205,800	\$85,200
Importance Code B	\$352,000	\$501,500
Total	\$557,700	\$586,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$9,700			\$2,600
Electrical	\$300	\$49,600	\$100	\$100
Mechanical	\$9,000	\$55,700	\$2,600	\$2,200
Total	\$19,000	\$105,300	\$2,700	\$4,900
Importance Code A		\$900	\$900	\$900
Importance Code B	\$17,000	\$104,400	\$1,800	\$4,000
Importance Code C	\$2,000			
Total	\$19,000	\$105,300	\$2,700	\$4,900



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. 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								
	Metal Panel	100%	Now	\$44,400	2037	**	5	\$37,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : At Eaves							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Windows									
	Steel	100%	Now	\$120,300	2052	**	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%			2037	**	10	\$48,200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
	Mosaic Tile	5%	Now	\$7,700	2032	**	5	\$1,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : North Entrance							
	Vinyl Tile	85%	Now	\$37,000	2027	\$185,200	3	\$7,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	25%			LIFE	**	5	\$3,100	
	Gypsum Board	50%			LIFE	**	5	\$9,300	
	Gypsum Board	15%	Now	\$2,000	LIFE	**	5	\$2,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Corridors							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	10%			LIFE	**			

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

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

Interior

Ceilings

AcousTileSusp.Lay-In 100% 4+ \$207,300 2047 * * 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

Electrical		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% 2027 \$1,500 5 \$100

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 1200 Amperes

Switchgear / Switchboard

Fused Disc Sw 100% 2027 \$33,700 5 \$100

Raceway

Conduit 100% 2027 \$32,700 1

Panelboards

Molded Case Bkrs 100% 2026 \$15,600 5 \$500

Wiring

Thermoplastic 100% 2027 \$28,900 1

Motor Controllers

Locally Mounted 100% 2025 \$31,500 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$300

Lighting

Interior Lighting

Fluorescent 100% 2027 \$186,300 10 \$16,400

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

Location : Throughout The Building

Egress Lighting

Emergency, Battery 50% 2022 \$12,600 10 \$2,200

Exit, Service 50% 2022 \$1,300 1

Exterior Lighting

HID 20% 2022 \$14,100 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. 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

Alarm

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2022

\$19,300

1-3

\$1,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Alarm Bells And Manual Pull Station*

Mechanical		Current Repair			Future Replacement		Maintenance		
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%

2037

* *

1

Conversion Equipment

Furnace

100%

Now

\$41,000

2037

* *

1

\$7,900

*Corroded, Extent : Severe, Area Affected : 50%**Location : Various Areas**Not Energy Efficient, Extent : Severe, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : 2 In Mechanical Room And 3 In The Ceilings**Explanation : 5 Obsolete Package Units*

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Reciprocating

35%

2022

\$51,800

1

\$2,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 35%**Location : 2 Units, Outside Of The Building*

Window/Wall Unit

15%

2021

\$5,400

1

No Component

50%

Terminal Devices

Air Handler/Dir

35%

2022

\$34,100

1

Expansion

No Component

65%

Heat Rejection

Dry Cooler

35%

2022

\$16,600

2

\$4,400

No Component

65%

Ventilation

Distribution

Ductwork/Diffusers

100%

Now

\$3,200

LIFE

* *

2-5

\$10,000

*Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : In The Ceiling*

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	90%		2022	\$55,800	2	\$500	
	Roof	10%		2022	\$2,900	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2027	\$129,900	1		
	Water Heater							
	Gas Fired	100%		2025	\$10,600	2	\$300	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Address : 2105 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2306T
Program / Asset # : CUN0003.6T0 / 2114 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 12,070 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852584

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$267,200	
Interior Architecture		\$134,000
Electrical	\$39,100	\$124,700
Mechanical		\$87,900
Total	\$306,300	\$346,500
Importance Code A	\$267,200	
Importance Code B	\$39,100	\$346,500
Total	\$306,300	\$346,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$53,500	\$1,000		\$1,900
Electrical	\$400	\$9,900	\$300	\$300
Mechanical	\$8,300	\$85,600	\$2,000	\$800
Total	\$62,200	\$96,500	\$2,300	\$3,000
Importance Code A	\$600	\$28,300	\$600	\$600
Importance Code B	\$52,600	\$68,200	\$1,700	\$2,400
Importance Code C	\$9,100			
Total	\$62,200	\$96,500	\$2,300	\$3,000



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

CITY UNIVERSITY OF NEW YORK - 042
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	\$40,800	2037	* *	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	\$101,900	2052	* *	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									
	Spray-on Foam	100%	Now	\$124,500	2037	* *	5	\$21,800	
				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%			2032	* *	5	\$2,000	
	Vinyl Tile	50%			2027	\$70,500	3	\$4,000	
	Vinyl Tile	45%	Now	\$31,700	2027	\$63,500	3	\$2,700	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 75%					
				Location : Throughout					
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$9,100	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%			LIFE	* *	5	\$10,200	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Metal Panel	20%			LIFE	* *			
				Deformed/Dented, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. 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								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$11,700	2032	* *	5	\$7,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 50%							
	Location : Various Classrooms							
AcousTileSusp.Lay-In	10%			2040	* *	5	\$1,500	

Electrical		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%			2027	\$33,700	5	\$100	
Raceway								
Conduit	95%			2027	\$31,000	1		
Conduit	5%			2037	* *	1		
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	90%			2026	\$14,000	5	\$300	
Molded Case Bkrs	5%			2035	* *	5		
Wiring								
Thermoplastic	95%			2027	\$27,500	1		
Thermoplastic	5%			2037	* *	1		
Lighting								
Interior Lighting								
Fluorescent	99%			2027	\$124,700	10	\$11,000	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
HID	1%			2027	\$900	10		
Egress Lighting								
Emergency, Service	50%			2027	\$3,100	1		
Exit, Service	50%			2027	\$900	1		
Exterior Lighting								
HID	20%			2022	\$9,500	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	* *	1	\$900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : CCTV 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.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$39,100

1-3

\$2,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station And Alarm Bells*

Mechanical		Current Repair			Future Replacement		Maintenance		
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%

2037

* *

1

Conversion Equipment

Furnace

100%

2022

\$27,800

1

\$6,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : In The Ceiling**Explanation : 3 Units***Air Conditioning**

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Reciprocating

20%

2027

\$20,000

1

\$1,100

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : 1 Unit, Outside Of The Building*

Window/Wall Unit

80%

2022

\$19,600

1

Terminal Devices

Air Handler/Dir

20%

2027

\$26,400

1

Expansion

No Component

80%

Heat Rejection

Dry Cooler

20%

2027

\$12,800

2

\$1,700

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,700

Exhaust Fans

Interior

80%

2022

\$33,500

2

\$300

Roof

20%

2022

\$3,900

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2027

\$87,900

1

Water Heater

Gas Fired

100%

2021

\$7,200

2

\$200

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Address : 2131 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2307T
Program / Asset # : CUN0003.7T0 / 2115 **Yr Built/Renovated** : 1972 / 2000
Area Sq Ft : 27,072 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3852585

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$145,200	\$122,700
Interior Architecture	\$49,600	\$145,400
Electrical	\$58,500	\$282,600
Mechanical	\$532,800	\$243,900
Total	\$786,200	\$794,600
Importance Code A	\$201,200	\$169,500
Importance Code B	\$535,300	\$625,000
Importance Code C	\$49,600	
Total	\$786,200	\$794,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,200			
Interior Architecture	\$223,600			\$8,700
Electrical	\$800	\$22,000	\$500	\$500
Mechanical	\$16,400	\$5,500	\$3,600	\$5,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$248,900	\$31,400	\$8,100	\$18,600
Importance Code A	\$4,400	\$1,300	\$1,500	\$1,200
Importance Code B	\$235,200	\$30,200	\$6,600	\$17,400
Importance Code C	\$9,300			
Total	\$248,900	\$31,400	\$8,100	\$18,600



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%			2047	**	5-10	\$168,700	
	Windows								
	Aluminum	100%	Now	\$4,200	2043	**	5	\$500	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Roof								
	Built-Up (BUR)	98%	Now	\$99,200	2032	**			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : At Drains								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Skylight, Metal/Glass	2%			2037	**	10	\$2,400	
Interior									
	Floors								
	Carpet	35%	0-2	\$169,800	2029	\$169,800	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%			2040	**	5	\$4,600	
	Vinyl Tile	45%	Now	\$14,500	2027	\$145,400	3	\$6,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile	5%	0-2	\$16,200	2037	**	3	\$700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Sections At Corridors								
	Explanation : 9x9 Tiles								
	Interior Walls								
	Concrete Masonry Unit	50%	Now	\$49,600	LIFE	**	5	\$8,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Gypsum Board	50%	Now	\$9,300	LIFE	**	5	\$12,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE 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								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$6,100	2032	**	5	\$1,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Exposed Concrete	80%			LIFE	**	5	\$4,600	
Gypsum Board	10%	Now	\$7,700	LIFE	**	5	\$4,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	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%			2027	\$2,600	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Rated At 600 Amperes							
Raceway								
Conduit	90%			2027	\$29,400	1		
Conduit	10%			2037	**	1		
Panelboards								
Molded Case Bkrs	90%			2026	\$21,000	5	\$600	
Molded Case Bkrs	10%			2035	**	5	\$100	
Wiring								
Thermoplastic	90%			2027	\$26,000	1		
Thermoplastic	10%			2037	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2027	\$276,900	10	\$24,300	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	2%			2027	\$5,700	10	\$500	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Egress Lighting								
Emergency, Battery	50%			2027	\$19,000	10	\$3,300	
Exit, Service	50%			2027	\$2,000	1		
Exterior Lighting								
HID	20%			2022	\$21,300	10		
No Component	80%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		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%

2027

\$17,100

1

\$2,000

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

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2022

\$58,500

1-3

\$3,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Station*

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

Heating

Energy Source

Electricity

10%

2037

* *

1

Natural Gas

90%

2037

* *

1

Conversion Equipment

Furnace

90%

Now

\$56,000

2037

* *

1

\$10,800

*Damaged, Extent : Severe, Area Affected : 60%**Location : Insulation Peeling Off, Roof**Malfunctioning, Extent : Severe, Area Affected : 75%**Location : Roof**Other Observation, Extent : Light, Area Affected : 90%**Location : Roof**Explanation : 7 Obsolete Rtu Package Units Need To Be Replaced Soon*

Radiant Heater

10%

2027

\$46,800

2

\$1,300

*Other Observation, Extent : Light, Area Affected : 10%**Location : Various**Explanation : 5 Ele. Units*

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2022

\$330,900

2

\$1,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 7 Obsolete Rtu Package Units Need To Be Replaced Soon.*

Heat Rejection

Air Cooled Condenser

100%

2022

\$53,300

2

\$18,900

Unit

Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$48,700	LIFE	* *	2-5	\$15,100	
		Insul. Deteriorating, Extent : Severe, Area Affected : 60%							
		Location : Ductwork On Roof Is Damaged And Corroded							
	Exhaust Fans								
	Roof	100%			2022	\$43,900	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2027	\$197,000	1		
	Water Heater								
	Gas Fired	100%	Now	\$16,100	2027	\$16,100	2	\$300	
		Leak Evident, Extent : Severe, Area Affected : 100%							
		Location : 2nd Floor Rm#7214							
		Not Energy Efficient, Extent : Severe, Area Affected : 100%							
		Location : 2nd Floor Rm#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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Address : 2101 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2308T
Program / Asset # : CUN0003.8T0 / 2095 **Yr Built/Renovated** : 1972 / 2008
Area Sq Ft : 18,187 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3852586

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$336,600	
Interior Architecture		\$138,600
Electrical	\$58,900	\$189,800
Mechanical	\$348,200	
Total	\$743,700	\$328,500
Importance Code A	\$462,500	
Importance Code B	\$281,200	\$328,500
Total	\$743,700	\$328,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,200	\$25,700		
Interior Architecture	\$94,300	\$1,900		\$3,900
Electrical	\$700	\$15,000	\$400	\$400
Mechanical	\$5,100	\$30,400	\$2,600	\$900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$110,200	\$76,800	\$7,000	\$9,200
Importance Code A	\$11,200	\$26,300	\$1,200	\$500
Importance Code B	\$99,000	\$50,600	\$5,800	\$8,600
Importance Code C				
Total	\$110,200	\$76,800	\$7,000	\$9,200



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. 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	\$231,000	LIFE	* *	5	\$11,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : North Facade, South Facade								
	Jnt 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%	0-2	\$1,300	LIFE	* *	5	\$1,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Window Wall	5%	Now	\$4,800	2037	* *	5	\$1,800	
	Caulking Deteriorated, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Windows									
	Steel	100%	Now	\$105,600	2052	* *	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%			2040	* *	5-10	\$38,600	
Roof									
	Modified Bitumen	95%			2032	* *	10	\$25,700	
	Skylight, Metal/Glass	5%			2047	* *	10	\$4,500	

Interior

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%	0-2	\$52,000	2029	\$52,000	3	\$5,900	
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Corridors							
		Wrinkling, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
	Cast in Place Concrete	10%	Now	\$2,800	LIFE	**	5	\$5,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Quarry Tile	15%	Now	\$11,700	2040	**	5	\$2,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	60%	Now	\$27,700	2027	\$138,600	3	\$5,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$3,400	
	Gypsum Board	50%			LIFE	**	5	\$5,200	
Ceilings									
	AcousTileSusp.Lay-In	15%			2032	**	5	\$3,800	
	Exposed Concrete	75%			LIFE	**	5	\$2,900	
	Gypsum Board	10%			LIFE	**	5	\$3,100	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2027	\$1,500	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 1200 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2027	\$33,700	5	\$100	
Raceway									
	Conduit	100%			2027	\$32,700	1		
Panelboards									
	Molded Case Bkrs	100%			2026	\$15,600	5	\$500	
Wiring									
	Thermoplastic	100%			2027	\$28,900	1		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	98%			2027	\$186,000	10	\$16,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2027	\$3,800	10	\$300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Battery	50%			2027	\$12,800	10	\$2,200	
	Exit, Service	50%			2027	\$1,400	1		
	Exterior Lighting								
	HID	20%			2022	\$14,300	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2035	* *	1	\$1,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2022	\$58,900	1-3	\$3,400	
		Other Observation, Extent : Moderate, 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%			2037	* *	1		
	Natural Gas	60%			2037	* *	1		
	Conversion Equipment								
	Furnace	60%	2-4	\$5,000	2027	\$25,100	1	\$4,900	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Roof							
		Explanation : 1 Rtu - There Are 2 Gas Fired Coils In It. Inefficient Unit. Needs To Be Upgrade.							
	Radiant Heater	40%	0-2	\$125,900	2037	* *	2	\$2,700	
		Damaged, Extent : Severe, Area Affected : 25%							
		Location : Various Areas							
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Various							
		Explanation : 23 Units							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2022	\$222,300	2	\$1,100	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 1 Package Unit On Roof. Inefficient Unit. Needs To Be Upgrade.					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,100	
	Exhaust Fans								
	Roof	100%			2022	\$29,500	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	**	1		
	Water Heater								
	Electric	100%			2025	\$15,600	4	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
				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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z
Address : 1530 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.060 / 13607 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 4,065 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8760 **Lot** : 250 **BIN** : 3349320

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$43,900
Mechanical		\$70,300
Total		\$114,200
Importance Code A		\$70,300
Importance Code B		\$43,900
Total		\$114,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,100		\$300	
Interior Architecture				
Electrical	\$300	\$700	\$200	\$300
Mechanical	\$800	\$32,900	\$800	\$400
Total	\$21,200	\$33,600	\$1,300	\$700
Importance Code A	\$20,500		\$700	
Importance Code B	\$700	\$33,600	\$700	\$700
Total	\$21,200	\$33,600	\$1,300	\$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 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	\$16,400	2047	**	5	\$13,700	
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : South Facade, North Facade									
	Metal Coiling Doors	20%			2040	**	5	\$5,700	
Windows									
	Aluminum	50%			2043	**	5	\$600	
	Metal Louvers	50%	Now	\$3,700	2036	**			
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Throughout									
Roof									
	Metal Panel	100%			2040	**	10	\$11,400	
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$13,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ceilings									
	Exposed Struc: Steel	35%			LIFE	**			
	Metal Panel	65%			LIFE	**	5	\$4,900	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2032	**	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 45 Kilovolt-ampere, 480/208/120 Volts							
	Raceway								
	Conduit	100%			2037	**	1		
	Panelboards								
	Fused Disc Sw	10%			2035	**	5		
	Molded Case Bkrs	90%			2035	**	5	\$100	
	Wiring								
	Thermoplastic	100%			2037	**	1		
	Motor Controllers								
	Locally Mounted	100%			2032	**	5		
Lighting									
	Interior Lighting								
	Fluorescent	10%			2027	\$900	10	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cafeteria Room							
		Explanation : T-8 Lamps							
	HID	90%			2027	\$31,200	10	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
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%		2032		**	10		\$500	
Exit, Service	50%		2032		**	1			

Exterior Lighting

HID	20%		2027		\$3,200	10			
No Component	80%								

Alarm

Fire/Smoke Detection

Generic, Analog	100%		2027		\$43,900	1-3		\$2,600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Open Space Electrical Section**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%		2047		**	1			
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Conversion Equipment

Radiant Heater	100%		2027		\$70,300	2		\$1,900	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Various Locations**Explanation : 6 Gas Fired Modine Units***Ventilation**

Exhaust Fans

Wall Unit	100%		2022		\$1,400	2		\$100	
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Plumbing

H/C Water Piping

Brass/Copper	100%		2047		**	1			
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Water Heater

Electric	100%		2022		\$3,500	4			
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Sanitary Piping

Cast Iron	100%		LIFE		**	1			
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Backflow Preventer

Generic	100%		2032		**	1		\$300	
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Fire Suppression

Sprinkler

Generic	100%		2037		**	1-2		\$1,100	
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Chemical System

Dry	100%		2022		\$27,200	1-3		\$3,600	
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*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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230C
Program / Asset # : CUN0003.0C0 / 2122 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 33,130 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 27-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$624,900	\$503,700
Interior Architecture		\$235,500
Electrical	\$1,500	\$356,000
Mechanical	\$972,300	\$89,900
Total	\$1,598,700	\$1,185,100
Importance Code A	\$624,900	\$503,700
Importance Code B	\$973,800	\$681,400
Total	\$1,598,700	\$1,185,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,000	\$9,400		
Interior Architecture	\$128,400		\$171,900	\$8,300
Electrical	\$1,500	\$27,600	\$900	\$1,100
Mechanical	\$12,500	\$12,000	\$6,800	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$176,400	\$52,900	\$183,600	\$17,700
Importance Code A	\$30,000	\$9,400		
Importance Code B	\$98,900	\$43,600	\$183,600	\$17,700
Importance Code C	\$47,500			
Total	\$176,400	\$52,900	\$183,600	\$17,700



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 WEST ACADEMIC CENTER - WING C
Asset # : 2122

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$248,000	LIFE	**	5	\$39,400	
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : North Facade</i>							
		<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : North Facade</i>							
	Metal Panel	5%			2047	**	5-10	\$16,900	
	Window Wall	15%	Now	\$74,100	2047	**	5	\$13,900	
		<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
Windows									
	Aluminum	95%	Now	\$16,200	2043	**	5	\$900	
		<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Offices</i>							
	Metal Louvers	5%			2036	**	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$40,600	LIFE	**	5	\$3,400	
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : West Facade</i>							
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : West Facade</i>							
		<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : West Facade</i>							
	Metal Panel	5%			2047	**	5	\$800	
	Metal Rail	10%			2032	**	5-10	\$7,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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									
Roof									
	IRMA/Protected Membrane	10%	Now	\$13,800	2027	\$34,400			
		Paver Block Ballast, Extent : Moderate, Area Affected : 50% Location : Lower Terrace							
		Vegetation Growth, Extent : Moderate, Area Affected : 20% Location : Lower Terrace							
		Water Penetration, Extent : Moderate, Area Affected : 10% Location : Offices							
	Single Ply Membrane	85%	Now	\$185,700	2027	\$464,300			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30% Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Skylight, Metal/Glass	5%	Now	\$76,500	2047	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% Location : Above Lobby, Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20% Location : Lobby, Throughout							
Interior									
Floors									
	Carpet	25%	Now	\$32,700	2023	\$163,600	3	\$18,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Cast in Place Concrete	20%			LIFE	**	5	\$21,500	
	Ceramic Tile	5%	0-2	\$5,000	2036	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Panel/Paver: Cer/Brk	15%			2043	**	5	\$16,600	
	Vinyl Tile	35%	0-2	\$15,300	2027	\$152,600	3	\$6,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2036	**	5	\$2,400	
	Concrete Masonry Unit	20%	0-2	\$21,800	LIFE	**	5	\$3,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
	Gypsum Board	60%	Now	\$24,500	LIFE	**	5	\$17,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout							
	Masonry: Brick	10%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

AcousTileConcealSpLn	20%	0-2	\$8,300	2025	\$82,900	5	\$6,100
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

AcousTileSusp.Lay-In	35%	0-2	\$14,500	2032	* *	5	\$8,600
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Exposed Concrete	25%			LIFE	* *	5	\$1,900
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Gypsum Board	20%	Now	\$5,200	LIFE	* *	5	\$12,300
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Water Penetration, Extent : Light, Area Affected : 10%

Location : Lobby Throughout

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

Under 600 Volts

Transformers

Dry Type	100%			2025	\$16,500	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room

Explanation : 75 Kilovolt-ampere, 480/208/120 Volts

Raceway

Conduit	90%			2027	\$49,300	1	
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Conduit	10%			2037	* *	1	
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Panelboards

Fused Disc Sw	10%			2026	\$7,800	5	\$100
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Molded Case Bkrs	80%			2026	\$62,300	5	\$700
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Molded Case Bkrs	10%			2035	* *	5	\$100
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Wiring

Thermoplastic	90%			2027	\$62,400	1	
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Thermoplastic	10%			2037	* *	1	
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Motor Controllers

Motor Control Center	100%			2025	\$1,500	5	\$900
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Lighting

Interior Lighting

Fluorescent	2%			2022	\$1,500	10	\$600
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Lobby And Hallways

Explanation : Compact Fluorescent Fixtures

Fluorescent	98%			2027	\$74,700	10	\$29,800
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Service	50%			2027	\$8,500	1	
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Exit, Service	50%			2027	\$4,700	1	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE 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	

Lighting

Exterior Lighting

HID	20%			2022	\$26,100	10			
No Component	80%								

Alarm

Security System

No Component	70%								
Generic	30%			2027	\$31,300	1		\$3,700	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component	70%								
Generic, Digital	30%			2027	\$107,300	1-3		\$6,300	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Room**Explanation : Smoke Detectors, Horns, Alarm Bells, Strobe Lights And Manual Pull Stations*

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

Heating

Energy Source

HTHW/HW	100%			2037	**	1			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room.*

Distribution

Hot Wtr Piping/Pump	100%	Now		\$5,000	2026	\$50,400	4	\$1,600	
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*Corroded, Extent : Moderate, Area Affected : 20%**Location : Penthouse Mechanical Room*

Terminal Devices

Air Handler	50%			2022	\$227,400	1		\$10,200	
Convactor/Radiator	10%			2025	\$17,300	1		\$1,100	
Fan Coil Unit/Heat	40%	0-2		2037	**	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***Air Conditioning**

Energy Source

District Chilled Water	100%			2037	**	1			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Chilled Water Provided From Building P*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$2,000	2027	\$39,500	4	\$1,600	
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Penthouse									
Terminal Devices									
	Air Handler/Cool/Ht	80%			2022	\$290,200	1	\$16,400	
	Fan Coil - 4 Pipe	20%			2022	\$151,500	1	\$2,100	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,500	
Exhaust Fans									
	Interior	95%			2022	\$109,300	2	\$1,000	
	Roof	5%			2022	\$2,700	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2037	* *	4	\$4,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
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 : 1-3, Penthouse									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2037	* *	1-5	\$16,700	
Sprinkler									
	No Component	80%							
	Generic	20%			2037	* *	1-2	\$1,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230D
Program / Asset # : CUN0003.0D0 / 2123 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 35,362 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 27-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,Ph
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$520,400	\$503,700
Interior Architecture		\$217,900
Electrical	\$2,400	\$483,300
Mechanical	\$1,086,000	\$353,300
Total	\$1,608,900	\$1,558,300
Importance Code A	\$520,400	\$503,700
Importance Code B	\$1,088,500	\$1,054,600
Total	\$1,608,900	\$1,558,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,000	\$9,400		
Interior Architecture	\$117,500	\$8,600	\$139,200	\$8,000
Electrical	\$2,700	\$31,100	\$2,100	\$2,300
Mechanical	\$15,300	\$9,800	\$7,200	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$169,500	\$62,800	\$152,400	\$18,800
Importance Code A	\$30,000	\$9,400		
Importance Code B	\$89,900	\$53,400	\$152,400	\$18,800
Importance Code C	\$49,700			
Total	\$169,500	\$62,800	\$152,400	\$18,800



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING 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	\$248,000	LIFE	**	5	\$39,400	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : North Facade								
	Metal Panel	5%			2047	**	5-10	\$16,900	
	Window Wall	15%	Now	\$37,100	2047	**	5	\$13,900	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
	Water Penetration, Extent : Light, Area Affected : 30%								
	Location : North Facade								
Windows									
	Aluminum	95%	Now	\$16,200	2043	**	5	\$900	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Offices								
	Metal Louvers	5%			2036	**	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$40,600	LIFE	**	5	\$3,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : North Facade								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
	Metal Panel	5%			2047	**	5	\$800	
	Metal Rail	10%			2032	**	5-10	\$7,200	
Roof									
	IRMA/Protected Membrane	10%	Now	\$13,800	2027	\$34,400			
	Paver Block Ballast, Extent : Moderate, Area Affected : 40%								
	Location : Lower Terrace								
	Vegetation Growth, Extent : Moderate, Area Affected : 25%								
	Location : Lower Terrace								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : First Floor								
	Single Ply Membrane	85%	Now	\$92,900	2027	\$464,300			
	Ponding, Extent : Moderate, Area Affected : 15%								
	Location : Over Third Floor								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Over Third Floor								
	Skylight, Metal/Glass	5%	Now	\$101,900	2037	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%								
	Location : Over Lobby								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Over Main Lobby								

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Floors									
	Carpet	20%	0-2	\$26,200	2023	\$130,900	3	\$14,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Cast in Place Concrete	10%			LIFE	**	5	\$10,800	
	Ceramic Tile	5%			2036	**	5	\$2,500	
	Panel/Paver: Cer/Brk	15%			2043	**	5	\$16,600	
	Vinyl Tile	50%	0-2	\$21,800	2027	\$217,900	3	\$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%	0-2	\$3,400	2036	**	5	\$1,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Concrete Masonry Unit	20%	0-2	\$21,800	LIFE	**	5	\$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Gypsum Board	60%	Now	\$24,500	LIFE	**	5	\$17,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	20%	0-2	\$8,300	2032	**	5	\$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	AcousTileSusp.Lay-In	35%			2032	**	5	\$17,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Exposed Concrete	25%			LIFE	**	5	\$1,900	
	Gypsum Board	20%	0-2	\$10,400	LIFE	**	5	\$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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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%			2027	\$8,700	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2500 Amperes									
Transformers									
	Dry Type	100%			2025	\$16,500	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2- 112.5 Kilovolt-ampere, 480/208/120 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2027	\$101,900	5	\$200	
Raceway									
	Conduit	95%			2027	\$52,000	1		
	Conduit	5%			2037	* *	1		
Panelboards									
	Fused Disc Sw	5%			2026	\$3,900	5		
	Molded Case Bkrs	90%			2026	\$70,100	5	\$800	
	Molded Case Bkrs	5%			2035	* *	5		
Wiring									
	Thermoplastic	95%			2027	\$65,900	1		
	Thermoplastic	5%			2037	* *	1		
Motor Controllers									
	Motor Control Center	100%			2025	\$1,500	5	\$1,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2025	\$22,900	1	\$10,900	
Lighting									
Interior Lighting									
	Fluorescent	3%			2022	\$2,400	10	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Lobby And Hallways									
Explanation : Compact Fluorescent Fixtures									
	Fluorescent	97%			2027	\$78,900	10	\$31,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2027	\$9,100	1		
	Exit, Service	50%			2027	\$5,000	1		
Exterior Lighting									
	HID	20%			2022	\$27,800	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%

2027

\$33,500

1

\$4,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$114,500

1-3

\$6,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Mechanical Rooms**Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Horns And Manual Pull Stations*

Mechanical	Current 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%

2037

* *

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

\$5,400

2026

\$53,800

4

\$1,700

*Corroded, Extent : Light, Area Affected : 20%**Location : Mechanical Room*

Terminal Devices

Air Handler

50%

2022

\$242,800

1

\$10,900

Convactor/Radiator

10%

2025

\$18,500

1

\$1,100

Fan Coil Unit/Heat

40%

0-2

\$206,800

2037

* *

1

\$4,100

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 40%**Location : Various Locations***Air Conditioning**

Energy Source

District Chilled Water

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room In Penthouse**Explanation : Chilled Water Provided From Building P*

Distribution

CW & CHW Wtr

100%

Now

\$4,200

2027

\$42,100

4

\$1,700

*Corroded, Extent : Light, Area Affected : 20%**Location : Penthouse Mechanical Room*

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Mechanical		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%			2022	\$271,100	1	\$15,300	
	Fan Coil - 4 Pipe	30%			2022	\$242,500	1	\$3,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,700	
	Exhaust Fans								
	Interior	100%			2022	\$122,800	2	\$1,100	
	Other Observation, Extent : Light, Area Affected : 1%								
	Location : Roof								
	Explanation : There Is A Condemn Roof Exhaust Fan Has Not Been Used For Long Time, It Is Recommended To Be Removed From Roof.								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2027	\$257,400	1		
	HW Heat Exchanger								
	Steam Fired	100%			2037	* *	4	\$5,200	
	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%			2037	* *	1-5	\$17,800	
	Sprinkler								
	No Component	80%							
	Generic	20%			2037	* *	1-2	\$2,000	

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230E
Program / Asset # : CUN0003.0E0 / 2124 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 35,362 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 27-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,Ph
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$650,400	\$503,700
Interior Architecture		\$217,900
Electrical		\$390,100
Mechanical	\$1,079,900	\$95,900
Total	\$1,730,200	\$1,207,700
Importance Code A	\$650,400	\$503,700
Importance Code B	\$1,079,900	\$704,000
Total	\$1,730,200	\$1,207,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,000	\$4,700		
Interior Architecture	\$129,500		\$171,900	\$9,200
Electrical	\$1,400	\$28,600	\$700	\$900
Mechanical	\$15,300	\$12,700	\$7,200	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$195,300	\$50,000	\$183,800	\$18,600
Importance Code A	\$45,000	\$4,700		
Importance Code B	\$105,300	\$45,200	\$183,800	\$18,600
Importance Code C	\$44,900			
Total	\$195,300	\$50,000	\$183,800	\$18,600



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.
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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
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	Now	\$248,000	LIFE	* *	5	\$39,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
	Metal Panel	5%	Now	\$18,500	2057	* *	5	\$4,600	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : South Facade Of Lobby Wing							
		Deformed/Dented, Extent : Severe, Area Affected : 50%							
		Location : South Facade Of Lobby Wing							
	Window Wall	15%	Now	\$74,100	2047	* *	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	\$16,200	2035	* *	5	\$900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2036	* *	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$40,600	LIFE	* *	5	\$3,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : East Facade							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : East Facade, South Facade							
	Metal Panel	5%			2047	* *	5	\$800	
	Metal Rail	10%			2032	* *	5-10	\$7,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$10,300	2032		* *			
			Paver Block Ballast, Extent : Moderate, Area Affected : 100%						
			Location : Lower Terrace, Throughout						
			Vegetation Growth, Extent : Moderate, Area Affected : 20%						
			Location : Lower Terrace, Throughout						
			Water Penetration, Extent : Moderate, Area Affected : 20%						
			Location : Offices						
Single Ply Membrane	85%	Now	\$185,700	2027	\$464,300				
			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	\$101,900	2047		* *			
			Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%						
			Location : Over Main Lounge, Throughout						
			Water Penetration, Extent : Light, Area Affected : 20%						
			Location : Main Lounge, Throughout						
Interior									
Floors									
Carpet	25%	0-2	\$32,700	2023	\$163,600	3	\$18,400		
			Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%						
			Location : Throughout						
Cast in Place Concrete	5%			LIFE		* *	\$5,400		
Ceramic Tile	5%	0-2	\$5,000	2036		* *	\$1,200		
			Cracking/Crumbling, Extent : Light, Area Affected : 10%						
			Location : Throughout						
Panel/Paver: Cer/Brk	15%			2043		* *	\$16,600		
Vinyl Tile	50%	0-2	\$21,800	2027	\$217,900	3	\$9,200		
			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 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%	0-2	\$6,800	2036	**	5	\$1,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Concrete Masonry Unit	20%	0-2	\$21,800	LIFE	**	5	\$3,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Gypsum Board	20%	Now	\$16,300	LIFE	**	5	\$5,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	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	\$18,700	2032	**	5	\$11,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Exposed Concrete	30%			LIFE	**	5	\$2,300	
	Gypsum Board	25%	Now	\$6,500	LIFE	**	5	\$15,400	
	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									
	Raceway								
	Conduit	100%			2027	\$54,800	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$7,800	5	\$100	
	Molded Case Bkrs	90%			2026	\$70,100	5	\$800	
	Wiring								
	Thermoplastic	100%			2027	\$69,400	1		
Lighting									
	Interior Lighting								
	Fluorescent	100%			2027	\$81,300	10	\$32,400	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	50%			2027	\$9,100	1		
	Exit, Service	50%			2027	\$5,000	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE 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

Exterior Lighting

HID	20%			2022	\$27,800	10			
No Component	80%								

Alarm

Security System

No Component	90%								
Generic	10%			2027	\$11,200	1		\$1,300	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component	70%								
Generic, Digital	30%			2027	\$114,500	1-3		\$6,700	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Room**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

Mechanical		Current 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%			2037		**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building D And E Share The Same Mechanical Room.*

Distribution

Hot Wtr Piping/Pump	100%	Now		\$5,400	2026	\$53,800	4	\$1,700	
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*Corroded, Extent : Moderate, Area Affected : 20%**Location : Mechanical Room*

Terminal Devices

Air Handler	50%			2022	\$242,800	1		\$10,900	
Convactor/Radiator	10%			2025	\$18,500	1		\$1,100	
Fan Coil Unit/Heat	40%	0-2		2037		**	1	\$4,100	

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 40%**Location : Various Locations***Air Conditioning**

Energy Source

District Chilled Water	100%			2037		**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Chilled Water Provided From Building P*

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$4,200	2027	\$42,100	4	\$1,700	
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Mechanical Room									
Terminal Devices									
	Air Handler/Cool/Ht	70%			2022	\$271,100	1	\$15,300	
	Fan Coil - 4 Pipe	30%			2022	\$242,500	1	\$3,400	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,700	
Exhaust Fans									
	Interior	95%			2022	\$116,700	2	\$1,000	
	Roof	5%			2022	\$2,900	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2037	* *	4	\$5,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : Unit Shared With Building D									
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%			2037	* *	1-5	\$17,800	
Sprinkler									
	No Component	80%							
	Generic	20%			2037	* *	1-2	\$2,000	

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230F
Program / Asset # : CUN0003.0F0 / 2125 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 33,130 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 27-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,Ph
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$650,400	\$503,700
Interior Architecture	\$49,500	\$217,900
Electrical		\$370,000
Mechanical	\$972,300	\$89,900
Total	\$1,672,100	\$1,181,500
Importance Code A	\$650,400	\$503,700
Importance Code B	\$1,021,700	\$677,800
Total	\$1,672,100	\$1,181,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,000	\$5,000		
Interior Architecture	\$138,500		\$171,900	\$9,200
Electrical	\$1,500	\$27,000	\$900	\$1,100
Mechanical	\$12,500	\$12,000	\$6,800	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$186,500	\$48,000	\$183,600	\$18,600
Importance Code A	\$30,000	\$5,000		
Importance Code B	\$103,400	\$43,000	\$183,600	\$18,600
Importance Code C	\$53,100			
Total	\$186,500	\$48,000	\$183,600	\$18,600



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 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	\$248,000	LIFE	* *	5	\$39,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
	Metal Panel	5%			2037	* *	5-10	\$16,900	
	Window Wall	15%	Now	\$74,100	2047	* *	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	\$16,200	2035	* *	5	\$900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2036	* *	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$40,600	LIFE	* *	5	\$3,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
	Metal Panel	5%			2047	* *	5	\$800	
	Metal Rail	10%			2040	* *	5-10	\$7,200	
Roof									
	IRMA/Protected Membrane	10%	Now	\$13,800	2027	\$34,400			
		Paver Block Ballast, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Lower Terrace, Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Offices, Throughout							
	Single Ply Membrane	85%	Now	\$185,700	2027	\$464,300			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%							
		Location : Upper Roof, Throughout.							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Over Third Floor, Throughout.							
	Skylight, Metal/Glass	5%	Now	\$101,900	2047	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Over Lobby							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Over Lobby							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	\$32,700	2023	\$163,600	3	\$18,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Cast in Place Concrete	5%			LIFE	**	5	\$5,400	
	Ceramic Tile	5%	2-4	\$5,000	2036	**	5	\$1,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Panel/Paver: Cer/Brk	15%			2043	**	5	\$16,600	
	Vinyl Tile	50%	0-2	\$21,800	2027	\$217,900	3	\$9,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%	0-2	\$6,800	2036	**	5	\$1,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	20%	2-4	\$21,800	LIFE	**	5	\$3,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	60%	Now	\$24,500	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	\$6,200	2032	**	5	\$4,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	AcousTileSusp.Lay-In	35%	Now	\$14,500	2032	**	5	\$8,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Exposed Concrete	30%	Now	\$49,500	LIFE	**	5	\$2,300	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Room 327 Below Machine Room, Throughout							
	Gypsum Board	20%	Now	\$5,200	LIFE	**	5	\$12,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, 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 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
Under 600 Volts									
	Raceway								
	Conduit	100%			2027	\$54,800	1		
	Panelboards								
	Fused Disc Sw	20%			2026	\$15,600	5	\$200	
	Molded Case Bkrs	80%			2026	\$62,300	5	\$700	
	Wiring								
	Thermoplastic	100%			2027	\$69,400	1		
Lighting									
	Interior Lighting								
	Fluorescent	100%			2027	\$76,200	10	\$30,400	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Thropughout The Building								
	Egress Lighting								
	Emergency, Service	50%			2027	\$8,500	1		
	Exit, Service	50%			2027	\$4,700	1		
	Exterior Lighting								
	HID	20%			2022	\$26,100	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2027	\$31,300	1	\$3,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : CCTV Surveillance Camera System								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2027	\$107,300	1-3	\$6,300	
	Other Observation, Extent : Moderate, 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%			2037	* *	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	\$5,000	2026	\$50,400	4	\$1,600	
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Penthouse Mechanical Room								

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING 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
Heating									
	Terminal Devices								
	Air Handler	50%			2022	\$227,400	1	\$10,200	
	Convactor/Radiator	10%			2025	\$17,300	1	\$1,100	
	Fan Coil Unit/Heat	40%	0-2	\$193,800	2037	* *	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								
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2037	* *	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%	Now	\$2,000	2027	\$39,500	4	\$1,600	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2022	\$290,200	1	\$16,400	
	Fan Coil - 4 Pipe	20%			2022	\$151,500	1	\$2,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,500	
	Exhaust Fans								
	Interior	95%			2022	\$109,300	2	\$1,000	
	Roof	5%			2022	\$2,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2037	* *	4	\$4,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : Unit Shared With Building C								
	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.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Hydraulic		100%			LIFE		**		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1-3									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
Generic		100%			2037		**	1-5	\$16,700
Sprinkler									
No Component		80%							
Generic		20%			2037		**	1-2	\$1,900

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING
Address : 29-10 THOMSON AVENUE @SKILLMAN AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : CUN0004.030 / 4434 **Yr Built/Renovated** : 1913 / 2008
Area Sq Ft : 892,106 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,9
Block : 273 **Lot** : 1 **BIN** : 4003516

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$321,900	\$164,200
Interior Architecture	\$1,400,200	\$1,757,700
Electrical	\$818,700	\$510,400
Mechanical	\$12,293,700	\$34,052,100
Site Pavements	\$516,100	
Total	\$15,350,600	\$36,484,400
Importance Code A	\$321,900	\$164,200
Importance Code B	\$14,793,900	\$35,760,000
Importance Code C	\$234,800	\$560,200
Total	\$15,350,600	\$36,484,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$51,100			
Interior Architecture		\$53,400		\$105,200
Electrical	\$98,000	\$140,600	\$97,000	\$101,600
Mechanical	\$396,900	\$249,300	\$458,600	\$259,200
Elevators/Escalators	\$124,300	\$124,300	\$124,300	\$124,300
Total	\$670,300	\$567,600	\$679,900	\$590,400
Importance Code A	\$139,500	\$88,300	\$88,300	\$89,900
Importance Code B	\$530,900	\$479,200	\$591,500	\$500,400
Total	\$670,300	\$567,600	\$679,900	\$590,400



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
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	5%			LIFE	**	5	\$14,900	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Masonry: Brick	10%			LIFE	**	5	\$47,800	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Sidewalk Shed in Use, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Metal Sect. OHD	3%	Now	\$93,400	2034	**	5	\$22,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Rear							
	Explanation : Under Repair							
Stucco Cement	5%			2046	**	5	\$59,800	
Window Wall	2%			2055	**	5	\$35,900	
Under Construction	75%							
Windows								
Aluminum	95%			2051	**	5	\$21,500	
Metal Louvers	5%			2038	**	10	\$7,100	
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$76,300	
Masonry: Brick	30%			LIFE	**	5	\$4,400	
Metal Panel	10%			2055	**	5	\$5,700	
Metal Rail	10%			2046	**	5-10	\$26,700	
Roof								
Modified Bitumen	95%			2034	**	10	\$228,500	
Skylight, Metal/Glass	5%			2055	**	10	\$40,100	
Interior								
Floors								
Carpet	5%			2028	\$888,400	3	\$100,100	
Cast in Place Concrete	10%			LIFE	**	5	\$292,100	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
Ceramic Tile	10%			2038	**	5	\$133,500	
Quarry Tile	2%			2042	**	5	\$40,100	
Terrazzo	10%			LIFE	**	5	\$104,300	
Vinyl Tile	63%	Now	\$149,100	2034	**	3	\$315,500	
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	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
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									
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$70,900	
	Concrete Masonry Unit	25%			LIFE	**	5	\$141,800	
	Gypsum Board	45%	Now	\$55,200	LIFE	**	5	\$382,900	
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Main Entrance								
	Masonry: Brick	5%	Now	\$144,100	LIFE	**			
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Service Area								
Ceilings									
	AcousTileSusp.Lay-In	75%	Now	\$844,500	2042	**	5	\$500,700	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Exposed Concrete	10%			LIFE	**	5	\$20,900	
	Paint Peeling, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Exposed Struc: Steel	1%	Now	\$58,600	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	\$166,900	
	Metal Panel	4%	Now	\$46,500	LIFE	**	5	\$66,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Service Area								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Service Area								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	56%			2042	**			
	Pavers/Stone	44%	0-2	\$516,100	2038	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Parking/Driveway									
	Under Construction	100%							

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Electrical		Current Repair			Future Replacement		Maintenance		
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	33%			2029		5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room No.1 Explanation : 2 - 4000 Amperes Main Service Disconnect Switches							
	Fused Disc Sw	17%			2055	* *	5	\$700	
		Recent Installation, Extent : Light, Area Affected : 100% Location : Electrical Room No.1 Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room No.1 Explanation : 1 - 3000 Amperes And 1 - 2000 Amperes High Pressure Contact Switches							
	Fused Disc Sw	50%			2049	* *	5	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room No.2 Explanation : 4 - 3000 Amperes And 2 - 1200 Amperes Main Disconnect Switches							
Transformers									
	Dry Type	65%			2027	\$10,700	5	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room No.1 Explanation : 2 - 600 Kilovolt-ampere, 480/277 Volts - 208 Volts							
	Dry Type	25%			2046	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room No.1 Explanation : 1 - 500 Kilovolt-ampere, 480/277 Volts - 208 Volts							
	Dry Type	10%			2042	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Elevator Mechanical Room Explanation : 4 - 40 Kilovolt-ampere, 208 Volts Primary, 230 Volts Secondary							
Switchgear / Switchboard									
	Fused Disc Sw	90%			2029		5	\$3,400	
	Fused Disc Sw	5%			2055	* *	5	\$200	
	Molded Case Bkrs	5%			2029		5	\$1,200	
Raceway									
	Conduit	90%			2039	* *	1		
	Conduit	10%			2049	* *	1		
Panelboards									
	Fused Disc Sw	15%			2037	* *	5	\$3,100	
	Molded Case Bkrs	45%			2037	* *	5	\$10,600	
	Molded Case Bkrs	40%			2045	* *	5	\$9,400	
Wiring									
	Thermoplastic	90%			2039	* *	1		
	Thermoplastic	10%			2049	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Electrical		Current Repair		Future Replacement		Maintenance			
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	65%			2027		5	\$3,900	
	Locally Mounted	25%			2034	* *	5	\$1,500	
	Motor Control Center	5%			2027		5	\$1,200	
	Motor Control Center	5%			2046	* *	5	\$1,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$13,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2034	* *	1	\$274,500	
Generators									
	Diesel	100%			2032	* *	1	\$345,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 600 Kilowatts, 208/120 Volts Genset								
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$33,000	
Fuel Storage									
	Day Tank	50%			2037	* *	5	\$82,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : No Available Nameplate Rating Capacity								
	Main Tank	50%			2032	* *	5	\$13,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2000 Gallon Capacity								
Lighting									
Interior Lighting									
	Fluorescent	90%			2034	* *	10	\$736,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	2%			2029	\$41,000	10	\$16,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Light Fixtures								
	Fluorescent	5%			2034	* *	10	\$40,900	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	3%			2037	* *			
Egress Lighting									
	Exit, LED	50%			2057	* *	1		
	Exit, Battery	50%			2029	\$428,000	10	\$30,100	
Exterior Lighting									
	Under Construction	100%							

Alarm

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Electrical	Current Repair			Future Replacement		Maintenance		
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%

2034

* *

1

\$100,000

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

Location : Hallways

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2034

* *

1-3

\$274,900

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

Location : Hallways And Mechanical Spaces

Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

Mechanical	Current Repair			Future Replacement		Maintenance		
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

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

Location : Basement

Conversion Equipment

Steam Boiler

100%

2046

* *

1

\$883,500

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

Location : Basement

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

Location : Basement

Explanation : 3 New Units

Distribution

Steam Piping/Pump

100%

2055

* *

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Basement

Terminal Devices

Air Handler

60%

2029

\$7,348,900

1

\$331,000

Convactor/Radiator

35%

2027

\$1,632,100

1

\$100,800

Fan Coil Unit/Heat

5%

2029

\$652,300

1

\$14,400

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Mechanical		Current Repair		Future Replacement		Maintenance			
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	60%			2023	\$11,114,600	2	\$32,800	
R-22 Refrigerant, Extent : Light, Area Affected : 10%									
Location : Mechanical Equipment Rooms - 2nd, 3rd, 4th, And 7th Floors									
	Reciprocating Compr/Chiller	20%			2037	* *	1	\$82,800	
R-134a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
	Ext Pkg Unit - Heating/Cooling	10%			2037	* *	2	\$5,500	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Rooftop									
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	90%			2029	\$860,600	4	\$59,400	
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	85%			2029	\$7,473,400	1	\$468,900	
	Fan Coil - 4 Pipe	5%			2029	\$917,700	1	\$14,400	
	No Component	10%							
Heat Rejection									
	Water Cooling Tower	60%			2033	* *	2	\$538,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Rooftop									
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$149,200	
	No Component	70%							
Exhaust Fans									
	Interior	30%			2024	\$929,700	2	\$8,200	
	No Component	70%							
Plumbing									
H/C Water Piping									
	Brass/Copper	40%			2039	* *	1		
	Galvanized Steel	60%			2027	\$2,293,200	1		
Water Heater									
	Gas Fired	100%			2028	\$531,200	2	\$13,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 500 Gallon Tank Used For Summer									

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2055	* *	4	\$88,200	
				Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Boiler Room					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
				Recent Repair Evident, Extent : Light, Area Affected : 30% Location : Throughout					
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2024	\$132,800	4	\$18,800	
	Backflow Preventer Generic	100%			2034	* *	1	\$54,600	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	80%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 80% Location : Basement To 9th Floor Explanation : 11 Units					
	Hydraulic	20%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 20% Location : Basement To 2nd Floor Explanation : 3 Units					
Fire Suppression									
	Standpipe Generic	100%			2029	\$3,630,200	1-5	\$449,800	
	Sprinkler Generic	100%			2029	\$8,529,500	1-2	\$249,900	
	Fire Pump Generic	100%			2032	* *	1	\$166,600	
	Chemical System No Component Generic	98% 2%			2024	\$500	1-3	\$100	
				Other Observation, Extent : Light, Area Affected : 2% Location : 3rd Floor Kitchen Explanation : For The Stove					

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Address : 31-40 THOMSON AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : CUN0004.020 / 2823 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 367,000 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,PH
Block : 279 **Lot** : 1 **BIN** : 4003535

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,210,400	\$146,900
Interior Architecture	\$362,200	\$3,778,500
Electrical	\$350,600	\$195,500
Mechanical	\$485,600	\$9,674,900
Total	\$3,408,800	\$13,795,800
Importance Code A	\$2,210,400	\$146,900
Importance Code B	\$1,155,400	\$13,259,400
Importance Code C	\$43,000	\$389,600
Total	\$3,408,800	\$13,795,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$93,900			\$19,800
Interior Architecture		\$24,200	\$33,900	\$42,300
Electrical	\$49,900	\$66,600	\$39,900	\$46,100
Mechanical	\$136,900	\$180,600	\$255,500	\$139,500
Site Pavements	\$8,400			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$313,700	\$296,000	\$354,000	\$272,400
Importance Code A	\$128,000	\$31,800	\$34,100	\$52,400
Importance Code B	\$185,700	\$264,200	\$298,100	\$220,000
Importance Code C			\$21,800	
Total	\$313,700	\$296,000	\$354,000	\$272,400



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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	64%	Now	\$259,200	2034	* *			
	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 : Stairs, E365, E507, Throughout								
	Glass Block	10%	Now	\$28,500	LIFE	* *	5	\$17,100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Library								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Library								
	Masonry: Brick	15%	0-2	\$25,900	LIFE	* *	5	\$41,100	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Horizontal Cracks, Extent : Light, Area Affected : 2%								
	Location : Rear Of Building								
	Metal Coiling Doors	3%	0-2	\$24,300	2049	* *	5	\$12,900	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
	Location : Bottom								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Deformed/Dented, Extent : Moderate, Area Affected : 5%								
	Location : Bottom								
	Paint Peeling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Pre-Cast Concrete	3%	Now	\$5,700	LIFE	* *	5	\$26,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : At Expansion Joint At Rear								
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 100%								
	Location : Between Building E And M								
	Stucco Cement	5%	0-2	\$8,300	2042	* *	5	\$17,100	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
Windows									
	Aluminum	95%	Now	\$346,000	2045	* *	5	\$19,800	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Louvers	5%	Now	\$1,300	2038	* *			
	Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
	Location : Rear Of Building								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								

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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									
	Cast in Place Concrete	50%			LIFE	* *	5	\$105,700	
	Metal Panel	47%			2049	* *	5	\$37,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Exterior Parapets									
Explanation : This Material Is Actually Cement Fiber Panel									
	Metal Panel	3%			2049	* *	5	\$2,400	
Roof									
	Fiberglass Panel	5%			2038	* *	1		
	IRMA/Protected Membrane	95%	Now	\$1,605,200	2039	* *			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%									
Location : Over Cooling Tower Area									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%									
Location : Near Mer # 6									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Room E507, Corridor Near Rooms E238 And E271, Near 5th Floor Elevator									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Soffits									
	Cement-Fiber Panel	100%			2034	* *	10		
Interior									
Floors									
	Carpet	10%			2025	\$643,500	3	\$72,500	
	Cast in Place Concrete	15%			LIFE	* *	5	\$158,700	
	Ceramic Tile	5%			2038	* *	5	\$24,200	
	Vinyl Tile	70%	Now	\$150,000	2029	\$3,000,500	3	\$126,900	
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									

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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

Interior Walls

Cast in Place Concrete	5%			LIFE		**			
Ceramic Tile	5%			2038		**	5	\$43,600	
Concrete Masonry Unit	15%			LIFE		**	5	\$52,300	
Glass: Single Pane	3%			LIFE		**	5	\$19,600	
Gypsum Board	57%	Now		\$43,000	LIFE	**	5	\$298,100	

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

Location : Library, Laboratory

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Library, Laboratory

Plaster	15%			LIFE		**	5	\$39,200	
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Ceilings

AcousTileSusp.Lay-In	70%			2034		**	5	\$338,500	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 2%

Location : Third Floor Laboratory

Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Throughout, Third Floor, Laboratory

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

Location : Corridor Near Room E271, Room E238, Near 5th Floor Elevator

Exposed Concrete	15%			LIFE		**	5	\$11,300	
Exposed Struc: Steel	5%			LIFE		**			
Gypsum Board	10%			LIFE		**	5	\$60,500	

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Library

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+		\$8,400	2042	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : Along Thompson Avenue

On-Site Walkways

Cast in Place Concrete	50%			2042		**			
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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039		**	5	\$1,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Service A - 2-2500 Ampere And 3-1600 Ampere, Service B - 2-2500 Ampere, 1-2000 Ampere And 1-1600 Ampere Main Disconnect Switch

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2034	**	5	\$1,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 4 - 750 K V A - 208 Volts Primary, 480/277 Volts Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2039	**	5	\$1,600	
Raceway									
	Conduit	100%			2039	**	1		
Panelboards									
	Fused Disc Sw	15%			2037	**	5	\$1,300	
	Molded Case Bkrs	83%			2037	**	5	\$8,000	
	Molded Case Bkrs	2%	4+	\$10,000	2054	**	5	\$100	
Enclosure Corroded, Extent : Light, Area Affected : 100%									
Location : Pool Mechanical Room									
Wiring									
	Thermoplastic	100%			2039	**	1		
Motor Controllers									
	Locally Mounted	100%			2034	**	5	\$2,500	
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2034	**	1	\$112,900	
Generators									
	Diesel	100%			2032	**	1	\$142,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Generator Rated At 450 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2022	\$1,600	5	\$81,800	
Fuel Storage									
	Day Tank	50%			2037	**	5	\$34,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 460 Gallon Capacity									
	Main Tank	50%			2044	**	5	\$5,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : No Available Nameplate Rating 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%			2034	* *	10	\$309,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	3%			2029	\$25,300	10	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	1%			2029	\$6,100	10	\$100	
	LED	4%			2037	* *			
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : Library								
	Explanation : LED Lighting Fixtures								
Egress Lighting									
	Emergency, Service	50%			2029	\$94,100	1		
	Exit, LED	30%			2057	* *	1		
	Exit, Service	10%			2029	\$10,300	1		
	Exit, Battery	10%			2029	\$35,200	10	\$2,500	
Exterior Lighting									
	Fluorescent	9%			2037	* *	10	\$3,000	
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : Exterior							
		Explanation : Induction Lighting Fixtures							
	HID	1%			2029	\$14,400	10		
	No Component	90%							
Alarm									
Security System	No Component	70%							
	Generic	30%			2034	* *	1	\$41,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	50%							
	Generic, Analog	50%			2034	* *	1-3	\$113,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Mechanical Rooms							
		Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells And Horns							
Mechanical									
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%			2049	**	1		
	Natural Gas	5%			2049	**	1		
	Interruptible Gas/Dual Fuel	85%			2049	**	1		
Conversion Equipment									
	Furnace	5%			2034	**	1	\$9,100	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Heat Pump Air Sourced	10%			2027		2	\$11,300	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : 2 Roof Mounted Package Units							
	Steam Boiler	85%			2042	**	1	\$308,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	20%			2037	**	4	\$5,400	
	Steam Piping/Pump	80%			2039	**			
Terminal Devices									
	Air Handler	80%			2029	\$4,031,000	1	\$181,600	
	Convactor/Radiator	15%			2042	**	1	\$17,800	
	Fan Coil Unit/Heat	5%			2029	\$268,300	1	\$5,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	83%			2032	* *	1	\$329,600	
		Other Observation, Extent : Light, Area Affected : 85%							
		Location : AC Room							
		Explanation : 2 Units, Using Refrigerant R123							
	Heat Pump Air Sourced	10%			2027	\$354,500	2	\$2,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : 2 Units, Roof							
	Ext Pkg Unit - Heating/Cooling	5%			2034	* *	2	\$1,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 1 Roof Mounted Air Handler With Gas Fired Furnace							
	Split Unit	2%			2029	\$153,000			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	85%			2039	* *	4	\$15,400	
	Ductwork/Diffusers	15%			LIFE	* *	2	\$71,600	
Terminal Devices									
	Air Handler/Cool/Ht	85%			2029	\$3,416,000	1	\$192,900	
	No Component	15%							
Heat Rejection									
	Water Cooling Tower	90%	Now	\$61,200	2027	\$1,223,900	2	\$265,900	
		Recent Repair Evident, Extent : Light, Area Affected : 15%							
		Location : Roof							
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$204,600	
Exhaust Fans									
	Interior	85%			2034	* *	2	\$9,600	
	Roof	15%			2029	\$89,200	2	\$1,700	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2049	* *	1		
Water Heater									
	Gas Fired	100%			2024	\$218,500	2	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2- 500 Gallon Tanks							

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$54,600	4	\$7,800	
	Pool Filter/Treatment								
	Sand	100%			2034	* *	4	\$136,300	
	Sewage Ejector(s)								
	Electric	100%			2024	\$103,200	4	\$14,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	50%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 1st To 5th Floor							
		Explanation : 2 Units							
	Hydraulic	50%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 2 Units From 1st To 2nd Floor, 1 Unit From 1st To 3rd Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$185,000	
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$102,800	
	Fire Pump								
	Generic	100%			2032	* *	1	\$68,500	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Address : 31-10 THOMSON AVE.
Borough : QUEENS **Agency's Number** : 24001
Program / Asset # : CUN0004.010 / 2096 **Yr Built/Renovated** : 1920 / 1971
Area Sq Ft : 261,099 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 278 **Lot** : 1 **BIN** : 4003534

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,845,700	\$4,093,700
Interior Architecture	\$394,200	\$2,444,900
Electrical	\$845,700	\$3,316,600
Mechanical	\$602,700	\$7,486,200
Total	\$3,688,300	\$17,341,400
Importance Code A	\$1,845,700	\$5,327,400
Importance Code B	\$1,842,600	\$11,864,400
Importance Code C		\$149,500
Total	\$3,688,300	\$17,341,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,200	\$2,500		\$21,100
Interior Architecture	\$54,700	\$9,600	\$73,100	\$28,900
Electrical	\$27,600	\$39,600	\$27,500	\$28,200
Mechanical	\$120,500	\$61,400	\$167,900	\$95,400
Site Enclosure	\$7,200			
Site Pavements	\$40,500			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$269,400	\$128,800	\$284,300	\$189,300
Importance Code A	\$24,800	\$21,000	\$21,700	\$40,100
Importance Code B	\$166,900	\$107,800	\$237,700	\$149,200
Importance Code C	\$77,600		\$24,900	
Total	\$269,400	\$128,800	\$284,300	\$189,300



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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	\$472,800	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 Jnt Failure, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
	Metal Coiling Doors	1%			2042	**	5	\$5,000	
	Window Wall	5%			2049	**	5	\$30,000	
Windows									
	Aluminum	97%	Now	\$144,600	2037	**	5	\$8,300	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	3%	Now	\$3,200	2038	**			
		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	\$144,500	LIFE	**	5	\$8,000	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%			2049	**	5	\$1,800	
	Metal Rail	5%			2034	**	5-10	\$8,500	
	Pre-Cast Concrete	5%			LIFE	**	5	\$3,000	

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	IRMA/Protected Membrane	30%	Now	\$225,800	2029	\$752,700			
		Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Insul Deter/Miss, Extent : Moderate, Area Affected : 2%							
		Location : At Door To Roof							
		Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%							
		Location : Over Third Floor							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Third Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Over Third Floor							
	Single Ply Membrane	50%	Now	\$747,400	2029	\$2,491,200			
		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 : Over Gymnasium, 4th Floor							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Gymnasium, Room M400, Over Lobby							
	Sloped Glazing	15%	Now	\$110,500	LIFE	* *	5	\$603,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Over Study Lounges							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Area Near Little Theater, Study Lounges							
	Traffic Topping	5%			2029	\$95,600	10	\$25,200	
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%			2034	* *	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		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior										
Floors										
	Carpet	5%			2025	\$256,400	3	\$28,900		
	Cast in Place Concrete	10%			LIFE	**	5	\$84,300		
	Ceramic Tile	10%			2038	**	5	\$38,500		
	Terrazzo	5%			LIFE	**	5	\$15,100		
	Vinyl Tile	60%			2029	\$2,049,200	3	\$86,700		
	Vinyl Tile	5%	Now	\$170,800	2039	**	3	\$7,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%										
Location : Basement Corridor										
Worn/Eroded, Extent : Moderate, Area Affected : 25%										
Location : Basement Corridor										
	Wood	5%	Now	\$13,200	2057	**	5	\$18,100		
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%										
Location : Basement Offices										
Interior Walls										
	Cast in Place Concrete	5%			LIFE	**				
Water Penetration, Extent : Moderate, Area Affected : 10%										
Location : Foundation										
	Ceramic Tile	10%			2038	**	5	\$49,800		
	Concrete Masonry Unit	5%	0-2	\$11,500	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%	0-2	\$21,500	LIFE	**	5	\$149,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%										
Location : Throughout										
	Masonry: Brick	20%			LIFE	**				
	Plaster	10%	Now	\$8,300	LIFE	**	5	\$15,000		
Water Penetration, Extent : Moderate, Area Affected : 2%										
Location : Stairwells										

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
	Ceilings								
	AcousTileConcealSpLn	11%			2034	* *	5	\$53,000	
	AcousTileSusp.Lay-In	24%	Now	\$156,000	2042	* *	5	\$46,200	
		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							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout, Basement Corridor							
	AcousTileSusp.Lay-In	35%			2034	* *	5	\$134,900	
	Exposed Concrete	15%			LIFE	* *	5	\$9,000	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$48,200	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Study Lounges							
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$7,200	2049	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	85%	0-2	\$11,500	2046	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Pavers/Stone	15%			2038	* *			
		Sinking/Subsiding, Extent : Light, Area Affected : 5%							
		Location : Front Of Building							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%	Now	\$29,000	2042	* *			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								

Activity Yard

Cast in Place Concrete	40%			2042	* *			
Pavers/Stone	20%			2038	* *			
Rubber Matting	40%			2029	\$10,100			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$87,600	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 - 4000 Ampere Main Disconnect Switches And 1-2000 Ampere Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2046	* *	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Area</i>								
<i>Explanation : 300 Kilovolt-ampere, 208 Volts Primary, 480/277 Volts Secondary</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$509,400	5	\$1,100	
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Raceway

Conduit	80%			2029	\$482,000	1		
Conduit	20%			2039	* *	1		

Panelboards

Fused Disc Sw	10%			2028	\$49,900	5	\$600	
Fused Disc Sw	5%			2037	* *	5	\$300	
Molded Case Bkrs	50%			2028	\$249,300	5	\$3,400	
Molded Case Bkrs	35%			2037	* *	5	\$2,400	

Wiring

Thermoplastic	80%			2029	\$650,200	1		
Thermoplastic	20%			2039	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Motor Controllers									
	Locally Mounted	70%			2027	\$168,000	5	\$1,200	
	Locally Mounted	15%			2034	* *	5	\$300	
	Motor Control Center	10%			2027	\$150,600	5	\$700	
	Motor Control Center	5%			2046	* *	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2027	\$22,900	1	\$80,300	
Generators									
	Diesel	100%			2025	\$126,600	1	\$101,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Generator Rated At 75 Kilowatts								
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$9,700	
Fuel Storage									
	Main Tank	100%			2032	* *	5	\$7,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 550 Gallon Capacity								
Lighting									
Interior Lighting									
	Fluorescent	90%			2029	\$532,700	10	\$212,500	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	1%			2037	* *	10	\$2,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Gymnasium								
	Explanation : Induction Lighting Fixtures								
	HID	1%			2029	\$4,300	10	\$100	
	LED	8%			2037	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Lobby								
	Explanation : LED Lighting Fixtures								
Egress Lighting									
	Emergency, Service	40%			2029	\$52,800	1		
	Emergency, Battery	10%			2029	\$36,200	10	\$6,200	
	Exit, LED	20%			2057	* *	1		
	Exit, Service	30%			2029	\$21,700	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	7%			2037	* *	10	\$1,700	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Exterior Walls							
		Explanation : Wall Pack Induction Lighting Fixtures							
	Fluorescent	1%			2029	\$8,700	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : Compact Fluorescent Lamps							
	HID	2%			2029	\$20,600	10		
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2032	* *	5	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Stacks							
		Explanation : Lightning Rods On The Stacks Only							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$29,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2024	\$845,700	1-3	\$49,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Mechanical Rooms							
		Explanation : Alarm Bells And Manual Pull Station, Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	20%			2039	* *	1		
	Fuel Oil No 4	65%			2039	* *	5	\$51,800	
	Natural Gas	15%			2039	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	15%			2029	\$88,800	1	\$19,100	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Roof							
		Explanation : 1 Roof Mounted Air Handler With Gas Fired Furnace							
	Heat Pump Air Sourced	20%			2027		2	\$15,900	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : 5 Rooftop Package Units							
	Steam Boiler	65%			2027	\$1,057,400	1	\$165,700	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 65%							
		Location : Boiler Room							
		Explanation : 3 Old Units, No Hot Water Heater So Boilers Have To Run All Summer							
Distribution									
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$86,100	
	Central Plant Steam Piping/Pmp	40%			2039	**	4	\$5,100	
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Mechanical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : No Temperature Zone Control System							
Terminal Devices									
	Air Handler	15%			2024	\$530,200	1	\$23,900	
	Convactor/Radiator	20%			2034	**	1	\$16,600	
	Fan Coil Unit/Heat	5%			2029	\$188,200	1	\$4,200	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	50%			2042	**	1	\$139,300	
		Recent Installation, Extent : Light, Area Affected : 50%							
		Location : Chiller Room							
	Reciprocating Compr/Chiller	50%			2029	\$1,066,800	1	\$59,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : 1st Floor Chiller Room							
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2055	**	4	\$10,200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Chiller Room							
	No Component	20%							

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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									
Terminal Devices									
	Air Handler/Dir Expansion	20%			2029	\$562,100	1		
	Air Handler/Cool/Ht	80%			2029	\$2,255,300	1	\$127,400	
Heat Rejection									
	Air Cooled Condenser Unit	20%			2029	\$101,400	2	\$35,900	
	Water Cooling Tower	80%			2027	\$763,100	2	\$207,300	
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Roof									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$143,600	
Exhaust Fans									
	Interior	75%			2029	\$670,700	2	\$5,900	
	Roof	25%			2029	\$104,300	2	\$2,000	
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2039	* *	1		
	Galvanized Steel	20%			2034	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2039	* *	4	\$25,500	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2024	\$38,900	4	\$5,500	
Sewage Ejector(s)									
	Under Construction	100%							
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	50%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%									
Location : Basement To 4th Floor									
Explanation : 2 Units									
	Hydraulic	50%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%									
Location : One Unit From Basement To 1st Floor, One Unit From Basement To 2nd Floor									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2039	* *	1-5	\$134,600	

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%		2029	\$492,300	1-2	\$14,400	
Chemical System								
	No Component	98%						
	Generic	2%		2024	\$500	1-3	\$100	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG
Address : 222-11 56TH AVENUE
Borough : QUEENS **Agency's Number** : 11-27011
Program / Asset # : CUN0006.110 / 2085 **Yr Built/Renovated** : 1978 / 2010
Area Sq Ft : 72,026 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7490 **Lot** : 2 **BIN** : 4862628

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$243,400	\$536,200
Interior Architecture	\$372,500	\$369,300
Electrical	\$208,400	\$538,600
Mechanical	\$44,600	\$823,400
Total	\$869,000	\$2,267,400
Importance Code A	\$243,400	\$536,200
Importance Code B	\$625,600	\$1,653,200
Importance Code C		\$78,100
Total	\$869,000	\$2,267,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$200	\$18,600		\$17,200
Interior Architecture	\$5,200	\$17,100	\$6,100	\$5,200
Electrical	\$10,400	\$7,600	\$8,100	\$11,700
Mechanical	\$51,200	\$12,900	\$18,200	\$23,700
Site Pavements	\$9,100			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$85,900	\$66,000	\$42,300	\$67,600
Importance Code A	\$15,400	\$22,400	\$2,700	\$21,200
Importance Code B	\$61,400	\$43,700	\$39,600	\$46,500
Importance Code C	\$9,100			
Total	\$85,900	\$66,000	\$42,300	\$67,600



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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	\$9,200	
	Masonry: Brick	70%			LIFE	**	5	\$64,300	
	Metal Panel	10%			2049	**	5-10	\$63,100	
	Metal Panel	3%			2055	**	5-10	\$18,900	
	Stucco Cement	5%			2042	**	5	\$11,500	
	Window Wall	5%	Now	\$46,000	2049	**	5	\$8,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : Offices On 5th Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Offices On 5th Floor									
	Window Wall	5%			2055	**	5	\$17,200	
Windows									
	Aluminum	95%	Now	\$197,400	2037	**	5	\$11,300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Metal Louvers	5%			2038	**	10	\$7,400	
Parapets									
	Masonry: Brick	85%			LIFE	**	5	\$9,900	
	Metal Rail	10%			2042	**	5-10	\$21,000	
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Main Roof									
Explanation : Current Insulation Of Rooftop Railing, Post Support Installed									
	Pre-Cast Concrete	5%			LIFE	**	5	\$3,700	
Roof									
	Modified Bitumen	65%			2029		10	\$30,100	
	Paver: Asphalt	30%			2038	**	10	\$20,800	
	Single Ply Membrane	5%			2037	**	10	\$2,300	
Soffits									
	Metal Panel	90%	4+	\$200	2049	**	5	\$1,000	
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Various									
	Stucco Cement	10%			2042	**	5	\$200	
Interior									
Floors									
	Carpet	25%			2028		3	\$41,000	
	Carpet	5%			2030		3	\$10,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$12,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$12,000	
	Ceramic Tile	5%			2038	**	5	\$5,500	
	Slate	5%			LIFE	**	5	\$5,800	
	Vinyl Tile	25%			2034	**	3	\$10,200	
	Vinyl Tile	25%			2029		3	\$10,200	

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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									
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$11,600	
	Glass: Single Pane	5%			LIFE	**	5	\$10,800	
	Gypsum Board	40%			LIFE	**	5	\$69,400	
	Gypsum Board	5%			LIFE	**	5	\$8,700	
	Masonry: Brick	25%			LIFE	**			
	Metal Panel	15%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	45%	Now	\$372,500	2049	**	5	\$27,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 4th Floor Offices								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	AcousTileSusp.Lay-In	5%			2034	**	5	\$4,900	
	AcousTileSusp.Lay-In	5%			2046	**	5	\$4,900	
	Exposed Concrete	5%			LIFE	**	5	\$800	
	Gypsum Board	40%			LIFE	**	5	\$49,100	
Site Enclosure									
Free Standing Walls									
	Cast in Place Concrete	50%			2049	**			
	Masonry: Brick	50%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	40%			2042	**			
	Pavers/Stone	60%	4+	\$9,100	2032	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Various Areas Of Asphalt Pavers								
Parking/Driveway									
	Asphalt	100%			2038	**			
Activity Yard									
	Pavers/Stone	100%			2042	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Terrace Activity Area								
	Explanation : Holocaust Museum Addition								

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

Under 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE 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
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2059	**	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4000 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2059	**	5	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Main Distribution Switchboard With 2 Vertical Sections.									
Raceway									
	Conduit	98%			2029	\$117,300	1		
	Conduit	2%			2059	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Raceway									
Panelboards									
	Fused Disc Sw	10%			2028	\$12,500	5	\$200	
	Molded Case Bkrs	30%			2037	**	5	\$600	
	Molded Case Bkrs	60%			2028	\$74,800	5	\$1,100	
Wiring									
	Braided Cloth	50%	2-4	\$80,400	2054	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	2%			2059	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Wires									
	Thermoplastic	28%			2029	\$45,000	1		
	Thermoplastic	20%			2039	**	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$30,700	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2046	**	1	\$22,200	
Generators									
	Diesel	100%			2042	**	1	\$27,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 100 Kilowatts									
Batteries									
	Lead/Acid	100%			2024	\$1,600	5	\$2,700	

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

CITY UNIVERSITY OF NEW YORK - 042
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									
Fuel Storage									
	Day Tank	50%			2051	**	5	\$6,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallons Rated Capacity									
	Main Tank	50%			2064	**	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : No Nameplate Rating Capacity									
Lighting									
Interior Lighting									
	Fluorescent	65%			2034	**	10	\$42,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Incandescent	5%			2034	**	2	\$100	
	LED	30%			2037	**			
Egress Lighting									
	Emergency, Service	50%			2034	**	1		
	Exit, LED	10%			2057	**	1		
	Exit, Service	40%			2034	**	1		
Exterior Lighting									
	HID	30%			2024	\$85,100	10	\$100	
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2029	\$68,100	1	\$8,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Outside									
Explanation : CCTV Surveillance Camera									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2029	\$233,300	1-3	\$13,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Offices									
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									

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG
Asset # : 2085

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	25%			2049	* *	1		
	HTHW/HW	75%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	75%	Now	\$15,200	2032	* *	1	\$24,000	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement Mechanical Room							
	Heat Pump Air Sourced	25%			2030		2	\$5,600	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof							
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Lower Roof							
		Explanation : 3 Rooftop Package Units							
Distribution									
	Central Plant Steam Piping/Pmp	75%	0-2	\$44,600	2039	* *	4	\$2,700	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Various Areas							
	No Component	25%							
Terminal Devices									
	Air Handler	40%			2029	\$395,600	1	\$17,800	
	Air Handler	10%			2034	* *	1	\$4,500	
	Convactor/Radiator	25%			2034	* *	1	\$5,800	
	No Component	25%							
Air Conditioning									
	Energy Source								
	District Chilled Water	75%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Various Areas							
		Explanation : Chilled Water From Medical Arts Building							
	Electricity	25%			2045	* *	1		
Conversion Equipment									
	Heat Pump Air Sourced	25%			2033	* *	2	\$1,100	
		R-134a Refrigerant, Extent : Light, Area Affected : 25%							
		Location : 3 Rooftop Units, Lower Roof							
	No Component	75%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 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									
Distribution									
	CW & CHW Wtr Pipe/Pump	75%			2039	* *	4	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Entrance Through First Floor</i>									
<i>Explanation : Supplied Form Medical Arts Building</i>									
	No Component	25%							
Terminal Devices									
	Air Handler/Cool/Ht	65%			2029	\$128,200	1	\$29,000	
	Air Handler/Cool/Ht	10%			2034	* *	1	\$4,500	
	No Component	25%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2034	* *	2	\$7,500	
	No Component	85%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,200	
Exhaust Fans									
	Interior	95%			2029	\$237,700	2	\$2,100	
	Roof	5%			2034	* *	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$26,200	2039	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Areas</i>									
Water Heater									
	Electric	100%			2027	\$62,000	4	\$400	
HW Heat Exchanger									
	HTHW/HW	100%			2039	* *			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st To 5th Floor</i>									
<i>Explanation : Two Units. One Undergoing Repair</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2039	* *	1-5	\$37,700	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG
Asset # : 2085

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		90%						
Generic		10%		2049	* *	1-2	\$2,000	

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING
Address : 222-03 56TH AVENUE
Borough : QUEENS **Agency's Number** : T4-270T4
Program / Asset # : CUN0006.4T0 / 2087 **Yr Built/Renovated** : 1976 / 2006
Area Sq Ft : 20,804 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4439439

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$41,600	\$105,200
Interior Architecture	\$54,500	
Electrical		\$284,900
Mechanical		\$36,000
Total	\$96,100	\$426,100
Importance Code A	\$41,600	\$141,200
Importance Code B	\$54,500	\$284,900
Total	\$96,100	\$426,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,400	\$34,100		
Interior Architecture	\$5,200		\$800	\$3,600
Electrical	\$500	\$600	\$800	\$17,500
Mechanical	\$1,400	\$4,400	\$3,000	\$4,400
Site Pavements	\$1,500			
Total	\$14,900	\$39,100	\$4,600	\$25,500
Importance Code A	\$7,500	\$35,100	\$1,100	\$1,200
Importance Code B	\$5,900	\$4,100	\$3,500	\$24,300
Importance Code C	\$1,500			
Total	\$14,900	\$39,100	\$4,600	\$25,500



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.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING
Asset # : 2087

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$8,700	
Concrete Masonry Unit	27%			LIFE	**	5	\$5,900	
Concrete Masonry Unit	3%			LIFE	**	5	\$700	
Stucco Cement	65%			2042	**	5	\$56,900	
Windows								
Aluminum	100%	4+	\$6,400	2045	**	5	\$3,600	
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Window Sills								
Parapets								
Metal Rail	75%			2042	**	5-10	\$68,500	
Metal: Cage/Fence	25%			2042	**	5-10	\$9,800	
Roof								
Asphalt Shingle	65%			2038	**	10	\$2,300	
Modified Bitumen	35%			2029	\$105,200	10	\$7,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,500	
Ceramic Tile	5%			2038	**	5	\$1,600	
Vinyl Tile	90%	4+	\$5,200	2034	**	3	\$10,900	
Adhesion Failure, Extent : Light, Area Affected : 2%								
Location : Various								
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$23,400	
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$54,500	2034	**	5	\$16,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 29%								
Location : First Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : First Floor								
Site Pavements								
On-Site Walkways								
Asphalt	20%			2038	**			
Cast in Place Concrete	80%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%	4+	\$1,500	2042	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset # : 2087

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2059	* *	5	\$500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Newly Installed Main Disconnect Switch Rated At 2000 Amperes.						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2059	* *	5	\$500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Newly Installed Main Distribution Board With 1 Vertical Section						
	Raceway								
	Conduit	80%			2029	\$43,800	1		
	Conduit	20%			2039	* *	1		
	Panelboards								
	Fused Disc Sw	40%			2037	* *	5	\$200	
	Molded Case Bkrs	60%			2028	\$46,700	5	\$300	
	Wiring								
	Thermoplastic	20%			2039	* *	1		
	Thermoplastic	80%			2029	\$55,500	1		
	Motor Controllers								
	Locally Mounted	50%			2027	\$23,600	5	\$100	
	Locally Mounted	50%			2034	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$47,800	10	\$19,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : T-8 Lamps						
	Egress Lighting								
	Emergency, Battery	50%			2029	\$14,600	10	\$2,500	
	Exit, Service	50%			2029	\$2,900	1		
	Exterior Lighting								
	HID	20%			2024	\$16,400	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	* *	1	\$1,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Hallways And Outside						
			Explanation : CCTV Surveillance Cameras						

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset # : 2087

Electrical		Current Repair		Future Replacement		Maintenance		
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%

2029

\$67,400

1-3

\$3,900

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

Location : Hallways

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

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

Heating

Energy Source

Electricity

10%

2049

**

1

Natural Gas

90%

2049

**

1

Conversion Equipment

Furnace

90%

2034

**

1

\$9,300

Other Observation, Extent : Light, Area Affected : 90%

Location : 2 Units On Side Of The Building, 2 Units On The Roof

Explanation : 4 Gas Fired Package Units

Radiant Heater

10%

2029

\$36,000

2

\$1,000

Other Observation, Extent : Light, Area Affected : 10%

Location : Throughout

Explanation : 20 Units

Air Conditioning

Energy Source

Electricity

100%

2045

**

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2034

**

2

\$1,300

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : 2 Units On Side Of The Building, 2 Units On The Roof

Heat Rejection

Air Cooled Condenser

Unit

100%

2034

**

2

\$14,500

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$11,600

Exhaust Fans

Interior

20%

2034

**

2

\$100

Roof

80%

2034

**

2

\$500

Plumbing

H/C Water Piping

Brass/Copper

100%

2049

**

1

Water Heater

Gas Fired

100%

2027

\$12,400

2

\$300

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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$1,300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2049	* *	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Address : 221-35 56TH AVENUE
Borough : QUEENS **Agency's Number** : 6-27006
Program / Asset # : CUN0006.060 / 2103 **Yr Built/Renovated** : 1970 / 2006
Area Sq Ft : 33,746 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 25-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Mez
Block : 7490 **Lot** : 2 **BIN** : 4862627

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$180,300
Electrical		\$461,500
Mechanical	\$42,700	\$982,500
Total	\$42,700	\$1,624,300
Importance Code A	\$42,700	
Importance Code B		\$1,624,300
Total	\$42,700	\$1,624,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,200	\$44,300		\$11,100
Interior Architecture	\$88,100	\$8,500	\$4,800	\$40,900
Electrical	\$6,700	\$1,300	\$1,500	\$1,500
Mechanical	\$46,100	\$10,400	\$20,200	\$46,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$171,000	\$68,400	\$30,500	\$103,800
Importance Code A	\$26,500	\$46,100	\$1,800	\$13,000
Importance Code B	\$144,500	\$22,300	\$28,700	\$90,700
Importance Code C				
Total	\$171,000	\$68,400	\$30,500	\$103,800



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE 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	\$17,800	
	Masonry: Brick	75%			LIFE	**	5	\$26,700	
	Metal Panel	10%	Now	\$5,300	2049	**	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%			2049	**	5	\$6,700	
Windows									
	Aluminum	100%			2045	**	5	\$3,100	
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5	\$1,800	
	Masonry: Brick	35%			LIFE	**	5	\$1,800	
	Metal Rail	30%			2042	**	5-10	\$28,300	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,600	
Roof									
	Built-Up (BUR)	5%	Now	\$19,000	2039	**			
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%			2042	**	10	\$27,100	
	Modified Bitumen	20%			2034	**	10	\$5,400	
	Paver: Asphalt	20%			2038	**	10	\$8,100	
Soffits									
	Cast in Place Concrete	20%	2-4	\$1,900	LIFE	**	5	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Underside Stair									
	Metal Panel	80%			2049	**	5-10	\$8,700	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	\$60,200	2031	**	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%			LIFE	**	5	\$4,900	
Ceramic Tile	10%			2038	**	5	\$4,500	
Quarry Tile	25%			2042	**	5	\$17,000	
Vinyl Tile	45%			2029	\$180,300	3	\$7,600	
Vinyl Tile 9" X 9"	5%			2024	\$26,000	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	\$7,800	
Gypsum Board	55%			LIFE	**	5	\$25,600	
Masonry: Brick	10%			LIFE	**			
Plaster	10%			LIFE	**	5	\$2,300	
Ceilings								
AcousTileSusp.Lay-In	55%			2034	**	5	\$24,900	
AcousTileSusp.Lay-In	10%	4+	\$15,300	2046	**	5	\$2,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Game Room, Corridor Near Elevator								
Exposed Concrete	5%			LIFE	**	5	\$400	
Gypsum Board	10%			LIFE	**	5	\$5,700	
Plaster	20%	Now	\$12,400	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%			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

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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									
Service Equipment									
	Air Circuit Breaker	100%			2059	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Main Service Disconnect Switch Rated At 4000 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2059	**	5	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Main Distribution Switchboard									
Raceway									
	Conduit	98%			2029	\$32,000	1		
	Conduit	2%			2059	**	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$2,300	5	\$100	
	Molded Case Bkrs	80%			2028	\$18,700	5	\$700	
	Molded Case Bkrs	10%			2045	**	5	\$100	
Wiring									
	Braided Cloth	20%	2-4	\$5,800	2054	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	60%			2029	\$17,400	1		
	Thermoplastic	20%			2049	**	1		
Motor Controllers									
	Locally Mounted	30%			2027	\$18,900	5	\$100	
	Motor Control Center	70%			2027	\$10,900	5	\$600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$500	
Stand-by Power									
Transfer Switches									
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
Interior Lighting									
	Fluorescent	90%			2029	\$317,000	10	\$27,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	10%			2029	\$35,200	10	\$3,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lobby									
Explanation : Compact Fluorescent Light Fixtures									

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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

Egress Lighting

Emergency, Service	50%			2034	* *	1		
Exit, Service	10%			2029	\$500	1		
Exit, Service	40%			2034	* *	1		

Exterior Lighting

HID	20%			2029	\$26,600	10		
No Component	80%							

Alarm

Security System

No Component	70%							
Generic	30%			2029	\$31,900	1	\$3,800	

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

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2029	\$109,300	1-3	\$6,200	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : Smoke Detectors Alarm Bells, Strobe Lights And Manual Pull Stations*

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

Heating

Energy Source

HTHW/HW	100%			2039	* *	1		
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*Other Observation, Extent : Light, Area Affected : 10%**Location : Throughout**Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

Conversion Equipment

Heat Exchanger, Plate & Frame	90%	0-2	\$42,700	2044	* *	1	\$13,500	
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*Corroded, Extent : Moderate, Area Affected : 10%**Location : Mechanical Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Obsolete Units*

Steam Boiler	10%			2046	* *	1	\$3,300	
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*Other Observation, Extent : Light, Area Affected : 10%**Location : Basement**Explanation : 1 Unit*

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%	0-2	\$27,900	2039	**	4	\$1,700	
		Corroded, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Terminal Devices								
	Air Handler	80%			2029	\$370,700	1	\$16,700	
	Convactor/Radiator	20%			2034	**	1	\$2,200	
Air Conditioning									
	Energy Source								
	Steam/HW System	100%			2039	**	1		
	Conversion Equipment								
	Absorption Chiller/Steam/HW	100%			2032	**	1	\$36,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : One Unit - Refrigerant Is R22							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	Now	\$2,000	2039	**	4	\$1,700	
		Corroded, Extent : Moderate, Area Affected : 15% Location : Roof							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	\$369,500	1	\$20,900	
	Heat Rejection								
	Water Cooling Tower	100%	Now	\$6,300	2027	\$125,000	2	\$27,200	
		Corroded, Extent : Severe, Area Affected : 10% Location : Supporting Beams, Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,800	
	Exhaust Fans								
	Interior	100%			2029	\$117,200	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$20,100	2	\$500	
	HW Heat Exchanger								
	HTHW/HW	100%			2049	**			
		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		

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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
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2024	\$9,500	4	\$1,300	
	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									
	Standpipe								
	Generic	100%			2039		* *	1-5	\$17,600
	Sprinkler								
	No Component	60%							
	Generic	40%			2039		* *	1-2	\$3,800
	Chemical System								
	No Component	98%							
	Generic	2%			2024	\$500	1-3	\$100	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Address : 222-25 56TH AVENUE
Borough : QUEENS **Agency's Number** : 30-27030
Program / Asset # : CUN0006.300 / 1570 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 148,066 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 7490 **Lot** : 2 **BIN** : 4439431

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$859,600	\$1,490,700
Interior Architecture	\$998,100	\$189,900
Electrical	\$174,900	\$1,952,200
Mechanical	\$291,300	\$3,305,600
Total	\$2,323,900	\$6,938,400
Importance Code A	\$859,600	\$1,490,700
Importance Code B	\$1,464,300	\$5,409,500
Importance Code C		\$38,200
Total	\$2,323,900	\$6,938,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,500			\$23,100
Interior Architecture		\$28,100	\$5,900	
Electrical	\$4,600	\$7,100	\$5,700	\$6,600
Mechanical	\$53,800	\$27,500	\$52,600	\$53,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,800	\$66,700	\$68,200	\$86,700
Importance Code A	\$33,300	\$7,300	\$7,300	\$30,800
Importance Code B	\$41,500	\$59,400	\$60,900	\$55,900
Importance Code C				
Total	\$74,800	\$66,700	\$68,200	\$86,700



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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	\$52,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$6,500	
	Masonry: Brick	30%	Now	\$196,200	LIFE	**	5	\$62,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Penthouse							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Penthouse							
	Pre-Cast Concrete	55%	Now	\$197,000	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%			2049	**	5	\$39,000	
Windows									
	Aluminum	95%	Now	\$311,500	2037	**	5	\$17,800	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%			2038	**	10	\$11,700	
Parapets									
	Cast in Place Concrete	5%	Now	\$12,500	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	\$4,700	
	Metal Panel	10%			2049	**	5	\$7,300	
	Metal Rail	30%			2042	**	5-10	\$102,200	
	Pre-Cast Concrete	30%			LIFE	**	5	\$35,600	
Roof									
	Cast in Place Concrete	20%			LIFE	**			
	Modified Bitumen	75%	Now	\$92,900	2029	\$929,000			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Southeast Corner							
	Skylight, Metal/Glass	5%			2039	**	10	\$14,600	
Soffits									
	Stucco Cement	100%			2042	**	5		
Interior									
Floors									
	Carpet	10%			2028	\$315,000	3	\$35,500	
	Cast in Place Concrete	15%			LIFE	**	5	\$77,700	
	Ceramic Tile	5%			2038	**	5	\$11,800	
	Terrazzo	15%			LIFE	**	5	\$27,700	
	Vinyl Tile	55%			2034	**	3	\$48,800	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Concrete Masonry Unit	35%			LIFE	* *	5	\$32,400	
	Masonry: Brick	10%			LIFE	* *			
	Plaster	55%			LIFE	* *	5	\$38,200	
Ceilings									
	AcousTileConcealSpLn	50%	Now	\$998,100	2049	* *	5	\$74,000	
	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 Concrete	40%			LIFE	* *	5	\$14,800	
	Gypsum Board	10%			LIFE	* *	5	\$29,600	
Site Pavements									
	On-Site Walkways								
	Pavers/Stone	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								
	Air Circuit Breaker	100%			2059	* *	5	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4000 Amperes.								
Transformers									
	Dry Type	100%			2027	\$16,500	5	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 150 Kilovolt-ampere, 480v-208/120 Volts								
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2059	* *	5	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Newly Installled Main Distribution Swithboard With 3 - Vertical Sections								
Raceway									
	Conduit	98%			2029	\$252,800	1		
	Conduit	2%			2059	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Newly Installed Raceway								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	15%			2028	\$35,100	5	\$500	
	Molded Case Bkrs	20%			2037	* *	5	\$800	
	Molded Case Bkrs	65%			2028	\$151,900	5	\$2,500	
Wiring									
	Thermoplastic	98%			2029	\$354,900	1		
	Thermoplastic	2%			2059	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Thermoplastic Wires									
Motor Controllers									
	Locally Mounted	10%			2027	\$12,000	5	\$100	
	Motor Control Center	70%			2027	\$527,000	5	\$2,800	
	Motor Control Center	20%			2046	* *	5	\$800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,200	
Stand-by Power									
Transfer Switches									
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
Interior Lighting									
	Fluorescent	95%			2029	\$323,400	10	\$129,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	LED	5%			2037	* *			
Egress Lighting									
	Emergency, Service	50%			2029	\$38,000	1		
	Exit, Service	50%			2029	\$20,800	1		
Exterior Lighting									
	HID	30%			2024	\$174,900	10	\$100	
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2029	\$140,100	1	\$16,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Outside									
Explanation : CCTV Surveillance Camera									

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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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$27,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors*

Mechanical		Current Repair			Future Replacement		Maintenance		
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 : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

Now

\$20,800

2032

* *

1

\$65,900

*Corroded, Extent : Severe, Area Affected : 10%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$122,300

2039

* *

4

\$7,300

*Corroded, Extent : Severe, Area Affected : 20%**Location : Basement Level And Risers**Insul. Deteriorating, Extent : Moderate, Area Affected : 15%**Location : Basement Level And Risers*

Terminal Devices

Air Handler

50%

2029

\$1,016,400

1

\$45,800

Convactor/Radiator

25%

2027

\$193,500

1

\$12,000

Fan Coil Unit/Heat

25%

2029

\$541,300

1

\$12,000

Air Conditioning

Energy Source

District Chilled Water

70%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 70%**Location : Throughout**Explanation : Chiller Water From Medical Arts Building*

Electricity

30%

2037

* *

1

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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	30%			2029	\$368,100	1	\$20,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Basement, Chiller							
	No Component	70%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2039	* *	4	\$7,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Chilled Water Also Comes From Medical Arts Building							
		Explanation : Reciprocating Comp. Chillers Used For Back Up Only							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2029	\$389,100	1	\$73,300	
	Fan Coil - 4 Pipe	20%			2029	\$203,100	1	\$9,600	
Heat Rejection									
	Water Cooling Tower	30%			2027	\$49,400	2	\$44,700	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$82,600	
Exhaust Fans									
	Interior	85%			2029	\$437,200	2	\$3,900	
	Roof	15%			2037	* *	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
Water Heater									
	Electric	100%			2024	\$127,400	4	\$900	
HW Heat Exchanger									
	HTHW/HW	100%			2039	* *			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2024	\$41,600	4	\$5,900	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor, Roof							
		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.

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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2039	* *	1-5	\$77,400	
	Sprinkler							
	No Component	95%						
	Generic	5%		2029	\$70,800	1-2	\$2,100	

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Address : 221-05 56TH AVENUE
Borough : QUEENS **Agency's Number** : 5-27005
Program / Asset # : CUN0006.050 / 2102 **Yr Built/Renovated** : 1967 / 2006
Area Sq Ft : 57,776 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 21-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Pen
Block : 7490 **Lot** : 2 **BIN** : 4439435

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$648,600	\$93,900
Interior Architecture	\$131,000	
Electrical	\$90,600	\$735,800
Mechanical		\$2,535,400
Total	\$870,200	\$3,365,100
Importance Code A	\$648,600	\$93,900
Importance Code B	\$221,600	\$3,271,200
Total	\$870,200	\$3,365,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,100	\$3,400		\$25,000
Interior Architecture	\$33,900	\$38,900	\$13,400	\$7,600
Electrical	\$3,400	\$3,900	\$4,200	\$4,700
Mechanical	\$14,900	\$20,800	\$15,100	\$56,100
Site Pavements	\$22,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$122,300	\$70,900	\$36,600	\$97,400
Importance Code A	\$46,900	\$6,200	\$2,900	\$28,000
Importance Code B	\$53,200	\$64,700	\$26,100	\$69,400
Importance Code C	\$22,200		\$7,700	
Total	\$122,300	\$70,900	\$36,600	\$97,400



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 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	\$145,500	LIFE	**	5	\$23,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Base Of Building							
	Metal Coiling Doors	2%			2042	**	5	\$3,600	
	Pre-Cast Concrete	50%	2-4	\$199,200	LIFE	**	5	\$93,900	
		Jnt 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%			2049	**	5	\$17,300	
Windows									
	Aluminum	50%	4+	\$15,300	2037	**	5	\$1,700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Aluminum	45%			2037	**	5	\$3,100	
	Metal Louvers	5%			2038	**	10	\$2,200	
Parapets									
	Masonry: Brick	10%			LIFE	**	5		
	Metal Rail	80%			2042	**	5-10		
	Pre-Cast Concrete	10%			LIFE	**	5		
Roof									
	Modified Bitumen	20%			2034	**	10	\$16,300	
	Panel/Paver: Cer/Brk	10%	Now	\$28,800	2049	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Terrace Over Mechanical Room							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Terrace							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room Below Terrace							
	Single Ply Membrane	20%	Now	\$268,800	2039	**			
		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%			2034	**	10	\$35,000	
	Skylight, Plastic	7%			2042	**	1		

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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									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Various									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$16,700	
	Ceramic Tile	15%			2038	**	5	\$11,500	
	Terrazzo	10%			LIFE	**	5	\$6,000	
	Vinyl Tile	25%			2034	**	3	\$7,200	
	Vinyl Tile	5%	Now	\$33,900	2039	**	3	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Locker Room Area In Basement									
Loose Units, Extent : Moderate, Area Affected : 20%									
Location : Locker Room Area In Basement									
	Wood	35%			2057	**	5	\$50,200	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Pool Wall									
	Ceramic Tile	15%			2038	**	5	\$15,300	
	Concrete Masonry Unit	30%			LIFE	**	5	\$12,200	
	Masonry: Brick	10%			LIFE	**			
	Plaster	15%			LIFE	**	5	\$4,600	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	15%			2034	**	5	\$14,300	
	AcousTileConcealSpLn	10%	Now	\$64,500	2049	**	5	\$4,800	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%									
Location : Gymnasium, Lobby									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Gymnasium, Lobby									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Lobby									
	AcousTileSusp.Lay-In	30%			2042	**	5	\$22,900	
	Exposed Concrete	5%			LIFE	**	5	\$600	
	Exposed Struc: Steel	15%			LIFE	**			
	Metal Panel	5%	Now	\$66,500	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	\$9,600	
Site Enclosure									

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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 Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2029				
	Retaining Walls								
	Cast in Place Concrete	100%			2064	* *			
Site Pavements									
	On-Site Walkways								
	Asphalt	80%	4+	\$5,500	2038	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Rear Of Building							
	Cast in Place Concrete	20%			2042	* *			
	Parking/Driveway								
	Asphalt	100%	4+	\$16,600	2038	* *			
		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
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2059	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Main Service Disconnect Switch Rated At 4000 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2059	* *	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Main Distribution Board With 2 Vertical Sections							
	Raceway								
	Conduit	90%			2029	\$116,200	1		
	Conduit	10%			2039	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2028	\$10,900	5	\$100	
	Molded Case Bkrs	50%			2028	\$54,500	5	\$800	
	Molded Case Bkrs	40%			2037	* *	5	\$600	
	Wiring								
	Braided Cloth	50%	2-4	\$90,600	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2029	\$54,400	1		
	Thermoplastic	20%			2039	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Electrical		Current Repair		Future Replacement		Maintenance			
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%			2027	\$4,700	5		
	Locally Mounted	20%			2034	* *	5	\$100	
	Motor Control Center	20%			2027	\$61,000	5	\$300	
	Motor Control Center	50%			2034	* *	5	\$800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2034	* *	1	\$17,800	
Lighting									
Interior Lighting									
	Fluorescent	90%			2029	\$119,600	10	\$47,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	HID	10%			2029	\$9,700	10	\$200	
Egress Lighting									
	Emergency, Battery	50%			2029	\$40,600	10	\$7,000	
	Exit, Service	50%			2029	\$8,100	1		
Exterior Lighting									
	HID	10%			2029	\$22,700	10		
	No Component	90%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2029	\$54,700	1	\$6,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2029	\$187,100	1-3	\$10,700	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2039	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Buried Tanks								
	Explanation : Oil No.2 - Two Tanks 30,000 Gallons Each								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2034	**	1	\$28,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 3 Boilers. Providing High Temp. Water To Most Of The Buildings On Campus						
Distribution									
	Hot Wtr Piping/Pump	100%			2045	**	4	\$4,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : Distributes High Temp. Water To Most Buildings On Campus						
Terminal Devices									
	Air Handler	40%			2029	\$317,300	1	\$14,300	
	Convactor/Radiator	30%			2042	**	1	\$5,600	
	Fan Coil Unit/Heat	30%			2034	**	1	\$5,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Reciprocating	40%			2034	**	1	\$10,700	
	Compr/Chiller								
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Side Yard						
			Other Observation, Extent : Light, Area Affected : 50%						
			Location : Side Yard						
			Explanation : One Unit						
	No Component	60%							
Distribution									
	CW & CHW Wtr	40%			2049	**	4	\$1,700	
	Pipe/Pump								
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2029	\$101,200	1	\$14,300	
	No Component	60%							
Heat Rejection									
	Dry Cooler	40%			2034	**	2	\$16,100	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,200	
Exhaust Fans									
	Interior	100%			2029	\$200,700	2	\$1,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2039	**	1		
	Galvanized Steel	50%			2034	**	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 KENNEDY HALL GYMNASIUM
Asset # : 2102

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2024	\$34,400	2	\$800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 2 Tanks Of 400 Gallons Each						
	HW Heat Exchanger								
	HTHW/HW	100%			2049	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	* *	4	\$1,800	
	Pool Filter/Treatment								
	Diatomaceous Earth	100%			2030	\$1,916,200	4	\$21,500	
	Sewage Ejector(s)								
	Electric	100%			2029	\$16,200	4	\$3,500	
	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									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$30,200	
	Sprinkler								
	No Component	40%							
	Generic	60%			2039	* *	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.*

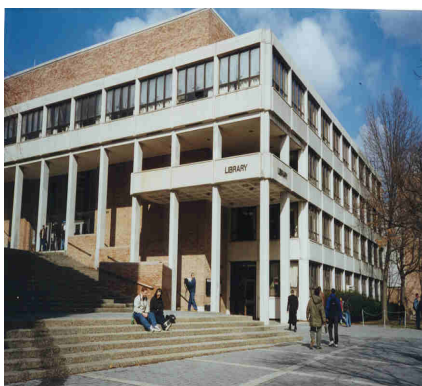
Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Address : 222-05 56TH AVENUE
Borough : QUEENS **Agency's Number** : 3-27003
Program / Asset # : CUN0006.030 / 2100 **Yr Built/Renovated** : 1967 / 2006
Area Sq Ft : 107,884 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7490 **Lot** : 2 **BIN** : 4444187

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$370,800	\$1,289,300
Interior Architecture	\$599,200	
Electrical	\$168,300	\$1,402,600
Mechanical	\$538,400	\$2,426,600
Total	\$1,676,700	\$5,118,500
Importance Code A	\$370,800	\$1,441,000
Importance Code B	\$1,305,900	\$3,677,500
Total	\$1,676,700	\$5,118,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,000	\$9,100		\$1,400
Interior Architecture	\$25,900	\$60,300	\$3,900	\$2,000
Electrical	\$12,900	\$4,400	\$4,400	\$4,800
Mechanical	\$63,800	\$28,700	\$55,400	\$41,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$144,400	\$112,300	\$73,600	\$59,100
Importance Code A	\$37,300	\$14,400	\$5,300	\$7,000
Importance Code B	\$83,200	\$97,900	\$68,300	\$52,100
Importance Code C	\$23,900			
Total	\$144,400	\$112,300	\$73,600	\$59,100



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

Architecture		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	\$39,300	LIFE	**	5	\$2,900	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Cooling Tower Area							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Cooling Tower Area								
	Masonry: Brick	25%	Now	\$72,000	LIFE	**	5	\$22,900	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Foundation								
	Pre-Cast Concrete	70%			LIFE	**	5	\$208,300	
	Windows								
Aluminum	95%	4+	\$152,200	2045	**	5	\$8,700		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Metal Louvers	5%			2038	**	10	\$5,700		
Parapets									
Concrete Masonry Unit	5%	Now	\$3,800	LIFE	**	5	\$800		
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Cooling Tower Area								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Cooling Tower Area								
Metal Panel	5%			2049	**	5	\$2,700		
Metal Rail	70%			2042	**	5-10	\$176,700		
Pre-Cast Concrete	20%	Now	\$20,900	LIFE	**	5	\$17,600		
Jnt 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%			2029	\$944,900	10	\$66,800		
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Main Roof								
Paver: Asphalt	10%	Now	\$7,300	2038	**				
	Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Room B-16									
Skylight, Plastic	5%			2042	**	1			
Soffits									
Pre-Cast Concrete	30%			LIFE	**	5	\$10,200		
Stucco Cement	70%			2042	**	5	\$18,200		
Interior									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	50%			2025	\$1,048,500	3	\$118,200	
	Ceramic Tile	5%			2038	* *	5	\$7,900	
	Terrazzo	5%			LIFE	* *	5	\$6,200	
	Vinyl Tile	30%			2034	* *	3	\$17,700	
	Vinyl Tile 9" X 9"	10%			2024	\$181,000	3	\$7,900	
Interior Walls									
	Glass: Single Pane	5%			LIFE	* *	5	\$10,700	
	Gypsum Board	15%			LIFE	* *	5	\$25,700	
	Masonry: Brick	25%			LIFE	* *			
	Metal Panel	20%			LIFE	* *			
	Plaster	5%	Now	\$23,900	LIFE	* *	5	\$4,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Room B-5, B-16								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Room B-5, B-16								
	Plaster	30%			LIFE	* *	5	\$25,700	
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$315,800	2049	* *	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%			2042	* *	5	\$30,000	
	Exposed Concrete	40%			LIFE	* *	5	\$9,400	
	Gypsum Board	10%			LIFE	* *	5	\$18,700	
	Plaster	5%	Now	\$102,500	LIFE	* *	5	\$4,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Room B-5								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Room B-5								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	90%			2042	* *			
	Pavers/Stone	10%			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
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
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2059	* *	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4000 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2059	* *	5	\$2,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Main Distribution Switchboard With 2 - Vertical Sections									
Raceway									
	Conduit	98%			2029	\$84,800	1		
	Conduit	2%			2059	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Raceway									
Panelboards									
	Fused Disc Sw	8%			2028	\$4,400	5	\$200	
	Molded Case Bkrs	92%			2028	\$50,200	5	\$2,600	
Wiring									
	Braided Cloth	48%	2-4	\$40,800	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2029	\$42,500	1		
	Thermoplastic	2%			2059	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Thermoplastic Wires									
Motor Controllers									
	Locally Mounted	10%			2027	\$20,500	5	\$100	
	Motor Control Center	50%			2027	\$25,200	5	\$1,500	
	Under Construction	40%							
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,900	LIFE	* *	5	\$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$1,126,100	10	\$98,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T-8 Lamps					
	Egress Lighting								
	Emergency, Service	50%			2029	\$27,700	1		
	Exit, Service	50%			2029	\$8,000	1		
	Exterior Lighting								
	HID	30%			2024	\$127,400	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$12,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways And Outside					
				Explanation : CCTV Surveillance Camera					
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$19,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways					
				Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, 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%			2039	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium					
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	100%			2025	\$151,700	1	\$53,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Equipment Room					
				Explanation : 3 Units					
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$16,400	2037	* *	4	\$5,300	
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : The Valves In Mechanical Equipment Room And Various Other Areas					

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%			2029	\$1,185,000	1	\$53,400	
Convactor/Radiator	20%			2034	**	1	\$7,000	
Air Conditioning								
Energy Source								
Electricity	10%			2037	**	1		
Steam/HW System	90%			2039	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	70%			2032	**	1	\$81,700	
	Other Observation, Extent : Light, Area Affected : 70%							
	Location : Basement							
	Explanation : One Unit With Refrigerant Water In Lithium Bromide Cycle							
Split Unit	15%			2034	**			
	R-22 Refrigerant, Extent : Light, Area Affected : 15%							
	Location : 6 Units On 1st Floor							
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2039	**	4	\$3,700	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	55%			2029	\$552,300	1	\$36,700	
Fan Coil - 2 Pipe	15%			2034	**	1	\$5,200	
Fan Coil - 4 Pipe	15%			2024	\$314,500	1	\$5,200	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2029	\$27,100	2	\$11,300	
Water Cooling Tower	70%			2027	\$237,800	2	\$76,000	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,200	
Exhaust Fans								
Interior	80%			2029	\$299,800	2	\$2,600	
Wall Unit	20%			2029	\$7,500	2	\$700	
Plumbing								
H/C Water Piping Brass/Copper	100%	0-2	\$39,300	2039	**	1		
	Corroded, Extent : Severe, Area Affected : 10%							
	Location : Basement							
Water Heater								
Electric	100%			2024	\$92,800	4	\$600	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	HTHW/HW	100%	0-2	\$91,900	2049	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Obsolete Equipment							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$30,300	4	\$6,400	
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$54,400	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$6,000	

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Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Address : 222-01 56TH AVENUE
Borough : QUEENS **Agency's Number** : 12-27012
Program / Asset # : CUN0006.120 / 2086 **Yr Built/Renovated** : 1978 / 2003
Area Sq Ft : 141,324 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 22-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 7490 **Lot** : 2 **BIN** : 4439438

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$756,400	\$148,300
Interior Architecture	\$645,700	\$141,800
Electrical	\$457,800	\$1,793,200
Mechanical	\$521,500	\$4,089,800
Total	\$2,381,300	\$6,173,100
Importance Code A	\$756,400	\$347,000
Importance Code B	\$1,624,900	\$5,826,100
Total	\$2,381,300	\$6,173,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,900			\$9,400
Interior Architecture	\$31,200	\$25,300	\$5,300	\$21,300
Electrical	\$4,800	\$5,300	\$5,700	\$5,800
Mechanical	\$70,600	\$44,600	\$83,600	\$105,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$125,300	\$85,100	\$104,500	\$151,800
Importance Code A	\$15,900	\$7,000	\$7,000	\$16,700
Importance Code B	\$78,200	\$78,100	\$97,500	\$135,200
Importance Code C	\$31,200			
Total	\$125,300	\$85,100	\$104,500	\$151,800



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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$10,000	
	Masonry: Brick	93%	Now	\$146,300	LIFE	**	5	\$93,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : South Facade, Stair Door To Penthouse							
		Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
	Window Wall	5%			2049	**	5	\$18,800	
Windows									
	Aluminum	95%	Now	\$227,300	2037	**	5	\$13,000	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%			2038	**	10	\$8,600	
Parapets									
	Concrete Masonry Unit	15%			LIFE	**	5	\$2,700	
	Masonry: Brick	80%	Now	\$382,800	LIFE	**	5	\$12,700	1
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%							
		Location : Parapet Wall							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Corners							
	Pre-Cast Concrete	5%	Now	\$8,900	LIFE	**	5	\$5,000	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
Roof									
	Sloped Glazing	5%			LIFE	**	5	\$55,300	
	Under Construction	95%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Rooms 431, 432, 434, 443, 462 And Corridor							
		Explanation : Roof Leaks In 4th Floor Rooms; Modified Roof Being Installed							
Interior									
Floors									
	Carpet	10%			2025	\$283,500	3	\$32,000	
	Cast in Place Concrete	15%			LIFE	**	5	\$69,900	
	Ceramic Tile	5%			2038	**	5	\$10,700	
	Panel/Paver: Cer/Brk	15%			2045	**	5	\$71,900	
	Vinyl Tile	55%			2034	**	3	\$43,900	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
Interior Walls									
	Concrete Masonry Unit	55%			LIFE	**	5	\$33,800	
	Gypsum Board	25%			LIFE	**	5	\$23,100	
	Masonry: Brick	5%	Now	\$31,200	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	\$6,900	
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$449,200	2049	**	5	\$33,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Corridors									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Corridors									
	AcousTileSusp.Lay-In	20%			2034	**	5	\$42,600	
	Exposed Concrete	55%	Now	\$196,500	LIFE	**	5	\$18,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Rooms 434, 443 And Various Others									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Rooms 434, 443, 444 And Various Others									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Rooms 434, 443, 444 And Various Others									

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts								
Service Equipment								
Fused Disc Sw		100%			2039	* *	5	\$600
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 2- 2000 Amperes And 1- 1200 Amperes								
Transformers								
Dry Type		100%			2034	* *	5	\$500
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 750 Kilovolt-ampere 480v-208/120v								

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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									
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2039	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 5 - Vertical Sections							
	Under Construction	50%							
Raceway									
	Conduit	10%			2039	* *	1		
	Conduit	90%			2029	\$232,200	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$23,400	5	\$300	
	Fused Disc Sw	5%			2037	* *	5	\$200	
	Molded Case Bkrs	85%			2028	\$198,700	5	\$3,200	
Wiring									
	Thermoplastic	90%			2029	\$325,900	1		
	Thermoplastic	10%			2039	* *	1		
Motor Controllers									
	Locally Mounted	20%			2027	\$24,000	5	\$200	
	Motor Control Center	60%			2027	\$451,700	5	\$2,300	
	Motor Control Center	20%			2034	* *	5	\$800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,100	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	99%			2029	\$321,700	10	\$128,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	HID	1%			2029	\$2,400	10		
Egress Lighting									
	Emergency, Service	50%			2034	* *	1		
	Exit, Service	50%			2034	* *	1		
Exterior Lighting									
	HID	20%			2029	\$111,300	10	\$100	
	No Component	80%							
Alarm									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Electrical		Current Repair			Future Replacement		Maintenance		
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

\$15,800

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

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$457,800

1-3

\$26,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station, Alarm Bells And Smoke Detectors*

Mechanical		Current Repair			Future Replacement		Maintenance		
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 : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2025

\$198,700

1

\$69,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

Now

\$10,800

2037

* *

4

\$7,000

*Corroded, Extent : Moderate, Area Affected : 10%**Location : At The Heat Exchanger Valves And Various Other Areas*

Terminal Devices

Air Handler

60%

2029

\$1,164,200

1

\$52,400

Convactor/Radiator

30%

2034

* *

1

\$13,700

Fan Coil Unit/Heat

10%

2029

\$206,700

1

\$4,600

Air Conditioning

Energy Source

Electricity

10%

2037

* *

1

Steam/HW System

90%

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
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	90%			2032	**	1	\$137,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two Units. Water Is The Refrigerant In Cycle With Lithium Bromide							
	Reciprocating Compr/Chiller	10%			2024	\$117,100	1	\$6,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Basement, Chiller							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$7,000	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$1,547,600	1	\$87,400	
Heat Rejection									
	Air Cooled Condenser Unit	10%			2024	\$27,800	2	\$9,800	
	Water Cooling Tower	90%	Now	\$282,800	2030	\$471,300	2	\$102,400	
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Baffles Completely Rotted							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$78,800	
Exhaust Fans									
	Interior	95%			2029	\$466,400	2	\$4,100	
	Roof	5%			2024	\$11,500	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2039	**	1		
	Galvanized Steel	20%	0-2	\$12,100	2034	**	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Water Heater									
	Electric	100%			2024	\$121,600	4	\$800	
HW Heat Exchanger									
	HTHW/HW	100%			2049	**			
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2029	\$21,000	4	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 1 Unit							

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 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									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		**		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : One Unit From Sub-basement To 4th Floor, One Unit From Basement To 4th Floor					
				Explanation : Two Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2039		**	1-5	\$73,900
	Sprinkler								
	No Component	95%							
	Generic	5%			2039		**	1-2	\$2,000
	Fire Pump								
	Generic	100%			2032		**	1	\$26,400

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Address : 221-15 56TH AVENUE
Borough : QUEENS **Agency's Number** : 1-27001
Program / Asset # : CUN0006.010 / 2099 **Yr Built/Renovated** : 1910 / 2006
Area Sq Ft : 23,520 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 7490 **Lot** : 2 **BIN** : 4439433

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$75,900	
Interior Architecture		\$36,700
Electrical		\$134,500
Total	\$75,900	\$171,300
Importance Code A	\$75,900	
Importance Code B		\$171,300
Total	\$75,900	\$171,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,300		\$27,300
Interior Architecture		\$20,300	\$2,500	
Electrical	\$2,300	\$2,900	\$2,300	\$11,100
Mechanical	\$9,600	\$10,500	\$9,300	\$27,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,900	\$41,900	\$18,000	\$70,000
Importance Code A	\$2,300	\$6,700	\$2,300	\$29,700
Importance Code B	\$13,600	\$35,200	\$14,100	\$40,300
Importance Code C			\$1,600	
Total	\$15,900	\$41,900	\$18,000	\$70,000



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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
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	80%			LIFE	**	5	\$32,800	
	Wood	20%			2034	**	5	\$54,700	
Windows									
	Aluminum	80%			2045	**	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%			2037	**	5	\$8,700	
Roof									
	Slate	100%	4+	\$75,900	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%			2028	\$46,800	3	\$5,300	
	Cast in Place Concrete	10%			LIFE	**	5	\$7,700	
	Ceramic Tile	5%			2038	**	5	\$1,800	
	Quarry Tile	15%			2042	**	5	\$7,900	
	Slate	10%			LIFE	**	5	\$3,700	
	Vinyl Tile	10%			2034	**	3	\$1,300	
	Wood	40%			2057	**	5	\$26,400	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$3,200	
	Gypsum Board	80%			LIFE	**	5	\$30,300	
	Masonry: Brick	10%			LIFE	**			
	Wood	5%			LIFE	**	5	\$12,600	
Ceilings									
	AcousTileSusp.Lay-In	5%			2042	**	5	\$1,800	
	Exposed Struc: Wood	15%			LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Exhibit Area								
	Gypsum Board	80%			LIFE	**	5	\$36,700	
Site Enclosure									
Free Standing Walls									
	Masonry: Fieldstone	100%			2049	**			
Site Pavements									
On-Site Walkways									
	Asphalt	65%			2038	**			
	Cast in Place Concrete	5%			2042	**			
	Pavers/Stone	30%			2038	**			

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Estimates are rounded to the nearest hundred dollars.

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE 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%			2029	\$2,500	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes									
	Fused Disc Sw	50%			2049	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 400 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$101,900	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2- Vertical Sections									
Raceway									
	Conduit	80%			2049	**	1		
	Conduit	20%			2029	\$11,000	1		
Panelboards									
	Fused Disc Sw	10%			2045	**	5	\$100	
	Molded Case Bkrs	80%			2045	**	5	\$500	
	Molded Case Bkrs	10%			2028	\$7,800	5	\$100	
Wiring									
	Thermoplastic	80%			2049	**	1		
	Thermoplastic	20%			2029	\$13,900	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$7,200	
Lighting									
Interior Lighting									
	Fluorescent	40%			2034	**	10	\$8,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Offices									
Explanation : T-8 Lamps									
	Incandescent	55%			2034	**	2	\$300	
	LED	5%			2037	**			
Egress Lighting									
	Emergency, Service	50%			2034	**	1		
	Exit, LED	30%			2057	**	1		
	Exit, Service	20%			2034	**	1		
Exterior Lighting									
	HID	20%			2029	\$18,500	10		
	No Component	80%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

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

Alarm

Security System

No Component

Generic

70%

30%

2034

* *

1

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Gallery And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

Generic, Digital

100%

2034

* *

1-3

\$14,500

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried Tank**Explanation : No.2 Oil - 2,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$23,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

50%

2045

* *

4

\$900

Central Plant Steam

50%

2049

* *

4

\$900

Piping/Pmp

Terminal Devices

Air Handler

50%

2034

* *

1

\$7,300

Convactor/Radiator

50%

2042

* *

1

\$3,800

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Reciprocating

100%

2034

* *

1

\$10,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement, Chiller*

Distribution

CW & CHW Wtr

100%

2049

* *

4

\$1,700

Pipe/Pump

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			2034	**	1	\$14,500	
	Heat Rejection								
	Dry Cooler	100%			2034	**	2	\$16,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,100	
	Exhaust Fans								
	Interior	100%			2034	**	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
	Water Heater								
	Electric	50%			2024	\$10,100	4	\$100	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
	Gas Fired	50%			2024	\$7,000	2	\$200	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2021	\$800	4	\$700	
	Backflow Preventer								
	Generic	100%			2034	**	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%			2049	**	1-2	\$6,600	
	Fire Pump								
	Generic	100%			2038	**	1	\$4,400	
	Chemical System								
	No Component	98%							
	Generic	2%			2027	\$500	1-3	\$100	

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Address : 222-15 56TH AVENUE
Borough : QUEENS **Agency's Number** : 4-27004
Program / Asset # : CUN0006.040 / 2101 **Yr Built/Renovated** : 1967 /
Area Sq Ft : 171,204 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7490 **Lot** : 2 **BIN** : 4439434

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$387,600	\$215,700
Interior Architecture	\$1,047,100	\$99,800
Electrical	\$235,700	\$1,924,100
Mechanical	\$529,400	\$4,240,000
Site Pavements	\$71,000	
Total	\$2,270,800	\$6,479,700
Importance Code A	\$628,300	\$215,700
Importance Code B	\$1,571,600	\$6,264,000
Importance Code C	\$71,000	
Total	\$2,270,800	\$6,479,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$5,300
Interior Architecture		\$16,300	\$7,300	\$9,100
Electrical	\$4,800	\$7,400	\$7,000	\$7,500
Mechanical	\$28,200	\$31,100	\$49,100	\$70,500
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$37,900	\$59,700	\$68,300	\$97,300
Importance Code A		\$8,500	\$8,500	\$14,200
Importance Code B	\$37,900	\$51,300	\$59,800	\$83,100
Importance Code C				
Total	\$37,900	\$59,700	\$68,300	\$97,300



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

CITY UNIVERSITY OF NEW YORK - 042
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%			2034	**	10	\$5,300	
	Masonry: Brick	48%			LIFE	**	5	\$41,000	
	Pre-Cast Concrete	50%	4+	\$73,600	LIFE	**	5	\$138,800	
	Caulking Deteriorated, Extent : Light, Area Affected : 10%								
	Location : Exterior Various Areas								
Windows									
	Aluminum	95%	4+	\$314,000	2045	**	5	\$35,900	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Metal Louvers	5%			2038	**	10	\$23,600	
Parapets									
	Under Construction	100%							
Roof									
	Under Construction	100%							
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$63,500	
	Ceramic Tile	5%			2038	**	5	\$14,500	
	Terrazzo	15%			LIFE	**	5	\$34,000	
	Vinyl Tile	25%	Now	\$643,500	2039	**	3	\$27,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Corridors								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Corridors								
	Vinyl Tile	45%			2034	**	3	\$49,000	
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$12,600	
	Masonry: Brick	10%			LIFE	**			
	Metal Panel	15%			LIFE	**			
	Plaster	35%			LIFE	**	5	\$22,100	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$367,300	2049	**	5	\$27,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : First Floor Corridor And Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
	AcousTileSusp.Lay-In	25%			2042	**	5	\$72,600	
	Exposed Concrete	50%			LIFE	**	5	\$22,700	
	Exposed Struc: Steel	10%			LIFE	**			
Site Pavements									

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
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%

2042

* *

Pavers/Stone

90%

2038

* *

Parking/Driveway

Asphalt

100%

2-4

\$71,000

2032

* *

*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%

2059

* *

5

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4000 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100%

2059

* *

5

\$4,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Newly Installed Main Distribution Switchboard With 3 - Vertical Sections*

Raceway

Conduit

98%

2029

\$295,300

1

Conduit

2%

2059

* *

1

Panelboards

Fused Disc Sw

15%

2028

\$39,700

5

\$600

Molded Case Bkrs

85%

2028

\$225,200

5

\$3,800

Wiring

Braided Cloth

58%

2-4

\$235,700

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

40%

2029

\$162,600

1

Thermoplastic

2%

2059

* *

1

Motor Controllers

Locally Mounted

38%

2027

\$45,600

5

\$400

Motor Control Center

60%

2027

\$451,700

5

\$2,800

Variable Frequency

2%

2046

* *

Drive

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$2,500

Stand-by Power

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
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								
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	97%			2029	\$381,800	10	\$152,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2037	* *	10	\$3,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways And Cafeteria							
	LED	1%			2037	* *			
Egress Lighting									
	Emergency, Service	40%			2029	\$35,100	1		
	Emergency, Battery	10%			2037	* *	10	\$4,100	
	Exit, Service	50%			2029	\$24,100	1		
Exterior Lighting									
	HID	20%			2029	\$134,800	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$19,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$31,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Manual Pull Stations, Alarm Bells, Strobe Lights, 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%			2039	* *	1		
		Other Observation, Extent : Light, 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.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	100%	0-2	\$240,700	2044	* *	1	\$76,200	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Central Plant Steam Piping/Pmp	100%	0-2	\$141,500	2039	* *	4	\$8,400	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
	Terminal Devices								
	Air Handler	50%			2029	\$1,175,300	1	\$52,900	
	Convactor/Radiator	30%			2034	* *	1	\$16,600	
	Fan Coil Unit/Heat	20%			2029	\$500,700	1	\$11,100	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chilled Water From Medical Arts Building							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2039	* *	4	\$8,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Entrance							
		Explanation : Supplied From Chillers In Medical Arts Building							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	\$1,874,800	1	\$105,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$95,500	
	Exhaust Fans								
	Interior	95%			2029	\$565,000	2	\$5,000	
	Roof	5%			2024	\$13,900	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Electric	100%			2024	\$147,300	4	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Undersized For Building Hot Water Demand							
	HW Heat Exchanger								
	HTHW/HW	100%			2039	* *			

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE 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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$25,500	4	\$5,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 4th Floor, Penthouse								
	Explanation : One Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$89,500	
	House Tank: Metal, Extent : Light, Area Affected : 100%								
	Location : Penthouse, 3 Tanks Of 9,000 Gallons Capacity Each								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : Gravity And Pressure Tanks Feed Science, Humanities And Library Buildings								
	Sprinkler								
	No Component	95%							
	Generic	5%			2029	\$81,800	1-2	\$2,400	
Chemical System									
	No Component	98%							
	Generic	2%			2022	\$500	1-3	\$100	

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Address : 221-03 56TH AVENUE
Borough : QUEENS **Agency's Number** : 10-27010
Program / Asset # : CUN0006.100 / 2084 **Yr Built/Renovated** : 1976 / 2006
Area Sq Ft : 27,622 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 21-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4845889

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$564,100	
Interior Architecture	\$123,000	\$184,200
Electrical	\$89,500	\$194,700
Mechanical	\$114,300	\$377,400
Total	\$890,800	\$756,300
Importance Code A	\$564,100	\$38,800
Importance Code B	\$326,800	\$717,500
Total	\$890,800	\$756,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,000			\$9,600
Interior Architecture		\$4,600	\$3,100	\$2,300
Electrical	\$900	\$800	\$1,100	\$27,000
Mechanical	\$40,800	\$3,900	\$7,600	\$27,700
Site Pavements	\$11,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$67,400	\$13,200	\$15,800	\$70,600
Importance Code A	\$11,400	\$1,400	\$1,400	\$11,300
Importance Code B	\$44,300	\$11,800	\$14,400	\$59,200
Importance Code C	\$11,700			
Total	\$67,400	\$13,200	\$15,800	\$70,600



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE 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	75%	Now	\$57,900	LIFE	**	5	\$18,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Corners							
	Metal Coiling Doors	25%			2034	**	5	\$19,200	
Windows									
	Aluminum	95%	Now	\$8,000	2037	**	5	\$500	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%			2038	**	10	\$300	
Parapets									
	Concrete Masonry Unit	25%	Now	\$1,400	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%			LIFE	**	5	\$700	
	Pre-Cast Concrete	5%	Now	\$600	LIFE	**	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
Roof									
	Modified Bitumen	100%	Now	\$506,200	2039	**			
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Soffits									
	Cement-Fiber Panel	100%			2029		10		
Interior									
Floors									
	Carpet	5%			2028	\$24,300	3	\$2,700	
	Cast in Place Concrete	35%			LIFE	**	5	\$27,900	
	Ceramic Tile	3%			2038	**	5	\$1,100	
	Vinyl Tile	57%			2029	\$184,200	3	\$7,800	
Interior Walls									
	Concrete Masonry Unit	57%			LIFE	**	5	\$9,800	
	Gypsum Board	40%			LIFE	**	5	\$10,300	
	Wood	3%			LIFE	**	5	\$5,100	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

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

Interior

Ceilings

AcousTileConcealSpLn	10%			2034	**	5	\$4,600	
AcousTileSusp.Lay-In	40%	Now	\$123,000	2049	**	5	\$7,300	

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : First Floor Corridor

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

Location : First Floor Corridor

AcousTileSusp.Lay-In	20%			2042	**	5	\$7,300	
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Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Campus Facilities Office

Exposed Struc: Steel	25%			LIFE	**			
Plaster	5%			LIFE	**	5	\$1,100	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2027				
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Parking/Driveway

Asphalt	100%	4+	\$11,700	2032	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2059	**	5	\$700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Newly Installed Main Service Disconnect Switch Rated At 2000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2059	**	5	\$700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Newly Installed Main Distribution Switch Board With 1 Vertical Section

Raceway

Conduit	98%			2029	\$53,700	1		
Conduit	2%			2059	**	1		

Panelboards

Fused Disc Sw	10%			2028	\$7,800	5	\$100	
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	75%			2028	\$58,400	5	\$500	
Molded Case Bkrs	10%			2045	**	5	\$100	

Wiring

Thermoplastic	85%			2029	\$59,000	1		
Thermoplastic	2%			2059	**	1		
Thermoplastic	13%			2039	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2034	* *	5	\$100	
	Locally Mounted	50%			2027	\$23,600	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
	Generators								
	Under Construction	100%							
	Fuel Storage								
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	* *	10	\$25,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2029	\$19,400	10	\$3,300	
	Exit, Service	50%			2029	\$3,900	1		
	Exterior Lighting								
	HID	10%			2029	\$10,900	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$3,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2024	\$89,500	1-3	\$5,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Manual Pull Station, 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

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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									
	Energy Source								
	HTHW/HW	100%			2039	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	100%			2025	\$38,800	1	\$13,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 2 Units							
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$45,600	2039	**	4	\$1,400	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	50%			2029	\$189,600	1	\$8,500	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Air Handlers							
	Convector/Radiator	25%			2034	**	1	\$2,200	
	Fan Coil Unit/Heat	25%			2029	\$101,000	1	\$2,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	30%	0-2	\$68,700	2039	**	1	\$3,500	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Obsolete Equipment, Extent : Moderate, Area Affected : 30%							
		Location : 1 Unit, Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Roof							
	No Component	70%							
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2029	\$3,000	4	\$600	
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2029	\$27,200	1	\$5,100	
	No Component	70%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG

Asset # : 2084

Mechanical		Current Repair			Future Replacement		Maintenance		
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	30%	0-2	\$4,900	2039	* *	2	\$4,600	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : 1 Obsolete Unit							
	No Component	70%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,400	
Exhaust Fans									
	Interior	50%			2029	\$48,000	2	\$400	
	Roof	50%			2029	\$22,400	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2039	* *	1		
	Galvanized Steel	50%	Now	\$3,000	2034	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
Water Heater									
	Electric	100%			2024	\$23,800	4	\$200	
HW Heat Exchanger									
	HTHW/HW	100%	Now	\$28,200	2049	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Obsolete Equipment							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2029	\$7,800	4	\$1,700	
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%			2039	* *	1-2	\$4,600	

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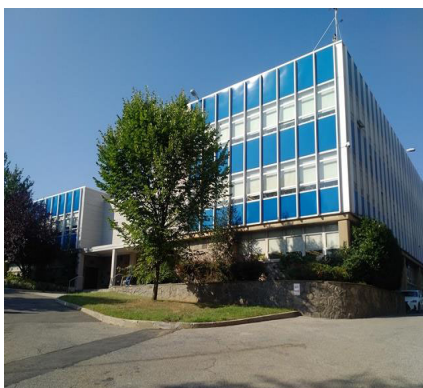
Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Address : 221-25 56TH AVENUE
Borough : QUEENS **Agency's Number** : 2-27002
Program / Asset # : CUN0006.020 / 2647 **Yr Built/Renovated** : 1963 / 1974
Area Sq Ft : 30,632 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 25-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4439432

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,060,100	\$349,400
Interior Architecture	\$130,500	
Electrical	\$55,500	\$172,200
Mechanical		\$772,600
Total	\$1,246,000	\$1,294,200
Importance Code A	\$1,060,100	\$349,400
Importance Code B	\$185,900	\$944,800
Total	\$1,246,000	\$1,294,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,900	\$3,100		\$8,700
Interior Architecture		\$8,400	\$2,200	
Electrical	\$900	\$1,100	\$1,300	\$53,900
Mechanical	\$29,200	\$3,300	\$7,000	\$29,800
Total	\$60,000	\$15,900	\$10,400	\$92,400
Importance Code A	\$30,400	\$3,100	\$400	\$9,100
Importance Code B	\$29,700	\$12,800	\$8,600	\$83,300
Importance Code C			\$1,500	
Total	\$60,000	\$15,900	\$10,400	\$92,400



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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$12,000		
Masonry: Brick	20%	Now	\$60,600	LIFE	**	5	\$9,600		
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Corners									
Jnt 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	\$5,400		
Metal/Glass Curt Wall	55%	4+	\$219,000	LIFE	**	5	\$49,600		
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Metal Panel	5%			2049	**	5-10	\$16,500		
Windows									
Aluminum	95%	Now	\$634,000	2054	**	5	\$7,300		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Metal Louvers	5%			2038	**	10	\$4,800		
Parapets									
Masonry: Brick	50%	Now	\$28,900	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%			2049	**	5	\$6,500		
Metal Panel	10%			2049	**	5	\$1,900		
Metal Rail	5%			2042	**	5-10	\$4,300		
Roof									
Modified Bitumen	60%			2029	\$251,000	10	\$17,700		
Single Ply Membrane	10%			2029	\$48,800	10	\$3,000		
Single Ply Membrane	30%	Now	\$146,400	2039	**				
Adhesion Failure, Extent : Moderate, Area Affected : 35%									
Location : Temporary Roof Over Penthouses									
Not Insulated, Extent : Moderate, Area Affected : 100%									
Location : Temporary Roof Over Penthouses									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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%			2042	* *	5	\$900	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Front Entrance							
Interior									
Floors									
	Carpet	5%			2028	\$31,300	3	\$3,500	
	Cast in Place Concrete	20%			LIFE	* *	5	\$20,600	
	Ceramic Tile	3%			2038	* *	5	\$1,400	
	Slate	5%			LIFE	* *	5	\$2,500	
	Vinyl Tile	67%			2034	* *	3	\$11,800	
Interior Walls									
	Ceramic Tile	3%			2038	* *	5	\$3,000	
	Concrete Masonry Unit	80%			LIFE	* *	5	\$31,800	
	Gypsum Board	10%			LIFE	* *	5	\$6,000	
	Metal Panel	2%			LIFE	* *			
	SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$54,900	2049	* *	5	\$4,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 25%							
		Location : Corridors							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Corridors							
	AcousTileSusp.Lay-In	15%			2042	* *	5	\$6,500	
	Exposed Concrete	60%			LIFE	* *	5	\$4,100	
	Metal Panel	10%	Now	\$75,600	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%			2038	* *			
	Cast in Place Concrete	40%			2042	* *			
	Pavers/Stone	40%			2038	* *			
Parking/Driveway									
	Asphalt	100%			2032	* *			

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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%			2059	* *	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Main Service Disconnect Switch Rated At 2000 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2059	* *	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Main Distribution Switchboard With 2 Vertical Sections									
Raceway									
	Conduit	100%			2029	\$54,800	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$7,800	5	\$100	
	Molded Case Bkrs	90%			2028	\$70,100	5	\$700	
Wiring									
	Braided Cloth	80%	2-4	\$55,500	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2029	\$13,900	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$47,200	5	\$200	
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
Interior Lighting									
	Fluorescent	98%			2034	* *	10	\$27,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	2%			2034	* *	10	\$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
Egress Lighting									
	Emergency, Service	50%			2034	* *	1		
	Exit, Service	50%			2034	* *	1		
Exterior Lighting									
	HID	20%			2024	\$24,100	10		
	No Component	80%							

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

Electrical		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

\$3,400

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$5,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations, Strobe Lights, Alarm Bells And Smoke Detectors*

Mechanical		Current Repair			Future Replacement		Maintenance		
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 : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

Conversion Equipment

HTHW/HW Exchanger

100%

0-2

\$400

2032

* *

2

\$1,500

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Basement*

Distribution

Central Plant Steam

100%

Now

\$25,300

2039

* *

4

\$1,500

Piping/Pmp

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Various Areas*

Terminal Devices

Air Handler

50%

2029

\$210,300

1

\$9,500

Convactor/Radiator

30%

2034

* *

1

\$3,000

Fan Coil Unit/Heat

20%

2029

\$89,600

1

\$2,000

Air Conditioning

Energy Source

District Chilled Water

100%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Chilled Water From Adjacent Medical Arts Building*

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

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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
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Entrance									
Explanation : Supplied From Medical Arts Building									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$335,400	1	\$18,900	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,100	
Exhaust Fans									
	Interior	80%			2029	\$85,100	2	\$800	
	No Component	20%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	**	1		
Water Heater									
	Electric	100%			2024	\$26,300	4	\$200	
HW Heat Exchanger									
	HTHW/HW	100%			2029	\$52,200			
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Not Accessible	100%							
Fixtures									
	Generic	100%							

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Maintenance \$ are aggregated over a 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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Address : 226-11 56TH AVENUE
Borough : QUEENS **Agency's Number** : Y1-270Y1
Program / Asset # : CUN0006.Y10 / 2088 **Yr Built/Renovated** : 1967 / 1995
Area Sq Ft : 10,540 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4458074

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$217,900
Interior Architecture		\$56,400
Electrical	\$113,800	\$99,000
Mechanical		\$202,800
Site Pavements	\$203,300	
Total	\$317,100	\$576,100
Importance Code A		\$217,900
Importance Code B	\$113,800	\$358,200
Importance Code C	\$203,300	
Total	\$317,100	\$576,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$900		\$28,900
Interior Architecture		\$3,500	\$1,200	\$7,700
Electrical	\$900	\$700	\$800	\$8,100
Mechanical	\$3,200	\$1,700	\$6,700	\$9,400
Site Pavements	\$19,800			
Total	\$23,900	\$6,800	\$8,700	\$54,100
Importance Code A	\$500	\$1,500	\$500	\$29,400
Importance Code B	\$3,500	\$5,300	\$8,100	\$24,700
Importance Code C	\$19,800			
Total	\$23,900	\$6,800	\$8,700	\$54,100



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 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	\$4,500	
Masonry: Brick	10%			LIFE	**	5	\$1,800	
Metal Panel	85%			2049	**	5-10	\$105,900	
Windows								
Aluminum	100%			2037	**	5	\$1,900	
Roof								
Roll Roofing	100%			2025	\$140,900	5	\$54,600	
Interior								
Floors								
Carpet	10%			2028	\$21,200	3	\$2,400	
Carpet	30%			2025	\$63,500	3	\$7,200	
Ceramic Tile	5%			2038	**	5	\$800	
Vinyl Tile	15%			2034	**	3	\$900	
Vinyl Tile	40%			2029	\$56,400	3	\$2,400	
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$3,100	
Metal Panel	80%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%			2034	**	5	\$15,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$19,800	2034	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Ramps, Walks And Steps								
Parking/Driveway								
Asphalt	100%	4+	\$203,300	2032	**			
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE 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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$1,500	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 400 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$33,700	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- Vertical Section							
	Raceway								
	Conduit	100%			2029	\$32,700	1		
	Panelboards								
	Fused Disc Sw	10%			2028	\$1,600	5		
	Molded Case Bkrs	90%			2028	\$14,000	5	\$300	
	Wiring								
	Thermoplastic	100%			2029	\$28,900	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2029	\$99,000	10	\$8,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	10%			2037	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Office And Store							
		Explanation : LED Light Fixtures							
	Egress Lighting								
	Emergency, Battery	50%			2029	\$7,400	10	\$1,300	
	Exit, Service	50%			2029	\$800	1		
	Exterior Lighting								
	Fluorescent	10%			2024	\$3,500	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Door Entrance							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	10%			2024	\$3,500	10	\$100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Front Of The Building							
	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 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	

Alarm

Security System

No Component

80%

Generic

20%

2037

* *

1

\$800

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

Fire/Smoke Detection

Generic, Analog

100%

2024

\$113,800

1-3

\$6,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations And Alarm Bells*

Mechanical		Current Repair			Future Replacement		Maintenance		
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%

2039

* *

1

Conversion Equipment

Furnace

100%

2029

\$24,200

1

\$5,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : 2 Units Built Into The Air Handlers**Explanation : 2 Ceiling Mounted Units***Air Conditioning**

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating

100%

2029

\$87,300

1

\$4,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units On Side Of The Building*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$13,700

Terminal Devices

Air Handler/Cool/Ht

100%

2029

\$115,400

1

\$6,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Ceiling Mounted**Explanation : 2 Units With Built In Gas Furnaces*

Heat Rejection

Air Cooled Condenser

100%

2029

\$20,700

2

\$7,300

Unit

*Other Observation, Extent : Light, Area Affected : 100%**Location : Side Of The Building**Explanation : R-22 Is Used As Refrigerant***Ventilation**

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

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
	Ductwork/Diffusers	10%		LIFE	* *	2-5	\$600	
	No Component	90%						
Exhaust Fans								
	Roof	10%		2029	\$1,700	2		
	No Component	90%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2039	* *	1		
Water Heater								
	Gas Fired	100%		2024	\$6,300	2	\$200	
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Fixtures								
	Generic	100%						
Fire Suppression								
Chemical System								
	No Component	95%						
	Generic	5%		2024	\$1,400	1-3	\$200	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Explanation : For Stove Only								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Address : 222-09 56TH AVENUE
Borough : QUEENS **Agency's Number** : Y2-270Y2
Program / Asset # : CUN0006.Y20 / 2089 **Yr Built/Renovated** : 1967 /
Area Sq Ft : 12,840 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4439437

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$101,900	\$140,900
Interior Architecture		\$126,900
Electrical	\$138,600	\$134,000
Total	\$240,500	\$401,800
Importance Code A	\$101,900	\$140,900
Importance Code B	\$138,600	\$260,900
Total	\$240,500	\$401,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,200			
Interior Architecture			\$2,300	\$7,700
Electrical	\$1,100	\$800	\$900	\$6,100
Mechanical	\$1,700	\$3,500	\$1,800	\$22,400
Site Pavements	\$9,900			
Total	\$39,900	\$4,400	\$5,100	\$36,300
Importance Code A	\$27,800	\$600	\$600	\$600
Importance Code B	\$2,200	\$3,700	\$4,400	\$35,700
Importance Code C	\$9,900			
Total	\$39,900	\$4,400	\$5,100	\$36,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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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	100%	2-4	\$27,200	2039	**	5	\$34,000	
				Corrosion/Rusting, Extent : Moderate, Area Affected : 15%					
				Location : Building Base					
				Deformed/Dented, Extent : Light, Area Affected : 10%					
				Location : East Facade					
				Deteriorated Finish, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
Windows									
	Steel	100%	Now	\$101,900	2054	**	5	\$11,700	
				Deteriorated Finish, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
				Thermally Inefficient, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Weather Strip Missing, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Roof									
	Roll Roofing	100%			2025	\$140,900	5	\$54,600	
Interior									
	Floors								
	Ceramic Tile	5%			2038	**	5	\$800	
	Vinyl Tile	90%			2029	\$126,900	3	\$5,400	
	Vinyl Tile 9" X 9"	5%			2029	\$9,100	3	\$300	
Interior Walls									
	Concrete Masonry Unit	35%			LIFE	**	5	\$3,700	
	Metal Panel	65%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	100%			2034	**	5	\$15,400	
				Broken/Missing Elements, Extent : Light, Area Affected : 3%					
				Location : Various					
				Staining/Discoloring, Extent : Moderate, Area Affected : 10%					
				Location : Throughout, Classrooms					
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	60%			2049	**			
	Exposed Struc: Steel	40%			LIFE	**			
Retaining Walls									
	Cast in Place Concrete	100%			2049	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	4+	\$9,900	2034	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Walkways					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$33,700	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 1- Vertical Section						
	Raceway								
	Conduit	100%			2029	\$32,700	1		
	Panelboards								
	Fused Disc Sw	10%			2028	\$1,600	5		
	Molded Case Bkrs	70%			2028	\$10,900	5	\$200	
	Molded Case Bkrs	20%			2037	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2029	\$28,900	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$134,000	10	\$11,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : T-8 Lamps						
	Egress Lighting								
	Emergency, Battery	50%			2029	\$9,000	10	\$1,600	
	Exit, Service	50%			2029	\$1,000	1		
	Exterior Lighting								
	HID	10%			2024	\$5,100	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2029	\$8,100	1	\$1,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Hallways And Outside						
			Explanation : CCTV Surveillance Cameras						
	Fire/Smoke Detection								
	Generic, Analog	100%			2024	\$138,600	1-3	\$8,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Manual Pull Stations And Alarm Bells						

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

Heating

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

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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
Heating									
	Energy Source								
	Natural Gas	100%			2039	**	1		
	Conversion Equipment								
	Furnace	100%			2029	\$29,500	1	\$6,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : In The Ceiling								
	Explanation : 2 Units Built Into Ceiling Handler Units								
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	50%			2034	**	1	\$3,000	
	R-22 Refrigerant, Extent : Light, Area Affected : 50%								
	Location : Side Of The Building								
	Window/Wall Unit	30%			2024	\$7,800	1		
	No Component	20%							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$7,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ceiling Air Handlers With Built In Gas Furnaces								
	Explanation : 2 Units								
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2034	**	2	\$8,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : At Side Of Building								
	Explanation : R-22 Is Used As Refrigerant								
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$700	
	No Component	90%							
	Exhaust Fans								
	Roof	10%			2029	\$2,100	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Electric	100%			2024	\$11,000	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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Address : 220-09 56TH AVENUE
Borough : QUEENS **Agency's Number** : Z-2700Z
Program / Asset # : CUN0006.0Z0 / 2104 **Yr Built/Renovated** : 1965 / 2002
Area Sq Ft : 8,660 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4834375

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$54,800	\$108,700
Interior Architecture	\$61,800	\$70,300
Electrical	\$93,500	\$90,400
Mechanical		\$105,900
Total	\$210,000	\$375,300
Importance Code A	\$54,800	\$108,700
Importance Code B	\$155,300	\$266,600
Total	\$210,000	\$375,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,600			
Interior Architecture		\$1,800	\$1,800	\$2,100
Electrical	\$700	\$600	\$600	\$800
Mechanical	\$900	\$600	\$3,700	\$8,100
Site Pavements	\$3,300			
Total	\$32,500	\$3,000	\$6,100	\$10,900
Importance Code A	\$28,000	\$400	\$400	\$400
Importance Code B	\$1,100	\$2,600	\$5,200	\$10,500
Importance Code C	\$3,300		\$500	
Total	\$32,500	\$3,000	\$6,100	\$10,900



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
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%			LIFE	**	5	\$4,800	
	Metal Panel	95%	0-2	\$27,600	2039	**	5	\$34,500	
	Deformed/Dented, Extent : Moderate, Area Affected : 20%								
	Location : At Building Base								
Windows									
	Steel	100%	Now	\$54,800	2054	**	5	\$6,300	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Roof									
	Roll Roofing	100%			2025	\$108,700	5	\$42,100	
Interior									
Floors									
	Carpet	15%			2025	\$24,400	3	\$2,700	
	Ceramic Tile	5%			2038	**	5	\$600	
	Quarry Tile	10%			2042	**	5	\$1,800	
	Vinyl Tile	65%			2029	\$70,300	3	\$3,000	
	Wood	5%			2044	**	5	\$1,100	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$1,000	
	Concrete Masonry Unit	15%			LIFE	**	5	\$1,200	
	Gypsum Board	15%			LIFE	**	5	\$1,700	
	Metal Panel	10%			LIFE	**			
	Plaster	55%			LIFE	**	5	\$3,200	
Ceilings									
	AcousTileSusp.Lay-In	60%	0-2	\$61,800	2049	**	5	\$3,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	AcousTileSusp.Lay-In	25%			2034	**	5	\$3,100	
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$800	
Site Enclosure									
Fence/Gates									
	Exposed Struc: Steel	100%			LIFE	**			
Site Pavements									

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

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

Site Pavements

On-Site Walkways

Asphalt

100% Now \$3,300 2042 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 50%
Location : Various Areas Around The Building
Ponding, Extent : Moderate, Area Affected : 5%
Location : Rear Area
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%
Location : Rear Area

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2029 \$1,500 5

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Fused Disc Sw

100% 2029 \$33,700 5

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : 1- Vertical Section

Raceway

Conduit

100% 2029 \$32,700 1

Panelboards

Fused Disc Sw

10% 2045 * * 5

Molded Case Bkrs

30% 2037 * * 5 \$100

Molded Case Bkrs

60% 2028 \$9,300 5 \$100

Wiring

Thermoplastic

30% 2039 * * 1

Thermoplastic

70% 2029 \$20,200 1

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

100% 2029 \$90,400 10 \$7,900

Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery

50% 2029 \$6,100 10 \$1,000

Exit, Service

50% 2029 \$600 1

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

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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
Lighting									
	Exterior Lighting								
	HID	10%			2029	\$3,400	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2029	\$5,500	1	\$700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : CCTV Surveillance Camera								
	Fire/Smoke Detection								
	Generic, Analog	100%			2024	\$93,500	1-3	\$5,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Manual Pull Station And Alarm Bells Only								
Mechanical		Current 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%			2039	* *	1		
	Conversion Equipment								
	Furnace	100%			2029	\$19,900	1	\$4,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Side Of The Building								
	Explanation : 3 Units Built Into Air Conditioning Package Unit								
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2029	\$105,900	2	\$500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Package Unit At Side Of The Building								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Side Of The Building								
	Explanation : 3 Package Units With Built In Gas Furnaces								
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$11,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$500	
	No Component	90%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	10%			2029	\$1,400	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Electric	100%			2024	\$7,400	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$2,400	

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : NORTH SIDE (SHEEPSHEAD BAY)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.010 / 13549 **Yr Built/Renovated** :
Linear Ft : 1,127 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$56,200	\$1,124,800
Total	\$56,200	\$1,124,800
Importance Code B	\$56,200	\$1,124,800
Total	\$56,200	\$1,124,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$1,300	\$3,200		\$100
Total	\$1,300	\$3,200		\$100
Importance Code A				\$100
Importance Code B	\$1,300	\$3,200		
Importance Code C				
Total	\$1,300	\$3,200		\$100



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Asset # : 13549

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	5%			LIFE	**	5	\$300	
	No Component	95%							
	Sheet Piles								
	Steel	55%			LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 10%							
		Location : At Mean Low Water And Above Mean High Water							
	Not Accessible	45%							
	Wales								
	Steel	90%			LIFE	**	5	\$23,900	
		Corrosion, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
	Not Accessible	10%							
	Pile Caps								
	Concrete	95%			LIFE	**	5	\$3,200	
		Cracking, Extent : Light, Area Affected : 55%							
		Location : Isolated Throughout							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
		Explanation : Efflorescence							
	Steel	3%			2029	\$600	5	\$300	
	No Component	2%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Concrete	50%			2037	**	5	\$6,400	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated Along Walkway							
	Topsoil	50%			2026	\$31,700	5	\$2,600	
Deck Elements									
	Railing								
	Steel	100%	2-4	\$56,200	2026	\$1,124,800			
		Corrosion, Extent : Moderate, Area Affected : 10%							
		Location : Isolated At Post Connections 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 : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : EAST SIDE (JAMAICA BAY)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.020 / 13550 **Yr Built/Renovated** :
Linear Ft : 1,895 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$347,500	\$485,500
Total	\$347,500	\$485,500
Importance Code A	\$223,700	
Importance Code B	\$123,800	\$485,500
Total	\$347,500	\$485,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$15,900	\$10,800		
Total	\$15,900	\$10,800		
Importance Code A	\$15,900			
Importance Code B		\$10,800		
Importance Code C				
Total	\$15,900	\$10,800		



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Asset # : 13550

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	83%			LIFE	**	5	\$6,400	
	Concrete	2%	4+	\$15,900	LIFE	**	5	\$200	
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : At 265 Feet And 1440 Feet From West End							
	No Component	15%							
Revetment									
	Stone	85%			LIFE	**	5	\$9,600	
	No Component	15%							
Sheet Piles									
	Steel	15%	4+	\$176,600	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Steel	2%	Now	\$47,100	LIFE	**			
		Corrosion, Extent : Severe, Area Affected : 10%							
		Location : Holes In Sheeting 830 Feet, 834 Feet, 1105 Feet, And 1115 Feet From North End							
	No Component	83%							
Wales									
	Timber	15%			LIFE	**	4	\$4,300	
		Rotting/Splitting, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	No Component	85%							
Pile Caps									
	Concrete	15%			LIFE	**	5	\$900	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	No Component	85%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	5%			2037	**	5	\$1,100	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Concrete	95%			2037	**	5	\$20,500	
		Cracking, Extent : Light, Area Affected : 5%							
		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 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

Deck Elements

Railing

Concrete	15%				2029	\$72,800			
Concrete	85%	2-4		\$123,800	2029	\$412,700			

Cracking, Extent : Moderate, Area Affected : 10%

Location : At Posts, From North End To 800 Feet From North End, And 1110 Feet To 1895 Feet From North End Throughout

Discolor & Bleeding, Extent : Light, Area Affected : 5%

Location : At Posts, From North End To 800 Feet From North End, And 1110 Feet To 1895 Feet From North End Throughout

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

Location : At Chains Between Posts Throughout

Explanation : Corrosion

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

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

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

Print Date : 12-Sep-2019

CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : SOUTH SIDE (ATLANTIC OCEAN)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.030 / 13551 **Yr Built/Renovated** :
Linear Ft : 1,535 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$444,800	\$448,200
Total	\$444,800	\$448,200
Importance Code A	\$206,600	
Importance Code B	\$238,300	\$448,200
Total	\$444,800	\$448,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads		\$8,800		
Total		\$8,800		
Importance Code A				
Importance Code B		\$8,800		
Importance Code C				
Total		\$8,800		



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset # : 13551

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	80%	4+	\$206,600	LIFE	* *	5	\$5,000	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : At Top Offshore Edge Throughout							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : At 250 Feet From East End							
	No Component	20%							
Revetment									
	Stone	85%			LIFE	* *	5	\$7,800	
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At West End							
		Explanation : No Revetment At Beach							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	35%			2037	* *	5	\$6,100	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Concrete	65%			2037	* *	5	\$11,400	
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Isolated Throughout							
Deck Elements									
	Railing								
	Concrete	75%	4+	\$177,000	2029	\$295,000			
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : At Posts Throughout							
		Discolor & Bleeding, Extent : Light, Area Affected : 5%							
		Location : At Posts Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : At Chains Between Posts Throughout And One Isolated Disconnected Chain							
		Explanation : Corrosion							
	Steel	5%	4+	\$23,000	2026	\$76,600			
		Corrosion, Extent : Moderate, Area Affected : 5%							
		Location : At Bases Of Posts From 500 Feet To 570 Feet From East End							
	Steel	5%	2-4	\$38,300	2028	\$76,600			
		Corrosion, Extent : Severe, Area Affected : 50%							
		Location : On Offshore Face Of Railing From 730 Feet To 800 Feet From East End							
	No Component	15%							

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

Estimates are rounded to the nearest hundred dollars.

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CITY UNIVERSITY OF NEW YORK - 042

Project : CITY UNIVERSITY OF NEW YORK

CAPITAL	FY 2021 - 2024		FY 2025 - 2030	
Miscellaneous Buildings	239,400		199,800	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Miscellaneous Buildings	19,500	10,500	10,100	13,000

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1844	BRONX COMMUNITY COLLEGE INFORMATION CENTER	250	0	8,600
1845	BRONX COMMUNITY COLLEGE GUARD HOUSE #1	60	0	2,100
1846	BRONX COMMUNITY COLLEGE GREENHOUSE	300	0	10,400
1847	BRONX COMMUNITY COLLEGE DROP-IN-CENTER	4,032	227,400	15,500
1858	QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE - TEMP 5	2,624	148,000	10,100
2640	KINGSBOROUGH COMMUNITY COLLEGE SECURITY POST - R	1,130	63,700	4,300
13608	BRONX COMMUNITY COLLEGE GUARD HOUSE #2	60	0	2,100

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