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.

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



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

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

Asset #: 2098

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Masonry: Brick Cavity	88%		LIFE	* *	5	\$52,800	
		nce, Extent : Light, Area Affed : Throughout	cted : 5%				
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		Now \$1,000	LIFE	* *	5	\$6,700	
		ssing Elements, Extent : Mod	erate, Ar	ea 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 Obs	ervation, Extent : Moderate, 2	Area Affe	cted : 60%			
	Location	: Main Theater					
	Explanat	ion : Wood Laminate					
Ceilings	•						
AcousTileConcealSpLn	50%	Now \$14,800	2043	* *	5	\$11,000	
1		ssing Elements, Extent : Mod		ea Affected : 10%			
		: First Floor Main Corridor					
Exposed Concrete	10%		LIFE	* *	5-10	\$4,400	
Gypsum Board	20%		LIFE	* *	5-10	\$24,100	
* *				* *		•	
				* *		•	
Metal Panel Plaster	10% 10%		LIFE LIFE	* *	5 5-10	\$8,800 \$6,000	

Site Enclosure

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

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

Asset #: 2098

Architecture	Current Repai	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure						
Fence/Gates						
Chain Link	75%	2050	* *			
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : South Side Of	Building				
	Explanation : Actual Mai	erial Is Metal Decorati	ve Panel			
Iron Picket	25%	2065	* *			
Site Pavements						
On-Site Walkways						
Pavers/Stone	100% 2-4	\$7,900 2039	* *			
	Cracking/Crumbling, Exter	nt : Light, Area Affected	! : 5%			
	Location : 1st Floor Entr	ance				

Electrical	Current Repair	Future Replace	ment N	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated FY	d Cost   Cycle (Yrs)	<b>Estimated Cost</b>	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 \$1	2,200 10	\$1,100	
	Compact Fluorescent Light, Exten Location : Hallways	t : Light, Area Affected :	100%		
Fluorescent	25%	2030 \$6	0,900 10	\$5,400	
	T-8 Lamps And Fixtures, Extent:	Light, Area Affected : 100	9%		
	Location: Throughout				
Incandescent	70%	2030 \$17	0,500 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 \$2	7,600 10		
No Component	70%				
Alarm					

Alarm

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Asset #: 2098

Electrical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2030	\$22,100	1	\$2,600	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Hallway	S					
	Explanation: CCT	V Surveillance Cam	eras				
Fire/Smoke Detection							
Generic, Digital	100%		2030	\$252,000	1-3	\$14,800	
_	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Through	out The Building					
	Explanation : Strob	e Lights, Manual P	ull Stati	on, Horns, Alarm E	Bells And	Smoke Detectors	

Mechanical		Current Repair	Futu	Future Replacement Mainte		laintenance	tenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	4000/		• • • •	* *		<b>4. •</b> 00		
CW & CHW Wtr	100%		2040	* *	4	\$1,200		
Pipe/Pump								
Terminal Devices	4000/		• • • •	<b>***</b> *******				
Air Handler/Cool/Ht	100%		2030	\$255,600	1	\$14,400		
Ventilation								
Distribution	4000/			de de				
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	·							

Fire Suppression

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

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Asset #: 2098

Mechanical	Cu	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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



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

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

### **CITY UNIVERSITY OF NEW YORK - 042**

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

Asset #: 2097

rchitecture	Current Rep	air	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$142,600	
	Repairs in Progress, Ext Location : North Side (	-					
Masonry: Brick Cavity	60%		LIFE	* *	5	\$342,200	
	Efflorescence, Extent : L Location : Throughout	ight, Area Affec	cted : 10%	ó			
Metal Panel	14%		2050	* *	5-10	\$274,500	
	Corrosion/Rusting, Exter Location : Penthouse E	-		5%		<b>4</b> 1 <b>3 3 3</b>	
	Deteriorated Finish, Ext Location : Penthouse E	-	a Affected	! : 10%			
Metal Coiling Doors	1%		2043	* *	5	\$8,900	
Window Wall	20%		2050	* *	5	\$213,900	
Windows	95% Now		2038	* *	5		
Aluminum	Air Infiltration, Extent: Location: Throughout Repairs in Progress, Ext Location: West Side A Caulking Deteriorated, Location: Throughout	All Operable W ent : Light, Ared t 2nd Floor Extent : Severe,	Vindows a Affected Area Affe	! : 5%		\$60,600	
Metal Louvers	5%		2039	* *	10	\$39,900	
Parapets							
Masonry: Brick Cavity	65% Efflorescence, Extent : L Location : Throughout	ight, Area Affec	LIFE cted : 10%	* *	5-10	\$75,900	
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, Ex Location : Below Cools	_					
	Paver Block Ballast, Ext Location : Throughout	ent : Light, Ared	a Affected	l : 90%			
	Water Penetration, Extended Location: 1st Floor Bo				oor Gymi	nasium	
Modified Bitumen	90% Now Ponding, Extent: Light, Location: Throughout Water Penetration, Exter	Out Upper Roo	f	* *			
	Location : Over Gymno						

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 CHAMBERS ST BLDG. (MAIN CAMPUS)

Asset #: 2097

Architecture	Current Repair	pair Future Replacem		ent Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
exterior						
Soffits	1000/ 37	<b>***</b>		_	44.50.500	
Metal Panel	100% Now Broken/Missing Elements, E	\$33,900 2050	Affactad · 10%	5	\$169,600	
	Location: West Side Exit.		Affecteu . 10/0			
	Deformed/Dented, Extent:	-	: 5%			
	Location: West Side Exit.					
	Deteriorated Finish, Extent	: Light, Area Affecte	d : 25%			
	Location: Throughout	t. Light Auga Affact	ad . 250/			
	Staining/Discoloring, Exten Location : Throughout	i : Ligni, Area Affeci	ea : 25%			
nterior						
Floors	150/	2020	¢2 045 200	2	\$220.500	
Carpet Cast in Place Concrete	15% 15% Now	\$33,300 LIFE	\$2,045,200	3 5	\$230,500	
Cast in Place Concrete	Cracking/Crumbling, Exten		ffected : 10%	3	\$336,200	
	Location: Various Mecha	-	-			
Ceramic Tile	5%	2039	* *	5	\$51,200	
	Recent Installation, Extent:		' : 10%		<del>~~</del> -,_ ·	
	Location : Swimming Pool					
	Other Observation, Extent:		: 30%			
	Location: Toilets Through		**			
0 774	Explanation: Under Cons		ap Upgrade **		#20 A00	
Quarry Tile	5% 4+	\$30,700 2043		5	\$38,400	
	Cracking/Crumbling, Exten Location: 1st Floor Vesti		ea : 10%			
Sheet Vinyl/Rubber		\$231,400 2035	* *	5	\$76,800	
Sheet viny/Rubbel	Other Observation, Extent:		: 15%	3	\$70,000	
	Location : Gymnasium	8,				
	Explanation : Floor Wet L	Down To Substrate In	Gymnasium Due	To Roof I	Leak, Causing	
	Staining.					
Vinyl Tile		\$454,100 2035	* *	3	\$192,100	
	Cracking/Crumbling, Exten					
	Location: Throughout Ca					
	Patching Evident, Extent : I Location : Throughout	лдпі, Агеа Ајјесіва :	1070			
	Worn/Eroded, Extent: Mod	erate, Area Affected	: 100%			
	Location: Throughout	,				

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 CHAMBERS ST BLDG. (MAIN CAMPUS)

Asset #: 2097

Architecture		Current Repair Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$43,100	
			xtent : Light, Area	Affectea	l : 30%			
		: Toilets T						
		tion : Unde	r Construction For					
Concrete Masonry Unit	10%			LIFE	* *	5	\$69,000	
Glass: Single Pane	3%			LIFE	* *	5	\$38,800	
Gypsum Board	65%		\$48,400	LIFE	* *	5	\$336,200	
		-	ents, Extent : Mod		**			
	Location	: Basemen	t Mechanical Con	trol Roon	n			
Masonry: Brick	15%			LIFE	* *	10	\$38,800	
Wood	2%			LIFE	* *	5	\$137,900	
Ceilings								
AcousTileConcealSpLn		Now	\$388,800	2043	* *	5	\$96,100	
		0	ents, Extent : Mod			ó		
			try Lobby, Corrido					
			Extent: Moderate		ffected : 5%			
	Location	: Various	Locations Through	out				
	_		tent : Light, Area A		10%			
	Location	: Various	Locations Through	out				
	Staining/L	Discoloring,	Extent: Moderate	e, Area A	ffected : 30%			
	Location	: Outside	Gymnasium And V	arious L	ocations Through	out		
AcousTileSusp.Lay-In	50%			2035	* *	5	\$512,300	
1	Staining/L	Discoloring,	Extent : Light, Ar	ea Affect	ed : 5%			
	Location	: Library 1	And Book Store					
Exposed Struc: Steel	10%	Now	\$1,124,800	LIFE	* *			
Emposed Suder See			xtent : Moderate, 2		ected : 20%			
		_	or Mechanical Spo					
Gypsum Board	15%		*	LIFE	**	5-10	\$528,300	
Metal Panel	10%		\$178,400	LIFE	* *		\$128,100	
Wictai I alici			ts, Extent : Light, A		ected · 15%	3	\$120,100	
			s Throughout	1764 21556	ciea . 1570			
			ents, Extent : Mod	orate Ar	can Affacted : 15%	<u> </u>		
			ents, Extent : Moa s Throughout	erute, Ar	ей Ајјестей . 1576	,		
Site Enclosure	Locuiton	. Corridor	3 Inroughout					
Fence/Gates								
Chain Link	75%	2-4	\$25,500	2040	* *			
Cham Lille			\$25,500 xtent : Moderate, 2		ected · 100%			
		_	Along Property L		cica . 10070			
I D'I		. Lusi biut	Thong I roperty L		* *			
Iron Picket	25%		F	2065				
			Extent : Light, Are	a Affecte	ea : 50%			
	Location	i : North W	est Parking Lot					

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

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Asset #: 2097

Architecture	C	urrent Repair	Future	Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Free Standing Walls							
Masonry: Brick		0-2 \$3,900	2050	**			
		umbling, Extent : Moderai North Side Exterior Stair	e, Area Aff	fected : 10%			
Masonry: Fieldstone	25%		2050	* *			
		liss/Erod, Extent : Light, A Main Entrance	Area Affect	ed : 5%			
	Other Observ	vation, Extent : Light, Are	a Affected .	: 100%			
	Location:	Main Entrance					
	Explanation	n : Actual Material Is Gra	nite Panel				
Retaining Walls							
Cast in Place Concrete		2-4 \$100	2050	* *			
		umbling, Extent : Light, A	rea Affecte	d : 10%			
	-	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	200/	Δ. 100	20.42	* *			
Cast in Place Concrete	20%	+ ,	2043				
	-	umbling, Extent : Moderat			t Entury		
		West Side North And South			t Entran	ce	
Masonry: Granite	5%		LIFE	* *			
Pavers/Stone	75%	. ,	2039	* *			
	_	umbling, Extent : Moderai					
		Throughout Main Entrane			lkway		
		Extent : Moderate, Area					
	Location:	Throughout Main Entrane	And East	Side Elevated Wa	lkway		
Parking/Driveway	000/	2.4	2022	ale ale			
Asphalt		2-4 \$3,600	2033	**			
		umbling, Extent : Light, A North Side Parking Lot	rea Ајјесте	a : 10%			
Cast in Place Concrete	10%		2043	* *			
Activity Yard							
Rubber Matting	100%		2035	* *			
-		vation, Extent : Light, Are	a Affected .	: 100%			
	Location:	Child Care					
	Explanation	n : Located At Child Care	Plavgroun	d			

Electrical	Cu	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

Asset #: 2097

lectrical	Current Re	Repair Future Replacement Maintenance						
ystem Component Type	% of Fail Date E Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%		030	\$163,800	5	\$3,400		
	Other Observation, Ext Location : Electrical I		ected	: 100%				
	Explanation : Four 4, Incoming Feeders Are	•	'ervice	Disconnect Switch	hes. Curi	rently The		
Transformers								
Dry Type	100%		028	\$16,500	5	\$2,400		
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical And Mechanical Room							
	Explanation: One 150 480/208/120 Volts	0 Kilovolt-ampere, (	One 50	0 Kilovolt-ampere,	Two 45	Kilovolt-ampere,		
Switchgear / Switchboard								
Fused Disc Sw	100%	20	030	\$891,500	5	\$2,800		
Raceway								
Conduit	100%	20	030	\$1,052,500	1			
Panelboards								
Fused Disc Sw	10%	20	029	\$102,800	5	\$1,500		
Molded Case Bkrs	80%	20	038	* *	5	\$14,000		
Molded Case Bkrs	10%	20	046	* *	5	\$1,700		
Wiring								
Thermoplastic	10%	20	050	* *	1			
Thermoplastic	90%	20	030	\$1,280,100	1			
Motor Controllers				-				
Locally Mounted	20%	20	028	\$83,200	5	\$900		
Motor Control Center	60% 0-2	\$1,566,800 20	050	**	5	\$5,400		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Mechanical Rooms							
	Explanation : The Mo Parts Are Not Easy To		Are C	Operational But Ar	e Obsole	ete And Spare		
Motor Control Center	20%		035	* *	5	\$3,600		
cound		<del>_</del> _				4-7		
Grounding Devices								
Generic	100%	L	IFE	* *	5	\$19,500		
and-by Power								
Transfer Switches								
Automatic	100%	20	028	\$22,900	1	\$203,900		
Generators				, ,		+		
Diesel	100%	20	026	\$126,600	1	\$256,600		
214501					-	<b>\$25</b> 0,000		
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof							
	Explanation : Two Ne	w 600 Kilowatt Gen	erato	rs Are Installed Oi	The Ro	of.		
Batteries					110	- <i>y</i> ·		
Lead/Acid	100%	2.0	021	\$1,600	5	\$24,500		
	Other Observation, Ext				-	Ţ <b>-</b> .,;; ; ;		
	Location : Roof	3 /						
				iated Batteries Are				

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

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

Asset #: 2097

Electrical	Current Repair	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
tand-by Power							
Fuel Storage							
Day Tank	50%	2055	* *	5	\$61,500		
	Other Observation, Extent : Light, Area	ı Affected :	100%				
	Location : Roof						
	Explanation: Two New Generators W	ith Day To	ank Are Installed	On The I	Roof.		
Main Tank	50%	2033	* *	5	\$9,700		
	Other Observation, Extent : Light, Area	ı Affected :	100%				
	Location : 1st Floor						
	Explanation: 5,000 Gallons Rated Co	apacity					
ighting							
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 Affe	ected : 100%				
	Location: Throughout The Building						
Fluorescent	10%	2030	\$152,400	10	\$60,800		
	Compact Fluorescent Light, Extent : Li	ght, Area A	Affected : 100%				
	Location: Lobby And Hallways						
LED	10%	2040	* *				
	Other Observation, Extent: Moderate,		eted : 100%				
	Location : Gymnasium And Other Are						
	Explanation : New LED Fixtures Hav	e Been Ins	talled In The Gyn	ınasium .	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%						
larm							
Security System							
No Component	70%						
Generic	30%	2030	\$626,900	1	\$74,200		
	Other Observation, Extent: Moderate,	Area Affec	eted : 100%				
	Location: Hallways, Lobby And Outside						
	Explanation: CCTV Surveillance Can	neras					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30% 0-2 \$2,146,200	2040	* *	1-3	\$111,400		
	Other Observation, Extent: Moderate,	Area Affec	eted : 100%		•		
	other observation, Extent : Moderate,						
	Location: Throughout The Building						

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

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

Asset #: 2097

Mechanical	Current Repair	nt Repair Future Repla		M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Utility Steam	100% Other Observation, Extent : Light, Arc Location : 1st Floor Steam Room Explanation : Steam Provided By Co		**	1		
Conversion Equipment Under Construction	100%					
Distribution	10070					
Hot Wtr Piping/Pump	30%	2046	* *	4	\$14,700	
Central Plant Steam Piping/Pmp	70%	2050	* *	4	\$34,300	
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	1370	2030				
Absorption Chiller/Direct Fire	85%	2038	* *	1	\$609,500	
Centrifugal, Elec Chiller	Other Observation, Extent: Light, Are Location: First Floor Mechanical Explanation: Two Steam Turbine D  15%  R-134a Refrigerant, Extent: Light, Are Location: Penthouse  Recent Installation, Extent: Light, Are Location: Penthouse	Equipment R riven Chille 2043 rea Affected	oom rs Using R500 Re ** : 10%	frigerant 1	\$107,600	
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	10%	2040	**	2	\$46,200	
Unit Air Cooled Condenser Unit	5%	2030	\$65,200	2	\$23,100	
Water Cooling Tower	85% Now \$1,043,500 Corroded, Extent: Severe, Area Affect Location: Roof Leak Evident, Extent: Severe, Area Affect Location: Roof	ted : 10%	\$2,086,900	2	\$453,500	

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

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

Asset #: 2097

echanical	Current Repair	Future I	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Prio
entilation		•				
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$585,000	
Exhaust Fans						
Interior	100%	2035	* *	2	\$20,300	
umbing						
H/C Water Piping						
Brass/Copper	100% 0-2 \$482,300		* *	1		
	Other Observation, Extent : Severe, A	lrea Affected .	100%			
	Location: 1st Floor					
	Explanation : Main Shut Off Broken	ı				
HW Heat Exchanger						
Steam Fired	100%	2040	* *	4	\$65,500	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Light, Ar	ea Affected :	70%			
	Location : All Floors					
	Explanation: New Risers And Bathr	rooms				
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, Ar	ea 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%					
ertical Transport						
Elevators	1000/		.a			
Geared Traction	100%	LIFE	**			
	Other Observation, Extent: Light, Ar				F.	
	Location: One Unit From 1st To 8th	h Floor, Thre	ee Units From 1s	st To 7th	Floor	
	Explanation: 4 Units					
Escalators	1000/					
Under 20' Rise	100%	LIFE	**			
	Other Observation, Extent: Light, Ar	ea Affected :	100%			
	Location: 2nd Floor To 7th Floor					
<del></del>	Explanation: 20 Units					
ire Suppression						
Standpipe	1000/	20.40	ala -l-		<b>#224 10</b> 2	
Generic	100%	2040	* *	1-5	\$334,100	

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

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

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

Asset #: 2097

Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Sprinkler							
No Component	80%						
Generic	20%		2040	* *	1-2	\$37,100	
Fire Pump							
Generic	100%		2026	\$416,500	1	\$123,700	

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

<sup>\*\*</sup> 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 : 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



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

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

Asset #: 4131

Architecture	Cu	Current Repair		e Replacement	Maintenance		
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Masonry: Brick	50%		LIFE	* *	5	\$126,200	
Metal Panel	10%		2050	* *	5-10	\$86,800	
Metal Coiling Doors		4+ \$3,000	2043	* *	5	\$3,900	
	· ·	nted, Extent : Light, Area oading Dock At Dumpste		: 5%			
Granite Panels	3%		LIFE	* *	5	\$5,700	
Window Wall	35%		2050	* *	5	\$165,700	
Windows						•	
Aluminum	10%		2046	* *	5	\$18,500	
	Other Observa Location : Th	ation, Extent : Moderate, hroughout	Area Affe	ected : 100%			
	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 Inaccessib	le 35%		LIFE	* *			
		ry Type, Extent : Light, A 2th And 14th Floor Roofs		ed : 100%			
IRMA/Protected Membrane	50%		2035	* *	10	\$29,000	
	Gravel/Stone I Location : Th	Ballast, Extent : Light, A hroughout	rea Affecti	ed : 25%			
	Paver Block B Location : Th	allast, Extent : Light, Ar hroughout	ea Affecte	d : 75%			
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	

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

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

Asset #: 4131

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$33,500	
Concrete Masonry Unit	10%	Now	\$31,100	LIFE	* *	5	\$26,800	
			xtent : Moderate, A Dock Area	1rea Affe	ected : 5%			
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%							
		: Basemen reen Roof	t Pump Room Froi	n Loadir	ng Dock Above And	l Penthoi	use Roof Drain	
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	* *			
On-Site Walkways								
Masonry: Granite	100%			LIFE	* *			

ectrical	Current Repair	Future Replacem	Future Replacement		Maintenance	
tem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2056	* *	5	\$1,500	
	Other Observation, Extent : Light, Are Location : Electrical Room	ea Affected : 100%				
	Explanation : Four 4,000 Ampere M	ain Disconnect Switche	es.			
Transformers						
Dry Type	100%	2047	* *	5	\$1,300	
	Other Observation, Extent : Light, Ard Location : Electrical Room	ea Affected : 100%				
	Explanation : Four 1500 Kilovolt-an	npere, 208/480/277 Vol	ts			
Switchgear / Switchboard						
Fused Disc Sw	100%	2056	* *	5	\$1,500	
Raceway						
Conduit	100%	2056	* *	1		
Panelboards						
Fused Disc Sw	10%	2052	* *	5	\$800	
Molded Case Bkrs	90%	2052	* *	5	\$8,500	
Wiring					-	
Thermoplastic	100%	2056	* *	1		

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

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

Asset #: 4131

Electrical	Current Repair Future		uture Replacement M		aintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
Under 600 Volts Motor Controllers Variable Frequency Drive	100%	2047	* *				
Ground Grounding Devices Not Accessible	100% Other Observation, Extent : Light, 2 Location : Basement Explanation : Connected To Meta Insulation Material		Of Contact	Not Visil	ble Covered With		
Stand-by Power							
Transfer Switches Automatic	100%	2047	* *	1	\$110,100		
Generators Diesel	100% Other Observation, Extent : Modera Location : Roof			1	\$138,600		
	Explanation : Emergency General	tor Rated At 1,000 F	Kilowatts				
Batteries Nickel Cadmium	100%	2025	\$1,600	5	\$79,700		
Fuel Storage Day Tank Main Tank	50% 50%	2052 2065	* *	5 5	\$33,200		
Lighting	3070	2003		3	\$5,300		
Interior Lighting Fluorescent	85% T-8 Lamps And Fixtures, Extent : M Location : Throughout The Buildi		* * cted : 100%	10	\$278,900		
Fluorescent	15% Compact Fluorescent Light, Extent Location: Hallways	2038	* * ffected : 100	10	\$49,200		
Egress Lighting							
Emergency, Service	50%	2038	* *	1			
Exit, LED	40%	2065	**	1			
Exit, Service	10%	2038	* *	1			
Exterior Lighting Fluorescent	10% Compact Fluorescent Light, Extent Location : Roof	2038 : Moderate, Area Ą	* * ffected : 100	10	\$3,300		
No Component	90%						
Lightning Protection	7070						
Arresters/Cabling							
Generic	100%	2065	* *	5	\$10,500		
Alarm					· · · · · · · · · · · · · · · · · · ·		

Alarm

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

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

Asset #: 4131

Electrical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2038	* *	1	\$40,100	
	Other Observation, Extent : M	Ioderate, Area Affected : I	00%			
	Location : Hallways And Ou	ıtside				
	Explanation: CCTV Surveil.	lance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$220,500	
	Other Observation, Extent : M	Ioderate, Area Affected : I	00%			
	Location : Throughout The I	Building				
	Explanation: Strobe Lights,	Manual Pull Stations, Ho	rns, Alarm	Bells		

Mechanical		Current R	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Utility Steam	100%			2056	* *	1		
			xtent : Light, Area	Affected	: 100%			
		: Basemen	•					
<del></del>	Explanati	on : Steam	From Con Edison	l .				
Conversion Equipment	1000/			2012		_	444	
Pres. Reducing Valve/LP Steam	100%			2043	* *	5	\$21,200	
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 25%			
	Location	: Basemen	t					
	Explanati	on : A Hot	Water Converter	For Hear	ting 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	
Convector/Radiator	25%			2047	* *	1	\$28,900	
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2043	* *	1	\$387,200	
			xtent : Light, Area	Affected	: 100%			
		: Penthous						
<del></del>	Explanati	on: 3 Uni	ts. Refrigerant: R-	.123				
Distribution	1006/			2055	at at		<b>015</b> (00	
CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	\$17,600	

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

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

Asset #: 4131

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year Estima FY	ited Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Terminal Devices						
Air Handler/Cool/Ht	100%	2038	* *	1	\$221,200	
Heat Rejection	1000/	2024	* *	2	¢2.60 100	
Water Cooling Tower Ventilation	100%	2034		2	\$360,100	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$315,900	
Exhaust Fans	10070	EH E			ψ313,500	
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	4000/		di di			
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	2020	* *	4	¢11 200	
Non-Submersible	100%	2038		4	\$11,300	
Sewage Ejector(s) Electric	100%	2038	* *	4	\$21,400	
Backflow Preventer	10070	2036		-	\$21,400	
Generic	100%	2038	* *	1	\$21,900	
Fixtures	10070				<b>42</b> 1,3 0 0	
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	98%	LIFE	* *			
	Other Observation, Extent:					
		Basement To 14th Floor, E.	leven Units	From 1	st To 14th Floor	
	Explanation: 12 Units					
Hydraulic	2%	LIFE	* *			
	Other Observation, Extent:	0 11				
	Location: Basement To 1s	t Floor				
E1-4	Explanation: 2 Units					
Escalators Under 20' Rise	20%	LIFE	* *			
Olidel 20 Kise	Other Observation, Extent:					
	Location: 1st To 9th Floor					
	Explanation: 8 Units					
No Component	80%					
Fire Suppression	0070					
Standpipe						
Generic	100%	2056	* *	1-5	\$180,400	
Sprinkler					*	
Generic	100%	2056	* *	1-2	\$100,200	

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

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

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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 Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Fire Pump				
Generic	100%	2043 **	1 \$66,800	

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

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

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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



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

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

Asset #: 2070

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior					
Exterior Walls					
Masonry: Brick	60% Now \$178,100	LIFE **	5	\$11,300	1
	Cracking/Crumbling, Extent: Moderate Location: Low Wall Near Entrance	, Area Affected : 25%			
	Int Mortar Miss/Erod, Extent: Severe, A	Area Affected : 75%			
	Location: Low Wall Near Entrance	irea zijjecica . 7570			
	Misaligned/Bulging, Extent : Severe, Ar	ea Affected : 25%			
	Location : Low Wall Near Entrance	30			
	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: Moderat	e, Area Affected : 25%			
	Location: Throughout	C4-1. 150/			
	Open Joints, Extent : Moderate, Area Ag Location : Throughout	jectea : 15%			
	Other Observation, Extent: Severe, Are	a Affected · 10%			
	Location: South Side	a Hyjecica . 1070			
	Explanation: Loose Units				
Metal Panel	20% Now \$8,500	2049 **	5	\$7,100	
	Corrosion/Rusting, Extent : Moderate, A Location : West Facade	1rea Affected : 35%		<b>,</b> , , , , ,	
	Staining/Discoloring, Extent : Moderate Location : West Facade	, Area Affected : 50%			
	Water Penetration, Extent: Moderate, A	1rea Affected : 10%			
	Location: West Facade	in ear rygeerear i 1070			
Stucco Cement	5% 0-2 \$8,600	2034 **	5	\$1,200	
Staces coment	Worn/Eroded, Extent : Moderate, Area		J	Ψ1,200	
	Location : Throughout				
Wood	5% Now \$15,500	2034 **	5	\$2,400	
	Deteriorated Finish, Extent: Moderate, Location: Throughout	Area Affected : 20%			
	Dry Rot/Decay, Extent : Moderate, Area	ı Affected : 10%			
	Location : Various Locations				

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

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

Asset #: 2070

chitecture	Current Repair	Futur	e Replacement	М	aintenance	
tem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori
erior						
Windows Aluminum	52%	2045	* *	5	\$1,200	
Alummun	Other Observation, Extent: Li, Location: Throughout Explanation: Vinyl Windows	ght, Area Affected		3	\$1,200	
Steel	Air Infiltration, Extent : Moder Location : West Facade			5	\$6,700	
	Broken/Missing Elements, External Location: West Facade					
	Corrosion/Rusting, Extent : Mo Location : West Facade	oaeraie, Area Ajje	ciea : 40%			
	Deteriorated Finish, Extent : M Location : West Facade					
	Water Penetration, Extent: Mo Location: West Facade	oderate, Area Affe	cted : 15%			
Parapets	100/ 0.2	<u></u>	also de		<b>***</b>	
Metal Panel	10% 0-2 Step 100 Corrosion/Rusting, Extent : Mo Location : Throughout	\$2,000 2039 oderate, Area Affe	* * cted : 25%	5	\$200	
Metal: Cage/Fence	10% Now Corrosion/Rusting, Extent : Ma Location : West Facade	\$1,300 2034 oderate, Area Affe	* * cted : 25%	5	\$400	
	Deteriorated Finish, Extent : M Location : West Facade	Aoderate, Area Aff	fected : 25%			
No Component	80%					
Roof Asphalt Shingle	75% Now	\$3,500 2032	* *			
riophan ollingic	Water Penetration, Extent: Lig Location: Various Locations	ght, Area Affected	: 10%			
Single Ply Membrane		54,000 2039	* *			
	Punct/Tear/Impact Damage, E Location : Over Multipurpos	e Room		%		
	Seams Open/Split, Extent : Mo Location : Over Multipurpos	e Room				
	Water Penetration, Extent: Mo Location: Over Multipurpose		cted : 10%			
Soffits	1000/ 31	h ( 200 202 :	ala di	-	ФФ 000	
Wood	100% Now Steel Deteriorated Finish, Extent: MacLocation: Throughout	\$6,300 2034 Moderate, Area Aff	* * Sected : 25%	5	\$2,900	
	Dry Rot/Decay, Extent : Model Location : Throughout					
	Paint Peeling, Extent: Light, A Location: Throughout	1rea Affected : 259	%			

#### 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.

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

Asset # : 2070

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior					
Floors					
Ceramic Tile	10%	2038 **	5	\$1,600	
Terrazzo	5% 0-2 \$3,800	LIFE **	5	\$600	
	Cracking/Crumbling, Extent : Modera Location : Stair Nosing	te, Area Affectea : 20%			
Vinyl Tile	60% 0-2 \$49,600	2034 **	3	\$3,500	
	Broken/Missing Elements, Extent: Mo Location: Throughout Basement, 2n				
	Cracking/Crumbling, Extent: Modera	te, Area Affected : 33%			
	Location: Throughout Basement, 2n	d And 3rd Floor			
	Worn/Eroded, Extent : Moderate, Area	a Affected : 25%			
	Location: Throughout Basement, 1st	t, 2nd And 3rd Floor			
Wood	25% Now \$53,500	2044 **	5	\$3,600	
	Broken/Missing Elements, Extent: Mo Location: Throughout	derate, Area Affected : 5%		•	
	Deteriorated Finish, Extent: Moderate Location: Throughout	e, Area Affected : 50%			
	Split/Cracked, Extent : Moderate, Area	a Affected : 10%			
	Location : Throughout	<i>J</i>			
	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 : Mo Location : Throughout				
	Repairs in Progress, Extent : Light, Ar Location : Throughout	rea Affected : 10%			
Masonry: Brick	5%	LIFE **			
Plaster	70% Now \$11,700	LIFE **	5	\$1,400	
	Patching Evident, Extent: Moderate, A Location: Throughout 2nd And 3rd I	Area Affected : 20%	-	4-,	
	Water Penetration, Extent : Severe, Ar 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 : Modera Location : Throughout 3rd Floor	te, Area Affected : 10%			
	Paint Peeling, Extent : Light, Area Aff	ected : 15%			
	Location: Throughout				
	Water Penetration, Extent: Severe, Ar Location: 3rd Floor	rea Affected : 25%			

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

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

Asset #: 2070

Architecture		Current F	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%		\$26,500	2039	* *			
		/Rusting, Ex : Through	xtent : Light, Area out	Affected	! : 10%			
Retaining Walls								
Cast in Place Concrete	75%			2049	* *			
	_	Crumbling, : Through	Extent : Light, Are	ea Affect	ed : 5%			
Masonry: Fieldstone	25%	2-4	\$8,200	2039	* *			
•	Jnt Morta	r Miss/Erod	, Extent : Moderat	e, Area 2	Affected : 10%			
	Location	: Through	out					
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	* *			
		issing Elem : Througho	ents, Extent : Mod out	erate, Ar	rea Affected : 5%			
	_	Crumbling, : Through	Extent : Moderate out	, Area Ą	ffected : 10%			
	Effloresce	0	: Light, Area Affec	eted : 5%	ó			
		r Miss/Erod : Through	l, Extent : Moderat out	e, Area A	Affected : 10%			
Activity Yard								
Rubber Matting	100%			2029				

lectrical	Current Repair	Future Re	placement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5		
	Other Observation, Extent : Light, Area	Affected: 100	0%			
	Location : Electrical Room					
	Explanation: There Is A 400 Ampere	Main Switch I	n Good Cond	:4: 11.		
	Communication Wiring Around The Ed		n Good Cond	ииоп. не	wever, A Lot Of	
Raceway	1		n Good Cond	illon. Ho	owever, A Lot Of	
Raceway Conduit	1		* *	1	owever, A Lot Of	
•	Communication Wiring Around The Ed	quipment.		1 1	wever, A Lot Of	
Conduit	Communication Wiring Around The Ed	quipment. 2039	**	1 1	wever, A Lot Of	
Conduit Conduit	Communication Wiring Around The Ed	quipment. 2039	**	1 1 5	sloo	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2070

Electrical	Current Re	pair Fu	ure Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	r Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Wiring						
Thermoplastic	50%	202	. ,	1		
Thermoplastic	50%	203	9 **	1		
Ground						
Grounding Devices						
Generic	100% 2-4	\$9,900 LIF		5	\$100	
	Other Observation, Ext Location : Basement	ent : Light, Area Affec	ed : 100%			
	Explanation : There I The Last Few Years.	s Evidence That The (	Frounding Connectio	n Was Re	furbished During	
Lighting						
Interior Lighting						
Fluorescent	100%	202	,	10	\$6,900	
	T-8 Lamps And Fixture Location : Throughor	_	Affected : 100%			
Egress Lighting						
Exit, Service	100%	202	9 \$1,100	1		
Exterior Lighting						
HID	30%	202	4 \$8,900	10		
	Other Observation, Ext	ent : Light, Area Affec	ed : 100%			
	Location: Exterior B	uilding Walls.				
	Explanation : Exterio	r Fixtures Are Control	led Via Photocell.			
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	202	9 \$7,100	1	\$900	
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	202	9 \$24,400	1-3	\$1,400	

Mechanical	Current Rep	oair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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: Mod	erate, Area Affe	cted : 20%				
	Location: Boiler, Base	ement					
	Obsolete Equipment, Ex	tent : Severe, Ai	rea Affected :	100%			
	Location : Boiler, Base	ement					
	Other Observation, Exte	ent : Light, Area	Affected: 100	0%			
	Location : Basement	-					
	Explanation: One Uni	it					

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

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

Asset #: 2070

Mechanical		Current R	epair	Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2028	\$11,500	4	\$400	
Terminal Devices								
Convector/Radiator	90%			2027	\$35,500	1	\$2,200	
Convector/Radiator	_	Now	\$2,000	2049	* *	1	\$100	
		l in Place, I : Basement	Extent : Light, Are	a Affecte	ed : 100%			
Fan Coil Unit/Heat	5%	. 20000000		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 : Mo	oderate, Area Affe	cted : 20	9%			
	Location	: Througho	ut					
Water Heater								
Electric	100%			2028	\$6,500	4		
	Recent Rep	olace Evide	nt, Extent : Light,	Area Aff				
		: Basement						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

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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

**Total** 

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	

\$54,600

\$37,600

\$60,500



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.

\$68,200

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

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

Asset #: 2080

Architecture	Current Repair	Future Re	Future Replacement		aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Exterior Walls						
Masonry: Brick		6,300 LIFE	* *	5	\$67,600	
	Jnt Mortar Miss/Erod, Extent:		ted : 20%			
	Location: Throughout Lower					
	Paint Peeling, Extent: Moderat		6			
	Location: East And West Face		500/			
	Painted Surfaces, Extent: Mode		30%			
	Location: East And West Face					
	Spalling, Extent : Moderate, Ard Location : Throughout	еа Ајјества : 10%				
Masonry: Limestone	5%	LIFE	* *	5	\$2,800	
•	Staining/Discoloring, Extent : M	Ioderate, Area Affecte	ed : 10%			
	Location: Throughout					
Stucco Cement	5%	2042	* *	5	\$9,400	
Windows					•	
Aluminum		6,300 2045	* *	5	\$5,300	
	Corrosion/Rusting, Extent : Mod Location : Window Guards	derate, Area Affected	: 100%			
	Water Penetration, Extent: Mod	derate, Area Affected	: 10%			
	Location : North And West Wi					
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	
nterior						
Floors						
Cast in Place Concrete	35%	LIFE	**	5	\$84,900	
Ceramic Tile	15%	2038	**	5	\$16,600	
	Other Observation, Extent : Lig	ht, Area Affected: 10	%			
	Location: Showers					
T. 100'	Explanation: Under Repair	2001			<b># # * * * * * * * * * *</b>	
Vinyl Tile	25%	2034	**	3	\$10,400	
Wood	25%	2057	* *	5	\$52,000	

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

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

Asset #: 2080

Architecture	Current Rep	Current Repair Future Replacement Maintenance			t Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
nterior		•						
Interior Walls	50/	LIEE	* *					
Cast in Place Concrete Ceramic Tile	5% 10%	LIFE 2038	* *	5	\$9,700			
Ceramic The	Recent Repair Evident, I			3	\$9,700			
	Location : Showers An							
Concrete Masonry Unit	60% Now	\$67,400 LIFE	* *	5	\$23,300			
	Broken/Missing Element		rea Affected : 10%					
	Location: Throughout							
	Cracking/Crumbling, Ex		ffected: 10%					
M D'1	Location: Throughout		* *					
Masonry: Brick Plaster	5% 15% Now	LIFE \$12,200 LIFE	* *	5	\$4,400			
1 laster	Cracking/Crumbling, Ex		Iffected : 10%	3	\$4,400			
	-	Administrative Offices						
	Water Penetration, Exte							
	Location : North Side A	Administrative Offices A	Ind Windows					
SGFT/Glazed Masonry	5% Now	\$3,900 LIFE	* *					
	Cracking/Crumbling, Ex		ffected: 10%					
Ceilings	Location : Throughout	Corriaors						
AcousTileConcealSpLn	10%	2034	* *	5	\$13,900			
riedus riiedaneeurs p.Z.i.	Staining/Discoloring, Ex		ted : 15%	2	Ψ13,500			
	Location: Locker Roo	ms						
AcousTileSusp.Lay-In	5%	2034	* *	5	\$5,500			
Exposed Concrete	50% Now	\$37,200 LIFE	* *	5	\$8,700			
	Cracking/Crumbling, Ex Location: Men Locker		ffected: 10%					
	Paint Peeling, Extent: N		. 25%					
	Location: Men Locker		. 2370					
	Water Penetration, Exte	nt : Moderate, Area Aff	ected : 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	10070	2019						
On-Site Walkways								
Cast in Place Concrete	100% Now	\$20,700 2049	**					
	Broken/Missing Element		rea Affected : 10%					
	Location : Bridge Dan Cracking/Crumbling, Ex	0	ffected · 10%					
	Location : Bridge Dan		ујестен . 10/0					
	Other Observation, Exte	-	ected : 10%					
	Location : Bridge Dan							
	Explanation: Barrier	In Place To Prevent Us	2.					

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

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

Asset #: 2080

Architecture	Current R	epair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements						
Parking/Driveway						
Asphalt	100%	2038	* *			

Electrical	С	urrent Repair	Future Replacement		M	aintenance		
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2029	\$38,600	5	\$300		
	Other Observ	ation, Extent : Light, Area	Affected	: 100%				
	Location : I	Electrical Room						
	Explanation	: The Main Service Switch	h Is Ratea	l At 800 Amperes.				
Transformers								
Dry Type	100%		2027	\$16,500	5	\$300		
		ation, Extent : Light, Area Electrical Room	Affected	: 100%				
	Explanatior Kilovolt-am	: The Transformer Systen pere	ı Includes	Two 75 Kilovolt-	ampere A	1nd Two 45		
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		2-4 \$72,500 ed, Extent : Moderate, Are	2054	* * J · 1000/	1			
		ea, Extent . Moderate, Are Throughout The Building	и Ајјесте	1. 100/0				
Tri 1 d'		Throughout The Butturng	2020	¢00.700	1			
Thermoplastic	55%		2029	\$99,700 * *	1			
Thermoplastic	5%		2049	T T	1			
Motor Controllers	1000/		2027	Φ <b>7</b> 0 <b>7</b> 00	-	Φ.7.0.0		
Locally Mounted	100%		2027	\$78,700	5	\$500		
Ground								
Grounding Devices	1000/							
Not Accessible	100%							
Stand-by Power								
Transfer Switches Automatic	100%		2042	* *	1	\$21,700		
	10070		2042		1	\$21,700		
Lighting								

Lighting

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

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

Asset #: 2080

Electrical	Current Repair	Repair Future Replacement		M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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							
Fluorescent	35%	2039	* *	10	\$22,700			
	Other Observation, Extent : Light, Area	Affected	: 100%					
	Location : Pool Area							
	Explanation: New T-8 And Compact Site Visit.	Fluoresc	ent Fixtures Were	Being Ins	talled During The			
Egress Lighting								
Emergency, Service	20%	2029	\$7,200	1				
	Other Observation, Extent : Light, Area	Affected	: 100%					
	Location: Throughout							
	Explanation: These Fixtures Are Pow	ered Fro	m Adjacent Buildi	ng Gener	ator.			
Exit, Service	80%	2029	\$15,900	1				
	Other Observation, Extent : Light, Area Location : Throughout	Affected	: 100%					
	Explanation: These Fixtures Are Pow	ered Fro	m Adjacent Buildi	ng Gener	rator.			
Exterior Lighting								
Incandescent	100%	2024	\$236,000	2	\$100			
Alarm								
Security System  No Component	80%							
Under Construction	20%							
Fire/Smoke Detection	2U/0							
Generic, Analog	100%	2029	\$762,400	1-3	\$43,500			
Generic, Analog	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Throughout The Building							
	Explanation: The Fire Alarm System Pull Stations.	Is Compo	osed Of Bells, Smo	ke Detec	tors And Manual			

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

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

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

Asset #: 2080

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
Distribution	000/	0.2	Ф <b>2</b> 0. 500	2020	* *	4	<b>#2 100</b>	
Central Plant Steam Piping/Pmp	88%	0-2	\$20,500	2039	* *	4	\$3,100	
i iping i inp	Corroded,	Extent : M	oderate, Area Affe	cted : 15	·%			
			out. Leak In Fema					
	Leak Evident, Extent : Severe, Area Affected : 15%							
	Location	: Leaking	Steam Valve In Ba	sement M	1echanical Room			
Central Plant Steam	12%			2049	* *	4	\$600	
Piping/Pmp								
Terminal Devices								
Air Handler	40%			2024	\$387,800	1	\$17,500	
Convector/Radiator	60%			2027	\$221,500	1	\$13,700	
Air Conditioning								
Energy Source	1000/			2027	* *	1		
Electricity	100%			2037	* *	1		
Conversion Equipment Interior Pkg Unit -	10%			2030	\$257.800	2	\$400	
Cooling	10%			2030	\$257,800	2	\$400	
Int Pkg Unit -	10%			2033	* *	2	\$400	
Heating/Cooling	1070			2033		2	Ψτου	
Treating, Cooming	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 10%			
		: 3rd Floo		33				
	Explanai	ion : New	Unit For Pool Are	ra				
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	
lumbing								
H/C Water Piping	500/			2020	* *	1		
Brass/Copper Galvanized Steel	50% 50%			2039 2034	* *	1 1		
Water Heater	3070			2034		1		
Electric	100%			2027	\$60,700	4	\$400	
		tallation F	Extent : Light, Area			7	φ <del>4</del> 00	
			t Mechanical Room					
	Other Observation, Extent : Light, Area Affected : 30%							
	Location: Basement Mechanical Room							
			250 Gallon Electr		Heaters			
Sanitary Piping	T							
, i U	100%							

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

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

Asset #: 2080

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

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

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

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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



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

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

Asset # : 2093

rchitecture	Current Repair Future Replacement					M		
stem Component Type		ail Date Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori
terior								
Exterior Walls								
Cast in Place Concrete	Location: Exposed Rein Location:	umbling, A Base, Aro nforcemer Various L tent : Moa	nt, Extent : Moder ocations lerate, Area Affec	terior Sta ate, Area	airs And Various C	5 Other Loc	\$91,700 rations	
Windows								
Aluminum	Location: Bent/Warped Location:	on, Extent Througho l Elements Througho l Finish, E	s, Extent : Moderd ut Extent : Moderate,	ıte, Area	Affected : 50%	5	\$600	
Metal Louvers	2%			2038	* *	10	\$100	
Roof							<u> </u>	
Modified Bitumen Soffits	100%			2029	\$208,100	10	\$13,500	
Cast in Place Concrete	Location:	umbling, I Througho nforcemer	nt, Extent : Moder			5	\$700	
erior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$2,800	
Ceramic Tile	5%			2038	* *	5	\$600	
Terrazzo	65%			LIFE	* *	5	\$6,500	
Vinyl Tile	Location:	ilure, Exto 2nd Floor ing Eleme	ents, Extent : Seve			3	\$1,000	
		d, Extent :	Severe, Area Aff	ected : 10	00%			
Interior Walls	2001			T TT	ala -4-			
Cast in Place Concrete	20%			LIFE	* *	_	<b>4.100</b>	
Concrete Masonry Unit	15%	N.T.	<b>#</b> ( 000	LIFE	* *	5	\$1,400	
Plaster	Location:	umbling, s Southwest	\$6,900 Extent : Severe, A t Corner In Groun tent : Severe, Are	d Floor	rted : 10% Stair	5	\$4,500	
			t Corner In Group					

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

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

Asset #: 2093

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	* *				
	Cracking/Crumble Location: Entry	ing, Extent : Severe, A v Stair	rea Affeo	cted : 25%				
	Other Observation Location: Entry	n, Extent : Light, Area Stair	Affected	: 100%				
	Explanation: W	orning Sign Placed B	v Bcc					
Cast in Place Concrete	19%		2049	* *				
Parking/Driveway								
Asphalt	100%		2038	* *				

Electrical	Current Re	pair Future	Replacement	M		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Fused Disc Sw	5%	2037	* *	5		
Molded Case Bkrs	95%	2037	* *	5	\$200	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	50%	2029	\$9,500	10	\$3,500	
LED	50%	2037	* *			
	Recent Installation, Ext	ent : 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, Exte	ent : Light, Area Affected	: 100%			
	Location : Throughou	t				
	Explanation: Control	led Via Photocell				
No Component	80%					
Alarm						

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

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

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

Asset #: 2093

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)		ear Estimated Co FY	ost Cy (Y)	cle Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	50%					
Generic, Analog	50%	20	034	** 1-	\$2,300	

Mechanical	Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source HTHW/HW	100%		2039	* *	1		
Distribution Central Plant Steam Piping/Pmp	100%		2049	* *	4	\$600	
	Recent Replace Evide Location : 2nd Floo	-		ected: 30%			
Terminal Devices Air Handler	100% Recent Installation, E Location : 2nd Floo	-		**	1	\$4,700	
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	1000/		LIEE	**	2.5	# <b>4.2</b> 00	
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 Corroded, Extent : M Location : Throughe		2034 cted : 15	**	1		
No Component	90%						
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						

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

<sup>\*\*</sup> 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

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



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

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

Asset #: 2062

chitecture	Current Rep	air	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls	<b>50</b> /	-	IDD	* *	~	<b>#22.200</b>	
Cast in Place Concrete	5%		LIFE	* *	5	\$23,200	
Masonry: Brick	80%	_	LIFE	* *	5	\$74,300	
Masonry: Limestone	5% Now Cracking/Crumbling, Ex Location: Cornices Jnt Mortar Miss/Erod, E Location: Cornices Staining/Discoloring, Ex Location: Cornices	tent : Moderate, A Extent : Moderate,	Area A	fected : 20%	5	\$3,500	
Metal Coiling Doors	5% Now  Bent/Warped Elements,  Location: South Facas  Broken/Missing Element  Location: South Facas  Deteriorated Finish, Ext  Location: South Facas	Extent : Moderate de s, Extent : Modera de ent : Moderate, Al	ate, Are	ea Affected : 20%	5	\$7,300	
Stucco Cement	5% Now Cracking/Crumbling, Ex Location: South Facad Diagonal Cracks, Extend Location: South Facad	tent : Moderate, A de t : Moderate, Area	-		5	\$5,800	
Windows							
Aluminum	100% Now Glazing Broken/Cracked Location: South Facad	l, Extent : Modera	2045 te, Are	* * a Affected : 10%	5	\$11,400	
Parapets							
Masonry: Brick	90%	I	LIFE	* *	5	\$14,600	
Masonry: Limestone	10%	I	LIFE	* *	5	\$2,000	

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

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

Asset #: 2062

Architecture		Current Repair Future Replacement					laintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior	•			•				•	
Roof			*						
Built-Up (BUR)	Blisters, E Location Drains Cl Location Miss/Dam Location Recent Re Location Vegetation Location	: Through ogged, Exte : Through aged Flash : Through pair Evider : Through a Growth, E	ent : Moderate, Are out ings, Extent : Mod out nt, Extent : Light, A out Extent : Moderate,	ea Affecte 'erate, Ar Irea Affec Area Affe	ed : 25% ea Affected : 25% cted : 15% ected : 5%			1	
	Worn/Ero	: Bulkhead ded, Extent : Through	: Moderate, Area	Affected	: 50%				
Roll Roofing	Water Per Location Worn/Ero	: Bulkhead	: Severe, Area Aff			5	\$2,000	1	
Skylight, Metal/Glass	5%			2039	* *	10	\$8,100		
Soffits									
Cast Stone/Terra Cotta	100%			LIFE	* *	5			
rterior Floors Cast in Place Concrete	30% Water Per	petration F	xtent : Moderate, 2	LIFE	* *	5	\$47,900		
		: Boiler R		17 00 11990	cica . 1070				
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"		ded, Extent : Through	: Light, Area Affec	2024	\$209,700	3	\$9,100		
Interior Walls									
Cast in Place Concrete	15%			LIFE	* *				
Gypsum Board Plaster		Crumbling,	\$24,300 Extent : Severe, A	LIFE LIFE rea Affec	** ** eted : 30%	5 5	\$2,200 \$17,500		
	Repairs in Location	: Stair Bel	Extent : Light, Are low Roof Bulkhead						
		etration, E : Roof Sta	xtent : Severe, Are ir	u AJJecte	u : 20%				

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

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

Asset #: 2062

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2034	* *	5	\$13,700	
AcousTileSusp.Lay-In	10%			2034	* *	5	\$7,300	
<b>Exposed Concrete</b>	25%			LIFE	* *	5	\$2,900	
Plaster	50%	Now	\$50,000	LIFE	* *	5	\$22,800	
	_	Crumbling, : Roof Sta	Extent : Moderate ir	, Area Aj	ffected : 30%			
	Repairs in	Progress,	Extent : Light, Area	a Affecte	d : 30%			
	Location	: Stair Bel	ow Roof Bulkhead					
	Water Pen	etration, E.	xtent : Severe, Area	a Affecte	d : 25%			
			out 4th Floor					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	* *			
Retaining Walls								
Cast in Place Concrete	75%			2049	* *			
Masonry: Fieldstone	25%			2039	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2042	* *			
Masonry: Granite	10%			LIFE	* *			

lectrical	Current Repair	Future Rep	lacement	М	aintenance				
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2039	* *	5	\$100				
	Other Observation, Extent : Light Location : Electrical Room	, Area Affected : 100	%						
	Explanation : Service Equipmen 2-3,000, 2-2,500, 1-800, and 1-7		onic Safety S	witches F	Rated At 2-4,000,				
Transformers									
Dry Type	100%	2034	* *	5	\$100				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Electrical Room								
	Explanation: Two Transformers Kilovolt-ampere, 480-208/120vo			20 volt A	nd 500				
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					

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

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

Asset #: 2062

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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			d. d.			
Braided Cloth	60% 2-4 \$41,600 Insulation Aged, Extent: Moderate, A Location: Throughout The Building	Area Affected	**	1		
Thermoplastic	30%	2029	\$20,800	1		
Thermoplastic	10%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2027	\$47,200	5	\$200	
Ground						
Grounding Devices	1000/	LIDE	יט יט	_	<b></b>	
Generic	100% Other Observation, Extent: Light, Ar Location: Meter Room On Main W Explanation: Grounding Is Relative	ater Service I		5	\$400	
Stand-by Power	,					
Transfer Switches						
Automatic	100%	2042	* *	1	\$9,000	
Lighting						
Interior Lighting						
Fluorescent	95% T-8 Lamps And Fixtures, Extent: Lig Location: Throughout The Building		\$63,800 cted : 100%	10	\$25,500	
HID	5%	2029	\$2,400	10		
Egress Lighting			· ,			
Emergency, Service	50%	2024	\$7,500	1		
	Other Observation, Extent: Light, Ar Location: Throughout The Building	3				
F 1: 6	Explanation: Gets Power From Adj					
Exit, Service	50% Other Observation, Extent: Light, Ar Location: Throughout The Building	g.		1		
Exterior Lighting	Explanation: Gets Power From Ad	јасені Бинан	ng Generator.			
HID	100%	2024	\$115,000	10	\$100	
Alarm	10070	2027	Ψ113,000	10	φ100	
Fire/Smoke Detection						
Generic, Analog	100% Other Observation, Extent: Light, Ar Location: Throughout The Building Explanation: Fire Alarm System Is	g.		1-3 noke Det	\$18,000 ectors, Strobe	

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

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

Asset #: 2062

Mechanical	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating										
Energy Source	1000/			• • • •	<b>4-0 4</b> 00					
HTHW/HW	100%	.· F		2029	\$70,300	1				
			xtent : Light, Area Iding Was Previou							
			aing was Freviou al Pieces Of Obso	•		Ramova	d			
Conversion Equipment	Елриани	ion . Sever	at 1 teces Of Obso	ieie Equip	ment iveed 10 be	Kemove	ı			
HTHW/HW Exchanger	100%			2038	* *	2	\$1,800			
11111W/11W Exchanger		ervation, E	xtent : Light, Area		: 100%	_	Ψ1,000			
		Location: Basement								
	Explanat	Explanation: This Building Has Two Heat Exchangers. One Feeds New Hall, And One Heat								
	Exchange	er Feeds B	liss Hall.							
Distribution										
Central Plant Steam	100%			2049	* *	4	\$2,200			
Piping/Pmp										
Terminal Devices	1000/			2027	¢152.700	1	¢0.400			
Convector/Radiator	100%			2027	\$152,700	1	\$9,400			
Air Conditioning										
Energy Source Electricity	100%			2045	* *	1				
Conversion Equipment	10070			2043		1				
Window/Wall Unit	80%			2022	\$47,500	1				
No Component	20%			2022	Ψ17,500					
Plumbing										
H/C Water Piping										
Galvanized Steel	100%	Now	\$6,300	2034	* *	1				
			oderate, Area Affe	cted : 209	%					
	Location	: Through	out							
HW Heat Exchanger										
HTHW/HW	100%			2039	* *					
Sanitary Piping										
Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping	100/	0.0	<b>#2</b> 000	LIDE						
Cast Iron	10%	0-2	\$3,000	LIFE	**	1				
	_		Extent : Severe, Arc	ea Affecte	d: 100%					
		: Through	Оиі		at. •					
Cast Iron	90%			LIFE	* *	1				
Sump Pump(s)	10007			2024	<b>4.3</b> 00	,	<b></b>			
Non-Submersible	100%			2024	\$4,300	4	\$600			
Fixtures	1000/									
Generic	100%									

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

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

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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



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

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

Asset #: 2073

rchitecture	Current Rep	Current Repair		Future Replacement		aintenance			
stem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
erior	•						•		
Exterior Walls									
Masonry: Brick	90% Now	\$391,800	LIFE	* *	5	\$249,100			
	Efflorescence, Extent: N		Affected	: 10%					
	Location : South Faca		1.00	. 1 20/					
	Jnt Mortar Miss/Erod, E Location : Front Entra	U							
M D		ince, North Fuc		**	-	<b>#20.000</b>			
Masonry: Brownstone	10%		LIFE	* *	5	\$20,800			
Windows Wood	900/ Now	\$20,000	2027	* *	5	¢12 200			
wood	80% Now Deteriorated Finish, Ext	\$30,900	2037		3	\$13,200			
	Location: Throughout		eu nijeei	eu . 5070					
	Dry Rot/Decay, Extent:		Sected · 21	0%					
	Location : Various Loc		. 2	,,,					
	Glazing Broken/Cracked	d, Extent : Mode	erate, Are	ea Affected : 2%					
	Location: Basement								
	Paint Peeling, Extent : N	Moderate, Area	Affected	: 60%					
	Location : Throughout	<u> </u>							
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 : Location : Throughout		a Affected	d : 15%					
	Insect/Bird Damage, Ex	tent : Moderate,	, Area Afj	fected : 15%					
	Location: Eaves								
	Paint Peeling, Extent : S	Severe, Area Aff	fected : 50	0%					
	Location : Eaves								
	Recent Repair Evident, I			cted : 50%					
	Location : Northeast A	Ind West Elevat	ions						
Roof	570/ NI	¢122 000	2020	* *					
Built-Up (BUR)	57% Now Worn/Eroded, Extent : S	\$123,800 Savara Arag Aff	2039 Sected : 11						
	Location: Throughout		естей . 1	7070					
Dall Daafing	5% Now	\$3,300	2031	* *	5	\$600	1		
Roll Roofing	Blisters, Extent : Moder				3	\$000	1		
	Location : Bulkhead	aie, 217 eu 21 <i>jjeei</i>	ca . 5070						
	Cracking/Crumbling, Ex	ctent · Severe. A	rea Affec	ted · 100%					
	Location : Bulkhead		5,5						
Slate	38% Now	\$5,200	LIFE	* *					
2.000	Gut/DS Non Func/Miss,			Affected: 20%					
	Location: Throughout		, • •	JJ					
	Loose Units, Extent : Lig		ed : 10%						
	Location : South Side								

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

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

Asset #: 2073

Architecture		Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Exterior										
Soffits						_	****			
Cast in Place Concrete	10%		*	LIFE	**	5	\$800			
Wood	90%		\$15,700	2034	* *	5	\$3,600			
		Deteriorated Finish, Extent: Moderate, Area Affected: 50%								
		: Through								
		Dry Rot/Decay, Extent: Moderate, Area Affected: 10%								
	Location	: Through	out							
		0.	: Moderate, Area	Affected	: 20%					
	Location	: Through	out							
nterior										
Floors										
Cast in Place Concrete	12%			LIFE	* *	5	\$6,100			
Ceramic Tile	3%		\$1,400	2032	* *	5	\$300			
			: 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%									
	U	U	s, Various Other I							

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

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

Asset #: 2073

Architecture	Current Repair	Future	Replacement	М	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior							
Interior Walls							
Concrete Masonry Unit	30% Now \$2 Water Penetration, Extent : Sev Location : Stair, At Roof Bulk		* * : 5%	5	\$3,600		
Masonry: Brick	40% Now \$4  Jnt Mortar Miss/Erod, Extent: Location: Basement, Stair  Paint Peeling, Extent: Light, A  Location: Various Locations  Spalling, Extent: Light, Area A  Location: Basement  Water Penetration, Extent: Light	rea Affected : 10%					
	Location: Basement	зпі, Агей Ајјесіей .	10/0				
Masonry: Fieldstone			* * ted : 20%				
Plaster	Cracking/Crumbling, Extent : M Location : Throughout Deteriorated Finish, Extent : Li			5	\$1,800		
	Location: Throughout Misaligned/Bulging, Extent: Li Location: Throughout Paint Peeling, Extent: Light, A Location: Classrooms Water Penetration, Extent: Mo Location: Throughout	rea Affected : 15%					
Ceilings							
Exposed Concrete	10% Now \$ Water Penetration, Extent : Mo Location : Basement	67,800 LIFE oderate, Area Affect	* * red : 10%	5	\$400		
Gypsum Board Plaster	20% 70% Now \$2 Cracking/Crumbling, Extent: M Location: Various Locations	LIFE 22,200 LIFE Moderate, Area Aff	* * * * ected : 10%	5 5	\$5,800 \$10,100		
	Loose/Delam Surface, Extent: Location: Classrooms Paint Peeling, Extent: Light, A Location: Classrooms Water Penetration, Extent: Mo Location: Classrooms	rea Affected : 10%					

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

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

Asset #: 2073

Architecture		Current Repa	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2039	* *			
	Jnt Morta	r Miss/Erod, Ex	tent : Light, Ai	rea Affec	rted : 5%			
	Location	: Areaway						
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2042	* *			
Masonry: Granite	10%	0-2	\$100	LIFE	* *			
·	Jnt Morta	r Miss/Erod, Ex	tent : Moderat	e, Area A	Affected : 50%			
	Location	: Main Entry S	Stair					

Electrical	C	urrent Repair	Futur	e Replacement	M	aintenance				
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 I	Disconne	ect 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		2-4 \$19,600	2029	\$39,200						
		d Fixtures, Extent : Light,	Area Afj	fected : 100%						
	Location: Throughout The Building									
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : T	hroughout The Building								
	Explanation	: T-8 Lamps								

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

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

Asset #: 2073

Electrical	Current Repair	Future Re	eplacement	ent Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Egress Lighting							
Emergency, Service	50%	2034	* *	1			
	Other Observation, Extent : I	Light, Area Affected : 10	00%				
	Location: Throughout						
	Explanation: Gets Power I	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 Rep	air	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	Location Steam Trap	: Throughout	erate, Area Affe ent : Moderate,					
Terminal Devices								
Convector/Radiator	90%		410.400	2027	\$92,900	1	\$5,700	
Convector/Radiator		0-2 ent, Extent : M : Various Loc	\$10,300 Toderate, Area A eations	2049 Affected :		1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment Window/Wall Unit No Component	40% 60%			2022	\$16,100	1		
Plumbing								
H/C Water Piping Galvanized Steel			\$8,500 Toderate, Area	2034 Affected :	**	1		

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

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

Asset #: 2073

echanical	Current Repair	Futur	e Replacement	M		
rstem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ımbing						
Water Heater						
Electric	100%	2027	\$17,000	4	\$100	
	Other Observation, Extent : Light, A	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 : Moderat	te, Area Affec	eted : 75%			
	Location: Throughout					

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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		Futur	e Replacement	M		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	1000/				_	04600	
Masonry: Brick	100%	F 1:1.4	LIFE	**	5	\$16,200	
	Location : Throi	ı, Extent : Light, Area	Ајјестеа	: 100%			
		ignoui cterior Masonry Is A T	Thin Rrice	k Systam			
Windows	Ехрининон . Ех	nerior musonry is A i	nin Brici	k System			
Aluminum	100%		2045	* *	5	\$5,800	
Parapets						42,000	
Masonry: Brick	30%		LIFE	* *	5	\$1,200	
·	Other Observation	ı, Extent : Light, Area	Affected	: 100%			
	Location : Throi	ighout					
	Explanation : Ex	cterior Masonry Is A T	Thin Brici	k 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	1000/				4.0	004.700	
Modified Bitumen	100%		2034	* *	10	\$21,500	
Soffits	1000/		2024	* *	10		
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	
		ing, Extent : Light, Ar					
	-	r Level Classroom. M	•				
Gypsum Board	5%		LIFE	* *	5	\$1,200	
Site Enclosure							
Fence/Gates Chain Link	100%		2049	* *			
Retaining Walls	10070		2049				
Cast in Place Concrete	100%		2064	* *			
Site Pavements	10070		2004				
On-Site Walkways							
Cast in Place Concrete	100%		2042	* *			
Parking/Driveway							
Asphalt	100%		2038	* *			
Activity Yard							
Rubber Matting	100%		2034	* *			

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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts										
Service Equipment	1000/			• • • •		_				
Fused Knife Sw	Location			2049 Affected	* * : 100%	5	\$100			
Transformers			_					_		
Dry Type	Location	servation, E 1 : Electrica	Extent : Light, Area al Room Clovolt-ampere	2042 Affected	**: 100%	5				
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							+ 1,- 1			
Interior Lighting	1000/			2024	* *	10	Ф12 200			
Fluorescent	_		res, Extent : Light, out	2034 Area Aff		10	\$12,200			
Egress Lighting										
Emergency, Service Exit, LED	50% 50%			2034 2057	* *	1 1				
Exterior Lighting	3070			2031		1				
HID	50%			2034	* *	10				
No Component	50%									
Alarm Security System										
No Component	40%									
Generic	60%			2034	* *	1	\$3,000			
Fire/Smoke Detection	500/									
No Component Generic, Digital	50% 50%			2034	* *	1-3	\$4,100			
Concre, Digital	2070			2037		1. 3	ψ-1,100			

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

<sup>\*\*</sup> 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 Estimated Cost (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	'		•	•			
Energy Source							
HTHW/HW	100%		2055	* *	1		
Conversion Equipment							
Heat Exchanger, Shell &	100%		2038	* *			
Tube							
Distribution	1000/		2045	* *	4	¢1 000	
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	* *	1 4	\$3,900 \$200	
Air Conditioning	1070		2034		4	\$200	
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment	10070		2031				
Ext Pkg Unit -	90%		2034	* *	2	\$700	
Heating/Cooling	2070		2031		-	Ψ700	
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				de de			
Galvanized Steel	100%		2042	* *	1		
Water Heater	1000/		2025	<b>011 500</b>		<b>0100</b>	
Electric	100%		2027	\$11,500	4	\$100	
		ervation, Extent : Light, Area : : Basement	Ајјестеа :	100%			
Canitamy Dining	Ехріапа	tion : Two 80 Gallon Heaters					
Sanitary Piping Not Accessible	100%						
Backflow Preventer	10070						
Generic	100%		2034	* *	1	\$800	
Fixtures	100/0		2037		1	\$600	
Generic	100%						
Vertical Transport	10070						
Elevators							
Hydraulic	100%		LIFE	* *			
,		ervation, Extent : Light, Area		100%			
		: 1st To 2nd Floor					
	Explana	tion: 1 Unit					
Fire Suppression	_						

#### Fire Suppression

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

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

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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 Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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%							

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

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

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### 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



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

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

Asset #: 2090

chitecture	Cui	rent R	epair	Futur	e Replacement	М	aintenance			
tem Component Type		Date ars)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
erior										
Exterior Walls										
Cast in Place Concrete	15%			LIFE	* *	5	\$53,000			
Masonry: Brick	60% No		\$133,300	LIFE	* *	5	\$42,400			
			Extent : Moderat		Affected: 10%					
		rougho	ut Including Pent							
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% No		\$2,583,900	2054	* *	5	\$29,600			
		Ctrwt/Balnc Not Funct, Extent: Moderate, Area Affected: 50%								
	Location: Th	-								
			Extent : Moderate,	Area Afj	fected : 50%					
	Location: Th	_								
			tent : Severe, Are	a Affecte	ed : 100%					
	Location: Th	-								
			w Film Cracked A		ı Out					
Steel	5% No		\$169,500	2054	* *	5	\$19,500	1		
		-	tent : Severe, Are	a Affecte	d : 25%					
	Location : Bu									
			Extent : Moderate	e, Area Ą	ffected : 50%					
	Location : Bu									
			tent : Severe, Are	a Affecte	d : 20%					
	Location : Bu	lkheads	5							
Parapets										
Cast in Place Concrete	90%			LIFE	* *	5	\$252,200			
Metal Rail	10%			2042	* *	5-10	\$49,000			
			tent : Moderate, 2	Area Affe	cted : 5%					
	Location : Th	_								
			Extent : Moderate,	Area Afj	tected: 10%					
	Location : Sta	ir Tow	er							
Roof	4000/ 37		<b>0.100.00</b>	• • • •	4000 400					
Modified Bitumen	100% No		\$499,200	2029	\$998,400					
			Moderate, Area Ą	ffected :	13%					
	Location: Th	_		220/						
			re, Area Affected .	33%						
	Location: Th			. 1 504						
	_		lerate, Area Affec	tea : 5%						
	Location: Th				20.4					
			Light, Area Affec	ctea : 100	J%o					
g . cg .	Location: Th	rougho	ш							
Soffits Cast in Place Concrete	100%			LIFE	* *	5				
Casi in Piace Concrete	100%			LIPP		,				

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

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

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

Asset #: 2090

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
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%		\$118,200	2059	* *	1		
		-	ents, Extent : Seve cal Penthouse	re, Area	Affected : 50%			
Terrazzo	9%	0-2	\$44,600	LIFE	* *	5	\$14,400	
		Crumbling, a : Stair No.	Extent : Moderate sing	, Area Ą	ffected : 25%			
Vinyl Tile	70%	Now	\$126,800	2034	* *	3	\$53,600	
	Patching Location Uneven St Location Worn/Ero	Evident, Ex 1 : Corridon 1rface, Exte 1 : Corridon	ent : Severe, Area A es : Moderate, Area A	ea Affec Iffected :	75%			
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% Broken/M Location	issing Elem	\$116,300 tents, Extent : Seve	LIFE re, Area	* * Affected : 5%			
Plaster	Water Per		\$24,200 xtent : Severe, Area khead, Throughou		* * d : 5%	5	\$43,400	

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

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

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

Asset #: 2090

Architecture		Current R	epair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings	100/		440000	•••		_	410.400	
AcousTile,Adhered	Adhesion Location Other Obs	t : 8th Floor ervation, Ex	xtent : Severe, Are			5	\$10,200	
		: 8th Floor						
		tion : Water						
AcousTileConcealSpLn	Worn/Ero		\$17,200 : Moderate, Area out	2042 Affected	* * : 20%	5	\$12,800	
AcousTileSusp.Lay-In	Misaligned Location Staining/L	: Througho Discoloring,	\$172,300 Extent : Severe, Ar out Corridors Extent : Severe, A out Corridors			5	\$20,400	
Exposed Concrete	Exposed R Location Water Pen	: North Sta	tent : Moderate, 2			5	\$3,200	
Plaster	Broken/Ma Location Cracking/	: Througho	out Extent : Moderate		* * rea Affected : 10% ffected : 10%	5	\$63,900	
Site Enclosure								
Fence/Gates Aluminum Rail	100%			2042	* *	5-10		
Retaining Walls  Masonry: Fieldstone		r Miss/Erod, : Througho	, Extent : Light, A	2049 rea Affec	* * rted : 10%			
Site Pavements								
On-Site Walkways								
Asphalt	90%			2038	* *			
Cast in Place Concrete	10%			2042	* *			
Parking/Driveway Asphalt	100%			2038	* *			

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

Under 600 Volts

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

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

Asset #: 2090

Electrical		Current Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts										
Service Equipment										
Fused Disc Sw	60%		2039	* *	5	\$300				
		rvation, Extent : Light, Area	Affected	: 100%						
		: Electrical Room.	2000 /	1 11600 1						
		on: One 4000 Ampere, One		-	-					
Fused Disc Sw	40%		2039	**	5	\$200				
		rvation, Extent : Light, Area	Affected	! : 100%						
		: Electrical Room.	0 120	) / 1/ · D:						
		on: One 1600 Ampere And	<i>Ine 1200</i>	) Ampere Main Dis	connect	Switches For Fire				
Transformers	Pump									
Dry Type	100%		2034	* *	5	\$400				
2-J -JP*		rvation, Extent : Light, Area		! : 100%	-	Ψ.100				
		Location : Electrical Room.								
	Explanati	on : One 500 Kilovolt-amper	re 480voi	lt-208/120volt, Wor	rk Being	Performed On				
		Xilovolt-ampere Transformer			O	,				
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	000/	0.4	2054	* *						
Braided Cloth	80%	2-4 \$248,900	2054		1					
		ervation, Extent : Light, Area	Ајјестеа	: 100%						
		: Throughout Building.								
m1 1		on : Insulation Aged	2020	* *						
Thermoplastic	20%		2039	* *	1					
Motor Controllers	1000/		2042	* *	-	<b>\$000</b>				
Locally Mounted	100%		2042	* *	5	\$800				
Grounding Davises										
Grounding Devices Generic	100%		LIFE	* *	5	\$1,700				
Stand-by Power	10070		LIFE		3	\$1,700				
Transfer Switches										
Automatic	75%		2042	* *	1	\$25,900				
Automatic	25%		2042	* *	1	\$8,700				
Lighting	2370		2037		1	Ψ0,700				

Lighting

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

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

Asset #: 2090

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	80%	2029	\$206,800	10	\$82,500	
	T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building.	t, Area Af	fected : 80%			
Fluorescent	20% T-8 Lamps And Fixtures, Extent: Ligh Location: Corridors.	2034 t, Area Af	* * Fected : 100%	10	\$20,600	
Egress Lighting						
Emergency, Service	50%	2034	* *	1		
	Other Observation, Extent : Light, Are Location : Throughout Building. Explanation : Gets Power From Adja					
F :			**	1		
Exit, Service	10% Other Observation, Extent: Light, Are Location: Throughout Building. Explanation: Gets Power From Adja		!: 100%	1		
Exit, Service	40% Other Observation, Extent: Light, Are Location: Throughout Building. Explanation: Gets Power From Adja			1		
Exterior Lighting			-			
HID	15% Other Observation, Extent: Light, Are Location: Roof. Explanation: Controlled Via Photoc		\$66,400 !: 100%	10	\$100	
Incandescent	5% 4+ \$18,800 Obsolete Fixtures, Extent : Light, Area Location : On Roof.	2039 Affected	* *	2		
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	Curre	Current Repair		e Replacement	M		
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source HTHW/HW	100%		2029	\$270,500	1		

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

Asset #: 2090

Mechanical	Current Repair		Repair	Future	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Heat Exchanger, Shell & Tube	100%			2032	* *			
	Corroded, Location Recent Re	: Through pair Eviden	\$8,600 loderate, Area Affe out nt, Extent : Light, A nt, O S And Y Valve	lrea Affec		4	\$5,500	
Terminal Devices Convector/Radiator No Component	20% 80% Other Obs Location	ervation, E	Extent : Light, Area	2034 Affected		1	\$7,300	
Air Conditioning Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment Campus Chilled Water Split Unit	80% 20% Other Obs Location		Extent : Light, Area	2038 2034 Affected	* * * * : 100%			
	Explana	tion : 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 No Component	10% 90%			2029	\$59,700	2	\$7,800	
Ventilation								
Distribution Ductwork/Diffusers No Component	20% 80%			LIFE	* *	2-5	\$12,500	
Exhaust Fans Interior		4+ vervation, E v : Basemen	\$15,600 Extent : Moderate, 2	2029 Area Affe	\$78,100 cted : 10%	2	\$600	
	Explana	tion : 1 Fan	ı Under Repair					
Roof No Component	20% 60%			2029	\$36,400	2	\$700	
Plumbing	0070							
H/C Water Piping Galvanized Steel	100%			2042	* *	1		

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

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

Asset #: 2090

Mechanical	Current Repair	Future Replacement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing					
Water Heater					
Electric	100%	2027 \$96,700	) 4	\$700	
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location : Basement				
	Explanation: Two 250 Gallon Elect	tric Water Heaters			
HW Heat Exchanger		_	_	_	_
Steam Fired	100%	2039 * *	4	\$11,100	
Sanitary Piping			_		
Cast Iron	100%	LIFE **	<b>'</b> 1		
Storm Drain Piping					
Cast Iron	100%	LIFE **	· <u> </u>		
Fixtures					
Generic	100%				
Vertical Transport					_
Elevators					
Geared Traction	100%	LIFE **	:		
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location: 1st To 8th Floor				
	Explanation: Four Units				
Fire Suppression		<u></u>			
Standpipe					
Generic	100%	2039 * *	1-5	\$58,800	
Sprinkler					
No Component	90%				
Generic	10%	2039 * *	1-2	\$3,200	
Fire Pump					
Generic	100%	2032 **	<b>'</b> 1	\$21,000	

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

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

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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

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



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

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

Asset #: 2091

rchitecture	Current Repair		Futur	e Replacement	M			
stem Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast in Place Concrete	Cracking/C Location	: Various Lo	\$5,800 Extent : Moderate ocations t, Extent : Moder		-	5	\$24,600	
	Location	: West Faca	de Overhang	ис, лгес				
Masonry: Brick		2-4 Failure, Ext Throughou	\$7,800 tent : Moderate, at	LIFE Area Affa	* * ected : 25%	5	\$12,300	
Masonry: Fieldstone		2-4 · Miss/Erod, . : Various Lo	\$22,200 Extent : Modera ocations	LIFE te, Area	* * Affected : 20%	5	\$9,200	
Metal Panel	5%			2049	* *	5-10	\$16,900	
Stucco Cement		Now	\$3,700	2034	* *	5	\$3,100	
	Broken/Mi	ssing Elemer		lerate, Ar	ea Affected : 10% g	-	4-,	
W' 1	Location Glazing Br Location Glazing Cl Location Water Pen Location Weather St	: Various Lo coken/Cracke : Upper Lev louded, Exter : Throughou etration, Ext : Various Lo	ed, Extent : Mode el - Especially W nt : Light, Area A nt ent : Moderate, A ocations Extent : Modera	erate, Are Vest Side Affected : Area Affe	ea Affected : 15% 33% cted : 10%			
Windows	0.50/			2027	ψ ψ	-	Ф1 000	
Aluminum Metal Louvers			\$600 ent : Light, Area Lower Floor	2037 2032 Affected	**	5	\$1,900	
Parapets								
Cast in Place Concrete	_	0-2 Cracks, Exter : Printing R	\$3,900 nt : Light, Area A oom	LIFE Affected :	* *	5	\$30,700	
Metal Rail	25%			2042	* *	5-10	\$17,900	
Roof Modified Bitumen Plaza Roof: Stone Panel	50% s 50%	Now	\$37,800	2034 2039	* *	10	\$16,500	
i iaza Rooi. Stolie i alie	Other Obse	ervation, Ext : Throughou	ent : Severe, Are ut	ea Affecte				
Soffits	Explanat	ion : Pondin	g On South Side,	, some Ci	rackea Pavers			
Cast in Place Concrete	100%			LIFE	* *	5		

#### Interior

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

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

Asset #: 2091

Architecture	Cur	Current Repair Future Replaceme			ent Maintenance		
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
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, E Location : Thr	xtent : Light, Area Affe oughout	cted: 10	%			
Terrazzo	5%		LIFE	* *	5	\$1,900	
Vinyl Tile	68% No	w \$5,900	2029	\$296,400	3	\$12,500	
•	Cracking/Crumb Location: Thr	oling, Extent : Moderate oughout	e, Area Ą	ffected : 20%			
	Worn/Eroded, E Location: Thr	xtent : Moderate, Area oughout	Affected	: 20%			
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *			
Ceramic Tile	3% 0-2	\$800	2032	* *	5	\$700	
	Adhesion Failur Location: Thr	e, Extent : Light, Area . oughout	Affected :	5%			
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	2 \$3,300	2034	* *	5	\$9,800	
	Location: Thr	-					
	Staining/Discolo Location : Thr	oring, Extent : Moderat oughout	e, Area Ą	ffected : 25%			
Exposed Concrete	1	w \$16,500 rement, Extent : Mode th End Of Mechanical .		* * a Affected : 3%	5	\$1,500	
	Water Penetrati	on, Extent : Moderate, th End Of Mechanical .	Area Affe	ected : 5%			
Gypsum Board	5% No		LIFE	* *	5	\$3,100	
	Location : Thr Cracking/Crumb	oling, Extent : Moderat					
	Location: Thr	oughout					
Metal Panel	5% 0-2 Misaligned/Bulg Location: Prin	ing, Extent : Moderate	LIFE , Area Af	* * Fected : 75%	5	\$3,100	
Plaster	10%		LIFE	* *	5	\$3,100	
1 145101	1070		LITE		J	\$3,100	

Site Enclosure

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

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

Asset #: 2091

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Retaining Walls							
Masonry: Fieldstone	100%		2049	* *			
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100%		2042	* *			

Electrical		Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2049	* *	5	\$100	
			tent : Light, Area -	Affected	: 100%			
		: Electrical						
		ion : Two 16	500 Ampere Main					
Fused Disc Sw	30%			2029	\$2,600	5		
			tent : Light, Area	Affected	: 100%			
		: Electrical						
	Explanat	ion : One 30	000 Ampere Main	Disconn	ect Switch.			
Transformers						_	***	
Dry Type	100%			2034	**	5	\$100	
			tent : Light, Area	Affected	: 100%			
		: Electrical				100		
	Explanat	ion: One 50	00 Kilovolt-amper	e And O	ne 45 Kilovolt-amp	pere 4801	volt-208/120volt.	
Switchgear / Switchboard	600/			2040	* *	-	Ф100	
Fused Disc Sw	60%			2049		5	\$100	
Molded Case Bkrs	40%			2029	\$40,800	5	\$400	
Raceway	200/			2020	* *	1		
Conduit Conduit	30% 70%			2039 2029	\$38,400	1 1		
Panelboards	/0%			2029	\$38,400	1		
Fused Disc Sw	10%			2028	\$7,800	5	\$100	
Molded Case Bkrs	20%			2028	\$15,600	5	\$200	
Molded Case Bkrs	70%			2045	\$15,000 * *	5	\$700 \$700	
Wiring	7070			2043			\$700	
Braided Cloth	30%	2-4	\$20,800	2054	* *	1		
Braided Cloth			tent : Light, Area		. 100%	1		
		: Throughor	0	113300000	. 100/0			
		ion : Aged I	O					
Thermoplastic	50%	1011 : 11gea 11	istitution.	2049	* *	1		
Thermoplastic	20%			2049	\$13,900	1		
Motor Controllers	2070			2029	\$13,500	1		
Locally Mounted	100%			2027	\$47,200	5	\$200	
	100/0			2021	ψτ/,200	<u> </u>	\$200	
Fround								
Ground Grounding Devices								

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

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

Asset #: 2091

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Stand-by Power									
Transfer Switches									
Automatic	100%	2042	* *	1	\$11,200				
Lighting									
Interior Lighting	• 00 /	•••	ate ate		<b>4.5</b>				
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, Exter Location : Throughout	nt : Light, Area Affe	ected : 100%						
Fluorescent	40%	2029	\$33,500	10	\$13,400				
	Compact Fluorescent Light, E. 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		\$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%		<b>.</b>		**				
Generic	70%	2029	\$80,400	1	\$9,500				
Fire/Smoke Detection	5007								
No Component	60%	2021	* *	1.2	<b>#</b> 0.000				
Generic, Analog	40%	2034	* *	1-3	\$9,000				

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source								
HTHW/HW	100%		2029	\$87,600	1			
Conversion Equipment								
Heat Exchanger, Shell &	100%		2038	* *				
Tube								

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

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

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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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Distribution (P.	1.50/	4.	ФО 200	2054	* *	4	Ф200	
Hot Wtr Piping/Pump	15%	4+	\$8,300	2054		4	\$300	
	Location	Extent : M : Through	oderate, Area Affe out		<b>%</b>			
Hot Wtr Piping/Pump	5%			2037	* *	4	\$100	
Central Plant Steam	80%	4+	\$144,400	2039	* *	4	\$1,400	
Piping/Pmp								
		Extent : M : Through	oderate, Area Affe out	cted : 30	%			
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	000/				على عا	2.5	016300	
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$16,200	
No Component	20%							
Exhaust Fans	200/			2024	<b>#27.2</b> 00		<b>#200</b>	
Interior	20%			2024	\$25,300	2	\$200	
No Component	80%							
Plumbing								
H/C Water Piping Galvanized Steel	1000/	Nove	\$21.200	2024	* *	1		
	Corroded,	Now Extent : M : Through	\$31,200 Toderate, Area Affed out	2034 cted : 15		1		
Water Heater								
Electric	100%			2028	\$31,300	4	\$200	
			Extent : Light, Area		l : 100%			
	Location	: Mechani	cal Room 175 Gall	ons				
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%							
			tent : Moderate, A	rea Affec	cted : 100%			
	Location	: Through	out					

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

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

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

Mechanical	Current Repair	Future R	eplacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent : Light, Area	Affected: 1	00%			
	Location: 1st To 2nd Floor					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2039	* *	1-5	\$19,000	

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

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

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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

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



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

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

Asset #: 2083

rchitecture	Current Repair	Future Replacement	M	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Exterior Walls					
Cast in Place Concrete	5% Now \$21,700	LIFE **	5	\$18,400	
	Expansion Int Failure, Extent : Moder	ate, Area Affected : 5%			
	Location: West Facade	1.00			
	Caulking Deteriorated, Extent: Moder	rate, Area Affected : 15%			
	Location: West Facade				
Masonry: Brick	75% Now \$34,700	LIFE **	5	\$55,200	
	Cracking/Crumbling, Extent : Moderate Location : Northwest Corner	te, Area Affected : 2%			
		Avea Affacted , 100/			
	Expansion Jnt Failure, Extent: Severe Location: At All Control Joints	, Area Affectea : 10%			
	Int Mortar Miss/Erod, Extent: Modera	ata Araa Affactad : 10%			
	Location: Throughout And South Sia				
	Staining/Discoloring, Extent: Light, A				
	Location: Below Louvers	rea riffected . 570			
Metal Panel	10%	2049 **	5-10	\$50,600	
Metal Coiling Doors	5%	2034 **	5-10 5	\$11,500	
Wetai Colling Doors	Corrosion/Rusting, Extent : Light, Area		3	\$11,500	
	Location: Throughout	u Hyeerea . 270			
Window Wall	5%	2049 **	5	\$13,800	
Windows				+,	
Metal Louvers	100%	2038 **	10	\$64,000	
	Other Observation, Extent : Light, Are	a Affected : 50%			
	Location : Sills				
	Explanation : No Drip Edge Causing	Brick To Stain			
Parapets	050/ 31 015 000		_	Φ. σ. ο ο ο	
Masonry: Brick	95% Now \$15,000	LIFE **	5	\$5,000	
	Jnt Mortar Miss/Erod, Extent: Modera				
	Location: At Flashing, Interior Face Misaligned/Bulging, Extent: Moderate				
	Location: Corners	e, Area Affectea . 570			
Metal Panel	5%	2049 **	5	\$1,000	
Roof	370	2049		\$1,000	
Modified Bitumen	100% Now \$403,200	2039 **			
Wisdined Bramen	Blisters, Extent: Moderate, Area Affect				
	Location : Throughout				
	Deteriorated Finish, Extent: Severe, A				
	Location: Rusted Roof Hatch				
	Miss/Damaged Flashings, Extent: Mod	derate, Area Affected : 10%			
	Location: Throughout				
	Ponding, Extent : Moderate, Area Affe	cted : 10%			
	Location : Throughout				
	Recent Repair Evident, Extent: Light,	Area Affected : 15%			
	Location : Throughout				
	Seams Open/Split, Extent : Moderate, A	Area Affected : 20%			
	Location: Throughout				

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

Asset #: 2083

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	\$87,200	
			xtent : Light, Area	Affected	: 5%			
		: Through		1 100	. 1 400/			
	-		nt, Extent : Light, A Coating Throughoi					
Ceramic Tile	5%			2038	* *	5	\$2,200	
Vinyl Tile	5%			2029	\$19,600	3	\$800	
, my, The	Worn/Ero	ded, Extent : Through	: Light, Area Affec out			3	φουσ	
Interior Walls								
Concrete Masonry Unit	90%	0-2	\$32,400	LIFE	* *	5	\$28,000	
•			nt : Moderate, Are	a Affecte	d : 5%			
	Location	: Through	out					
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	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 25%			
			It Mezzanine	100 1	250/			
			: Moderate, Area . It Mezzanine	Ајјестеа .	: 25%			
AcousTileSusp.Lay-In	3%			2042	* *	5	\$1,300	
Exposed Struc: Steel	85%			LIFE	* *		, y	
Metal Panel	5%			LIFE	* *	5	\$2,800	
Site Enclosure								
Fence/Gates								
Aluminum Rail	50%			2042	* *	5-10		
Chain Link	50%			2049	* *			
Retaining Walls	1000/			2064	* *			
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
On-Site Walkways Asphalt	80%			2038	* *			
Cast in Place Concrete	20%			2038	* *			
Parking/Driveway	2070			2072				
Asphalt	100%			2038	* *			
1								

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

Under 600 Volts

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

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

Asset #: 2083

Electrical	Current Repair	Future Replace	ement	M	laintenance	
System Component	% of Fail Date Estimated Cost		ed Cost	-	<b>Estimated Cost</b>	Priority
Туре	Total (Years)	FY		(Yrs)		
Under 600 Volts		•				•
Service Equipment						
Air Circuit Breaker	100%	2039	* *	5	\$100	
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location: Electrical Room					
	Explanation: There Are Two 4,000 A	Ampere And 1- 2500	Ampere	Circuit I	Breaker Main.	
Tf	They Are In Good Condition.					
Transformers Dry Type	100%	2034	* *	5	\$100	
Dry Type	Other Observation, Extent : Light, Are			3	\$100	
	Location: Electrical Room	u Affecteu . 100/0				
	Explanation: The Transformers Syst	em Includes: 2- 112	5 Kilovo	alt-amnei	re 1-30	
	Kilovolt-ampere And 1-15 Kilovolt-a					
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	200/	2027	Φ4. <b>7</b> 00	_		
Locally Mounted	20%		\$4,700	5	<b>#100</b>	
Motor Control Center	20%	2034		5	\$100	
	On Extended Life, Extent: Moderate, A Location: Refrigeration Plant And B		<b>0</b>			
M. de Control Control			* *	-	¢400	
Motor Control Center	60%	2042		5	\$400	
Ground Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$400	
Stand-by Power	10070	LII L			Ψ100	
Transfer Switches						
Automatic	100%	2042	* *	1	\$7,800	
Generators					4,,000	
Diesel	50%	2038	* *	1	\$4,900	
	Other Observation, Extent : Light, Are				. ,	
	Location: Roof					
	Explanation: This Generator Is Rate	ed 600 Kilowatts. It	Is In Goo	od Condi	tion.	
Diesel	50%	2038	* *	1	\$4,900	
	Other Observation, Extent : Light, Are	a Affected : 100%			, , ,	
	Location : Roof	**				
	Explanation: This Generator Is Rate	ed 750 Kilowatts. It	Is In God	od Condi	tion.	
Batteries						
Nickel Cadmium	100%	2024	\$1,600	5	\$5,600	

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

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

Asset #: 2083

Electrical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2037	* *	5	\$2,300	
	Other Observation, Extent : Light, Are	ea Affected : 100	0%			
	Location: Roof		_			
	Explanation: There Are Two 75 Gal	llon Capacity To				
Main Tank	50%	2044	* *	5	\$400	
	Other Observation, Extent : Light, Are	ea Affected : 100	0%			
	Location : Underground					
	Explanation: There Are Four 25,000	0 Gallon Capac	ity Tanks.			
Lighting						
Interior Lighting						
Fluorescent	50%	2029	\$132,900	10	\$11,600	
	T-8 Lamps And Fixtures, Extent : Ligh Location : Mezzanine	it, Area Affectea	d : 100%			
HID	50%	2029		10	\$400	
	Other Observation, Extent : Light, Are	ea Affected : 100	0%			
	Location: Basement Boiler Room.					
	Explanation : Fixtures In The Boiler	Room Are In G	Good Condition	n.		
Egress Lighting						
Exit, Service	100%	2029	\$2,900	1		
Exterior Lighting						
HID	100%	2029	\$99,300	10	\$100	
	Other Observation, Extent : Light, Are Location : Roof	ea Affected : 100	0%			
	Explanation: Exterior Lighting Fixt	ures Are Contro	olled Via Phot	ocell.		
Lightning Protection						
Arresters/Cabling						
Generic	100%	2057	* *	5	\$700	
	Other Observation, Extent : Light, Are Location : Roof	ea Affected : 100	0%			
	Explanation: The Lightning Protect.	ion Systam Cov	ors Mochanic	al Fauini	mant	
Alarm	Explanation . The Lightning I folection	ion sysiem Cove	crs micchanic	л Бүшрг	neitt.	
Security System						
No Component	80%					
Generic	20%	2024	\$15,900	1	\$1,900	
Fire/Smoke Detection	2070	2027	Ψ13,700	1	Ψ1,700	
No Component	40%					
Generic, Analog	60%	2029	\$163,400	1-3	\$9,300	
Generic, Analog	0070	2027	Ψ105,700	1.3	Ψ2,500	

Mechanical	Cu	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

Asset #: 2083

Mechanical	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2029	\$27,000	1		
	Location : Buried	Extent : Light, Area Tanks ur Tanks Of 100,000					
Conversion Equipment Steam Boiler	100% Other Observation, Location : 1st Flo Explanation : Thr		2034 Affected	**	1	\$25,000	
Distribution	Explanation . Thi	ee Onus					
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	95%		2034	* *	1	\$11,100	
Compr/Chiller Window/Wall Unit	5%		2024	\$2,600	1		
Heat Rejection	100%		2030	\$93,500	2	\$25,400	
Water Cooling Tower Ventilation	10070		2030	\$93,300	2	\$25,400	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$14,100	
Exhaust Fans	10070		EII E			Ψ11,100	
Interior	90%		2029	\$78,900	2	\$700	
Roof	10%		2029	\$4,100	2	\$100	
Plumbing	<u> </u>			<del>-</del>		*	
H/C Water Piping							
Galvanized Steel	100%		2042	* *	1		
Water Heater							
Electric		Extent : Light, Area	2027 Affected	\$21,700 !: 100%	4	\$100	
	Location : Mezzai	Extent : Light, Area			ings		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		

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

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

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	

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

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

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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

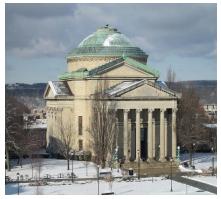
Date of Survey : 12-Dec-2017 Landmark Status : INTERIOR & EXTERIOR LANDMARK

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



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

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

rchitecture	Current R	Current Repair		<b>Future Replacement</b>		Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls								
Cast Stone/Terra Cotta	2%		LIFE	**	5	\$15,400		
Masonry: Brick	66% Now  Jnt Mortar Miss/Erod,  Location: Througho	ut		ted : 50%	5	\$65,100		
	Vertical Cracks, Extended Location: At Rotuna		а Ајјесте	a : 15%				
	Water Penetration, Ex Location: Areaways	tent : Moderate, A	lrea Affe	cted : 15%				
Masonry: Granite	10% Now  Jnt Mortar Miss/Erod,  Location: Througho		LIFE e, Area A	* * Affected : 10%	5	\$7,400		
Masonry: Limestone	20% Staining/Discoloring, Location: Window S		LIFE , Area A	* * ffected : 15%	5	\$14,800		
Marble Panels	2%		LIFE	* *	5	\$1,500		
Windows								
Wood	100% Now Air Infiltration, Extent Location: Througho		2054 Affected	* * l : 10%	5	\$116,700		
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50% Location : Throughout						
	Glazing Broken/Crack Location : Througho							
	Paint Peeling, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Split/Cracked, Extent . Location : Througho	Moderate, Area	Affected	: 25%				
Parapets	<del>_</del>							
Copper/Terne	25%		2049	* *	5	\$2,200		
Masonry: Limestone	75%		LIFE	* *	5	\$1,700		

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

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

Asset #: 1571

Architecture		Current Repair		Futur	re Replacement	Maintenance				
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Exterior										
Roof										
Clay Tile	35%	Now	\$104,500	2039	* *					
	Broken/Mi.	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location	: Throughou	t							
	Water Pen	etration, Ext	ent : Moderate, A	Area Affe	ected : 5%					
	Location	: Throughou	t							
Copper/Terne	32%	Now	\$52,100	2044	* *					
coppen reme	Seams Open/Split, Extent : Moderate, Area Affected : 10%									
	•	: Throughou		33						
Copper/Terne	13%			2069	* *	10	\$13,700			
Single Ply Membrane	15%			2034	* *	10	\$6,300			
Skylight, Metal/Glass	5%	Now	\$405,400	2059	* *			1		
<b>,</b> 2 ,	Corrosion/	Rusting, Ext	ent : Severe, Are	a Affecte	ed : 100%					
	Location	: Throughou	t							
	Glazing Br	oken/Cracke	d, Extent : Mode	rate, Are	ea Affected : 10%					
	_	: Throughou								
	Miss/Dama	aged Flashin								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%  Location : Throughout									
		_	ent : Severe, Are	a Affecte	ed : 100%					
		: Throughou		55						
Soffits										
Cast Stone/Terra Cotta	100%			LIFE	* *	5				
Interior										

Interior

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

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

Architecture	Current Repair	<b>Future Replacement</b>	M							
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority					
Interior										
Floors	100/	***		011.000						
Carpet	10%	2028 \$114,200	3	\$11,800						
	Staining/Discoloring, Extent: Light, An	ea 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 : Moderat Location : Upper Levels Around Rotu	00								
Mosaic Tile	25%	2034 **	5	\$49,300						
	Cracking/Crumbling, Extent : Light, Ar Location : In Rotunda	rea Affected : 10%								
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: Moderat Location: Basement Mechanical Spa									
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 Affe Location : Throughout	cted : 10%								
Wood	15% Now \$442,800	2069 **	5	\$11,100						
	Broken/Missing Elements, Extent: Seve Location: Upper Levels Around The			•						
	Dry Rot/Decay, Extent: Severe, Area A Location: Upper Levels Around The									
	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								

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

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

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

Architecture	Current Repa	Current Repair		e Replacement	M				
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Interior									
Interior Walls									
Glass: Single Pane	2% Now	\$24,600	LIFE	**	5	\$2,200			
	Broken/Missing Elements Location : Throughout	, Extent : Mode	erate, Ar	ea Affected : 10%					
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Upper Level	Of Rotunda							
	Explanation : Stain Gla	ss Panes Vando	alized						
Masonry: Brick	10% Now	\$63,800	LIFE	* *					
•	Jnt Mortar Miss/Erod, Ex Location : Basement	tent : Severe, A	lrea Affe	ected : 20%					
	Spalling, Extent : Severe,	Area Affected	: 20%						
	Location : Basement								
	Water Penetration, Exten	t : Severe, Ared	ı Affecte	d : 10%					
	Location: Basement								
Masonry: Limestone	20%		LIFE	* *					
Marble Panels	20%		LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 30%								
	Location: Rotunda								
	Explanation: Includes	Columns In Roi	unda						
Plaster	23% Now	\$102,100	LIFE	* *	5	\$10,000			
	Broken/Missing Elements			ea 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	00							
Plaster	20%		LIFE	* *	5	\$8,700			
Wood	5%		LIFE	* *	5	\$28,900			

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

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

Asset #: 1571

Architecture	Current Repair			Futur	e Replacement	M		
System Component Type		il Date E (ears)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn		ng Elemen	\$200 ts, Extent : Ligh	2034 t, Area A	* * ffected : 5%	5	\$800	
Exposed Concrete	Location : B Exposed Rein Location : S	sting, Exte asement forcement ub-basem		ate, Ared	ı Affected : 5%	5	\$2,000	
	Location: B		Moderate, Area	Ајјестеи	. 20/0			
Exposed Struc: Steel	8%			LIFE	* *			
Masonry: Infill Arch	20%			LIFE	* *			
Plaster	40% N	Jow	\$43,200	LIFE	* *	5	\$16,200	
Flasici	Broken/Missir Location : T	ig Elemen hroughou	ts, Extent : Mod t	lerate, Ar	ea Affected : 10%	3	ψ10,200	
	Location: T	hroughou	xtent : Moderate t Extent : Moderat					
	Location: V Paint Peeling, Location: T	Extent :	Moderate, Area	Affected	: 40%			
Wood	10% N	low Finish, Ex	\$17,200 tent : Moderate,	LIFE Area Aff	* * Tected : 50%	5	\$56,600	
	Location : T	hroughou						
	Split/Cracked, Location: T		Moderate, Area t Basement	Affected	: 3%			
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% N	low	\$29,900	LIFE	* *			
·	Jnt Mortar Mi Location : M		Extent : Modera	te, Area A	Affected : 10%			
Pavers/Stone	50%			2038	* *			
1 avers/Stone	3070			2030				

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

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

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

Asset #: 1571

Electrical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority				
Under 600 Volts								
Service Equipment			_					
Fused Disc Sw	100%	2049 **	5 \$200					
	Water Present, Extent : Light, Area Afj							
	Location: Basement Electrical Room							
	Other Observation, Extent: Light, Are	ea Affected : 100%						
	Location: Electrical Room	600 4 4 4.00 4	Main Diagrams of Conidate					
Transformers	Explanation: One 800 Ampere, One	000 Ampere, Ana 400 Ampe	re Main Disconnect Switch					
Dry Type	100%	2042 **	5 \$200					
Dry Type	Other Observation, Extent : Light, Are		3 \$200					
	Location : Electrical Room.							
	Explanation: The Main Transformer Is 300 Kilovolt-ampere, 480Volt-208/120Volt. It Is In							
	Good Condition.	1						
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	100/		-					
Fused Disc Sw	10%	2028 \$3,400	5 \$100					
Fused Toggle Switch	5% 2-4 \$1,700	2034	5					
	Enclosure Corroded, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Location : Throughout Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
	Obsolete Equipment, Extent : Moderate, Area Affectea : 100%  Location : Throughout							
	Location : Inrougnout On Extended Life, Extent : Light, Area Affected : 100%							
	Location: Hallway 2nd Floor	Affected . 100/0						
M.11.1C Dl		2020 00 000	5 0200					
Molded Case Bkrs	20% 65%	2028 \$6,800	5 \$300 5 \$900					
Molded Case Bkrs	03%	2045 **	5 \$900					
Wiring Braided Cloth	60% 2-4 \$18,900	2054 **	1					
Braided Cloth	Insulation Aged, Extent : Moderate, Ar		1					
	Location: Throughout Building.							
Thermoplastic	30%	2029 \$9,400	1					
Thermoplastic	10%	2049 **	1					
Motor Controllers	1070	204)	1					
Locally Mounted	50% 2-4 \$33,000	2049 **	5 \$100					
Locally Wealinea	Enclosure Corroded, Extent : Moderat		<i>y</i> 100					
	Location: Basement.	, 33						
Locally Mounted	50%	2034 **	5 \$200					
Ground	2070	2001	υ ψ200					
Grounding Devices								
Generic	100%	LIFE **	5 \$800					
Stand-by Power								
Transfer Switches								
Automatic	100%	2042 **	1 \$16,800					

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

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

Asset #: 1571

Electrical	Current Repair	Future Replacement	M						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	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.	0004		0.17.700					
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 Af	fected: 100%							
	Location : Throughout Building Obsolete Fixtures, Extent : Light, Area	Affacted : 1000/							
	Location: Throughout Building.	Affectea : 10076							
Egress Lighting	Location . Throughout Buttaing.								
Emergency, Service	45%	2034 **	1						
Emergency, service	Other Observation, Extent : Light, Area		•						
	Location: Throughout Building.	30							
	Explanation: This Building Gets Pow	ver From The Adjacent Build	ding.						
Emergency, Battery	5%	2024 \$4,200	10	\$700					
	Other Observation, Extent : Light, Area	a Affected : 100%							
	Location : Throughout								
	Explanation: Gets Power From Adja	cent Building Generator.							
Exit, LED	10%	2044 **	1						
	Other Observation, Extent : Light, Area	a Affected : 100%							
	Location : Throughout								
	Explanation: Gets Power From Adja	cent Building Generator.							
Exit, Service	40%	2024 \$3,500	1						
	Other Observation, Extent : Light, Area	a Affected : 100%							
	Location: Throughout Building.								
	Explanation : Gets Power From Adja	cent Building Generator.							
Exterior Lighting	1000/	0004 0004 000	10	<b>4.2.</b> 2.2					
HID	100%	2024 \$234,200	10	\$200					
Alarm									
Fire/Smoke Detection	70%								
No Component Generic, Analog	30% Now \$192,700	2039 **	1-3	\$9,200					
Generic, Allalog	Malfunctioning, Extent: Moderate, Are		1-3	\$9,200					
	Location: Throughout Building.	и прести . 100/0							
	Location . Iti oughout buttuing.								

Mechanical	Curre	Current Repair			M		
System Component Type	% of Fail D Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source HTHW/HW	100%		2039	* *	1		

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

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

Asset #: 1571

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment Heat Exchanger, Shell & Tube	100%			2038	* *			
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$196,600	2039	* *	4	\$2,700	
1 0 1		Extent : M : Through	loderate, Area Affe out	ected : 25	%			
,		ps Faulty, 1 : Through	Extent : Moderate, out	, Area Afj	fected : 30%			
Terminal Devices								
Air Handler	20%			2029	\$163,400	1	\$6,800	
Convector/Radiator	80%			2027	\$248,800	1	\$14,100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Split Unit	40%			2034	**			
			Extent : Light, Area	ı Affected	! : 100%			
		: Basemer						
			ng The Auditorium	ı				
No Component	60%							
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2	\$28,400	
			Extent : Light, Area	ı Affected	! : 100%			
		ı : Auditori						
	Explana	tion : Servi	ng The Auditoriun	ı				
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		

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

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

Asset #: 1571

Mechanical	Current l	Current Repair			M					
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing										
Water Heater										
Electric	50%		2024	\$25,600	4	\$200				
	Other Observation, E	-	Affected	: 50%						
	Location: Basemer									
El	Explanation: 50 G		2020	Φ27. C00	4	Φ200				
Electric	50% Now Broken, Extent: Seve	\$25,600	2029	\$25,600	4	\$200				
	Location: One Of			amant						
	•									
	Other Observation, Extent : Light, Area Affected : 50% Location : Basement									
	Explanation: 50 G									
HW Heat Exchanger	ziipiuiiiiiiii . to o									
HTHW/HW	100%		2049	* *						
Sanitary Piping							_			
Cast Iron	100%		LIFE	* *	1					
Storm Drain Piping										
Cast Iron	100%		LIFE	* *	1					
Sump Pump(s)	1000/			40.000		44.000				
Non-Submersible	100%		2024	\$8,900	4	\$1,200				
Fixtures Generic	100%									
Vertical Transport	10070									
Elevators										
Geared Traction	100%		LIFE	* *						
30000 110000	Other Observation, E	Extent : Light, Area		: 100%						
	Location : Basemer	nt To 3rd Floor								
	Explanation: Two	Units - Not In Servi	ice							
Fire Suppression										
Standpipe										
No Component	20%									
Generic	80%	F	2039	* *	1-5	\$22,900				
	House Tank: Metal, I Location: Basemen	-		: 100%						
Sprinkler										
No Component	20%									
Generic	80%		2039	* *	1-2	\$12,200				
Fire Pump	1000/		2022	* *	1	010.200				
Generic	100%		2032	<b>ተ</b> ቸ	1	\$10,200				

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

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

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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



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

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

Asset #: 2794

chitecture	Current Repair	Future Replacement	ent Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior					
Exterior Walls					
Masonry: Brick	87% Now \$24,500	LIFE **	5	\$15,600	
	Horizontal Cracks, Extent: Moderate,	Area Affected : 5%			
	Location: Throughout	ACC 4 1 50/			
	Vertical Cracks, Extent : Moderate, Ard Location : Throughout	ea Affectea : 5%			
	Water Penetration, Extent: Severe, Are	a Affected : 25%			
	Location: Foundation	a nyeciea . 2570			
Masonry: Fieldstone	3% Now \$9,700	LIFE **	5	\$400	
Masoniy. Piciusione	Jnt Mortar Miss/Erod, Extent: Severe,		3	\$400	
	Location : East Facade Base	11, 64, 11,, 66, 64, 6			
	Open Joints, Extent : Severe, Area Affe	cted : 50%			
	Location : East Facade Base				
	Water Penetration, Extent : Severe, Are	ea Affected : 25%			
	Location: Various Rooms In Baseme	nt			
	Other Observation, Extent: Severe, Ara	ea Affected : 20%			
	Location: East Facade Base				
	Explanation : Cement Boards Are Ag	gravating Water Problem			
Masonry: Granite	5% Now \$11,000	LIFE **	5	\$700	
	Cracking/Crumbling, Extent: Moderat				
	Location : Front Steps At Main Entra				
	Jnt Mortar Miss/Erod, Extent : Modera	ite, Area Affected : 25%			
	Location: Building Base	Aff4-1 . 250/			
	Water Penetration, Extent : Severe, Are Location : Boiler Room, South Facad				
M I '	5%		5	¢1 200	
Masonry: Limestone	576 Staining/Discoloring, Extent: Severe, 2	LIFE	3	\$1,300	
	Location: East Elevation, 1st Floor	irea Affectea . 2070			
	Other Observation, Extent: Severe, Ara	ea Affected · 20%			
	Location : East Elevation, 1st Floor				
	Explanation: Rusted Metal Railing S	taining Lower Limestone Bo	anding		
Windows	<del>-</del>				
Wood	100% Now \$71,700	2037 **	5	\$40,900	
	Air Infiltration, Extent : Moderate, Are	a Affected : 50%			
	Location : Throughout				
	Deteriorated Finish, Extent: Severe, A.	rea Affected : 50%			
	Location: Throughout	100 1 150/			
	Dry Rot/Decay, Extent: Moderate, Are	a Affected : 13%			
	Location: Throughout	augto Auga Affactad . 50/			
	Glazing Broken/Cracked, Extent: Mod Location: Throughout	eruie, Area Affectea : 5%			
	Worn/Eroded, Extent : Light, Area Affe	octed : 100%			
	Location: Throughout	ciea . 10070			
Parapets					
Copper/Terne	50%	2049 **	5	\$12,300	
Masonry: Limestone	50%	LIFE **	5	\$3,200	

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

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

Asset #: 2794

rchitecture		Current I	Repair	Futur	e Replacement	M	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Roof	1000/	Marr	¢10 000	LIEE	* *			
Slate	Broken/M Location	: Through etration, E	\$10,800 ents, Extent : Mod out xtent : Moderate, 2		ea Affected : 10%	Ó		
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
terior Floors								
Cast in Place Concrete	5%	Now	\$900	LIFE	* *	5	\$3,600	
		issing Elem : 1st Floor	ents, Extent : Mod	erate, Ar	rea Affected : 5%			
	_	Crumbling, : 1st Flooi	Extent : Moderate	, Area A	ffected : 5%			
		etration, E : Electrica	xtent : Severe, Are al Room	a Affecte	d : 25%			
Ceramic Tile	3%			2032	* *	5	\$1,000	
Terrazzo	2%			LIFE	* *		\$500	
Vinyl Tile	Location	issing Elem : Through				3	\$8,100	
		ts, Extent : : Through	Moderate, Area A out	ffected :	5%			
		Evident, Ex : Through	tent : Moderate, Ai out	rea Affec	ted : 15%			
		ded, Extent : Through	: Moderate, Area . out	Affected	: 50%			
Vinyl Tile 9" X 9"		Now Crumbling,	\$19,100 Extent : Moderate	2039 e, Area A	* * ffected : 50%	3	\$3,100	
	Location : Basement Corridor							
	Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Basement Corridor							
	Other Observation, Extent: Light, Area Affected: 100%							
		: Basemen tion : Vinyl						
Interior Walls	<i>p</i>							
Ceramic Tile	5%			2038	* *	5	\$4,100	
Gypsum Board	5%			LIFE	* *	5	\$2,500	
Plaster	_	Crumbling,	\$124,500 Extent : Severe, A 07, 108, 109, 110,			5	\$22,300	
			xtent : Severe, Are					
			01, 103, 107, 107b			rwell		

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

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

Asset #: 2794

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings								
AcousTileConcealSpLn		Now	\$42,100	2042	**	5	\$5,200	
			Extent : Moderate	, Area Ą	ffected: 25%			
		ı : Corridor			ff4-1.500/			
	_	nscotoring, 1 : Corridor	Extent : Moderate	e, Area A	ffectea : 50%			
			s : Moderate, Area	Affactad	. 250/			
		ueu, Extent 1 : Corridor		Ајјестеи	. 23/0			
Plaster		Now	\$34,100	LIFE	* *	5	\$15,600	
Flaster			Extent : Moderate		ffected · 20%	3	\$13,000	
	-	_	01, 107b, 110	, 111 ca 11	, jecica : 2070			
			xtent : Severe, Are	a Affecte	ed : 25%			
			01, 107b, 110	33				
te Enclosure								
Fence/Gates								
Iron Picket		Now	\$7,300	2049	* *			
		_	xtent : Moderate, 2	Area Affe	ected : 10%			
D	Location	i : Through	out					
Retaining Walls	1000/	Now	\$800	2039	* *			
Concrete Masonry Unit			Extent : Moderate					
	_	crumoning, 1 : Through		, лиси л	jjeciea . 570			
te Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2042	* *			
Masonry: Granite	10%			LIFE	* *			
Wood		Now	\$13,700	2029	\$13,700	1-3	\$1,800	
	Loose Connections, Extent : Moderate, Area Affected : 10% Location : Handicap Ramp							
	Rotting/Sp	olitting, Exte	ent : Moderate, Ar	ea Affect	ed : 10%			
		ı : Handicaj	•					
			xtent : Moderate, .	Area Affe	ected : 25%			
		ı : Handica <sub>l</sub>	-					
	Explana	tion : Impac	ct Damage					

Electrical	Current Repair	Future Repla	acement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2049	* *	5	\$1,100	
	Other Observation, Extent : Light, Area	a Affected : 100%	ó			
	Location : Electrical Room					
	Explanation: The Service Equipment	Consists Of A 60	00 Ampere	Switch. I	t Is In Good	
	Condition.					

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

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

Asset #: 2794

Electrical	Current Rep	oair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Switchgear / Switchboard							
Molded Case Bkrs	100%		2049	* *	5	\$1,100	
Raceway							
Conduit	100%		2029	\$72,400	1		
Panelboards	000/		2020	фо <b>д 2</b> 00	_	4000	
Molded Case Bkrs	80%		2028	\$87,300 * *	5	\$900	
Molded Case Bkrs	20%		2037	* *	5	\$200	
Wiring	(00/ 2.4	¢57.100	2054	* *	1		
Braided Cloth	60% 2-4		2054		1		
	Insulation Aged, Extent Location : Throughou		ectea : 1	00%			
			• • • • •				
Thermoplastic	40%		2039	* *	1		
Motor Controllers	1000/		2027	<b>0.47.20</b> 0	~	<b>#200</b>	
Locally Mounted	100%		2027	\$47,200	5	\$300	
Ground							
Grounding Devices	1000/						
Not Accessible	100%						
Stand-by Power Transfer Switches							
Automatic	100%		2042	* *	1	\$12,700	
Lighting	10070		2042		1	\$12,700	
Interior Lighting							
Fluorescent	50%		2029	\$47,600	10	\$19,000	
Tuorescent	T-8 Lamps And Fixtures				10	Ψ15,000	
	Location : Throughout	_	33				
	Other Observation, Exte	-	Affected	: 100%			
	Location : Throughout	-	00				
	Explanation: T-8 Lan	ips					
Fluorescent	25% 0-2	-	2039	* *			
2	Malfunctioning, Extent.			00%			
	Location : Throughou						
Fluorescent	15% Now	\$14,300	2039	* *			
Tuorescent	Damaged Fixtures, Exte	· ·		: 100%			
	Location : Third Floor	-	33				
Fluorescent	10%		2024	\$9,500	10	\$3,800	
Fluorescent	Compact Fluorescent Li			· ·	10	\$5,800	
	Location : Attic	gm, Emem . Eign	ii, 117 ca	19900000 . 10070			
Egress Lighting							
	50%		2029	\$5,800	1		
	3070				1		
Exit, Service	Other Observation. Exte	ent : Light. Area A	1ffected	. 100/0			
	Other Observation, Exte Location : Throughou	-	Affected	. 100/0			
	Location : Throughout	t Building.			lding Ge	nerator.	
Exit, Service	Location : Throughout Explanation : Emerge	t Building. ncy Lights Are Su	pplied F	From Adjacent Bui			
	Location : Throughout	t Building. ncy Lights Are Su			lding Ge 10	nerator. \$1,400	

#### 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.

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

Asset #: 2794

Electrical	Current Repair Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Marm				
Security System				
No Component	90%			
Generic	10%	2037 **	1 \$1,600	
	Other Observation, Extent : Light, Ar	ea Affected : 100%		
	Location : Outside On The Wall			
	Explanation: The Security System I.	s Composed Of CCTV Camer	as.	
Fire/Smoke Detection				
Generic, Analog	100%	2029 \$447,000	1-3 \$25,500	
_	Other Observation, Extent : Light, Ar	ea Affected : 100%		
	Location: Corridors.			
	Explanation: The Fire Alarm System Lights, Smoke Detectors.	m Includes Alarm Bells, Mani	ual Pull Stations, Strobe	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated C (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
HTHW/HW	100%		2039	* *	1		
		ervation, Extent : Light, 2	Area Affected	: 100%			
	Location	: Throughout					
	Explanat	ion : Supplied From Adjo	acent Building	3			
Conversion Equipment							
Heat Exchanger, Shell &	100%		2032	* *			
Tube							
Distribution							
Hot Wtr Piping/Pump	20%		2028	\$12,600	4	\$400	
Central Plant Steam Piping/Pmp	40%	Now \$82,10	00 2039	* *	4	\$800	
1 0 1	Corroded,	Extent : Severe, Area Aff	fected : 40%				
	Location	: Extensive Rusting Thro	oughout				
	Leak Evide	ent, Extent : Severe, Area	Affected: 10	0%			
	Location	: East Side Of The Build	ing				
Central Plant Steam Piping/Pmp	40%		2049	* *	4	\$1,200	
Terminal Devices							
Convector/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							

Ventilation

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

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

Mechanical	Cu	rrent Repair	Future	e Replacement	М	aintenance	
System Component Type		l Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$4,600	
No Component	80%						
Exhaust Fans	200/ 37	ΦΦ 000	2020	ΦΦΩ ΩΩΩ		Φ200	
Interior	20% N	+ )	2029	\$28,800	2	\$200	
	Not in Service, Location : Re	Extent : Severe, Area Af	јестеа : 10	0%			
		estrooms					
No Component	80%						
Plumbing							
H/C Water Piping	1000/ 0	0.2	2020	¢201.200	1		
Brass/Copper		0-2 \$15,100	2029	\$301,300	1		
	Location : W	ent : Severe, Area Affecte Later Main	a : 10%				
Water Heater	Locuiton . W	ater Math					
Electric	100%		2027	\$35,600	4	\$200	
Electric		e Evident, Extent : Light,			4	\$200	
	Location: 1s	_	111 00 11990	. 1070			
		ation, Extent : Light, Area	Affected	· 40%			
	Location: 1s		11,500000	. , , , ,			
	Explanation	: One 250 Gallon Electri	c Water H	leater			
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	

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

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

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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



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

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

rchitecture		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior								
Exterior Walls								
Masonry: Brick		Now	\$126,900	LIFE	* *	5	\$40,400	
	-	Cracks, Exte : Building (	ent : Moderate, Ar Corners	ea Affec	ted : 5%			
	Jnt Mortar	Miss/Erod,	Extent : Severe, A	Area Affe	ected : 15%			
	Location	: Various L	ocations					
		ts, Extent : S : Building (	Severe, Area Affec Corners	ted : 2%				
	Vegetation	Growth, Ex	ctent : Moderate, .	Area Affe	ected : 10%			
	Location	: Througho	ut					
Masonry: Granite	5%			LIFE	* *	5	\$1,800	
Masonry: Limestone	5%	Now	\$6,000	LIFE	* *	5	\$1,800	
	Jnt Mortar	Miss/Erod,	Extent : Moderat	e, Area A	Affected : 10%			
	Location	: North And	l West Facades					
Stucco Cement	5%	Now	\$3,600	2034	* *	5	\$3,000	
	_	Crumbling, I : Lower Bu	Extent : Moderate lkhead	, Area Aj	ffected : 5%		·	
			t : Moderate, Are	a Affecte	ed : 5%			
	Location	: Lower Bu	lkhead					
Windows								
Aluminum	100%	0-2	\$4,600	2045	* *	5	\$2,600	
		_	ents, Extent : Mod nsect Screens At N		rea Affected : 10% Locations			

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

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

Asset #: 2646

rchitecture	Current Repair	Futur	e Replacement	M	aintenance			
rstem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
terior								
Parapets								
Masonry: Brick		239,700 LIFE	**	5	\$10,000	1		
	Broken/Missing Elements, Ex Location : Upper Roof	xtent : Severe, Area .	Affected: 20%					
	Cracking/Crumbling, Extent	· Savara Araa Affaa	tad : 10%					
	Location: Upper Roof	. Бечеге, лгей лујес	ieu . 1070					
	Jnt Mortar Miss/Erod, Exten	t : Severe. Area Affe	cted : 25%					
	Location : Upper Roof							
	Loose Units, Extent : Severe,	Area Affected : 5%						
	Location: Upper Roof							
	Misaligned/Bulging, Extent:	Moderate, Area Aff	ected : 5%					
	Location: Upper Roof							
	Miss/Damaged Copings, Ext	ent : Moderate, Ared	a Affected : 5%					
	Location: Upper Roof							
	Vegetation Growth, Extent:	Moderate, Area Affe	ected : 10%					
	Location : Throughout Worn/Eroded, Extent : Severe, Area Affected : 20%							
		e, Area Affected : 20	)%					
	Location: Upper Roof				****			
Masonry: Limestone		\$36,200 LIFE	**	5	\$1,400			
	Diagonal Cracks, Extent : M Location : Decorative Corr			tal Rand	g			
	Int Mortar Miss/Erod, Exten			іш Бипи	3			
	Location: Coping And Dec		<i>престей</i> . 2570					
	Loose Units, Extent: Modera		2%					
	Location: Upper And Low							
	Water Penetration, Extent : 1							
	Location : Coping And At I	Decorative Cornice -	Northwest Corne	r				
Roof								
Built-Up (BUR)		\$76,100 2029	\$380,500					
	Debris on Roof, Extent: Seve							
	Location: Near Parapets F	-						
	Grvl/Blst Miss/Disp, Extent:	Moderate, Area Aff	ected: 10%					
	Location: Upper Roof	4 400 4 1 100	,					
	Ponding, Extent: Moderate, Location: Various Location		)					
			natad + 100/					
	Vegetation Growth, Extent: Moderate, Area Affected: 10%							
	Location : Upper Roof Water Penetration, Extent : Severe, Area Affected : 15%							
	Location: Various Location		<i>x</i> . 15/0					
	Other Observation, Extent :		: 100%					
	Location : Upper Roof	.g., ",						
	Explanation : Roof Locatio	n						
Built-Up (BUR)	1%	2039	* *	10	\$300			
Single Ply Membrane	5%	2034	* *	10	\$1,400			
Soffits					-			
Masonry: Limestone	100%	LIFE	* *	5				

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

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

Asset #: 2646

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Floors	/				_	*	
Cast in Place Concrete	15% Paint Peeling, Exten		LIFE eted: 159	**	5	\$10,800	
	Location : Through	hout Basement					
Ceramic Tile	5%		2038	* *	5	\$1,600	
Terrazzo	10%		LIFE	* *	5	\$2,600	
Vinyl Tile 9" X 9"	70% Now Broken/Missing Elen Location: Various		2029 erate, Ar	\$263,400 rea Affected : 10%	3	\$8,600	
	Worn/Eroded, Exten	t : Light, Area Affec	ted : 100	0%			
	Location : Through	hout					
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	g, Extent : Severe, A	rea Affec	eted : 10%			
	Location : Various	Locations					
	Loose/Delam Surfac	e, Extent : Severe, A	lrea Affe	cted : 10%			
	Location : Stair Bu	ılkheads, Music Pra	ctice Ro	oms			
	Staining/Discoloring Location: Music F	-	rea Affec	cted : 5%			
	Water Penetration, I Location : Bulkhea	Extent : Severe, Area ads, Music Practice			ations		
Ceilings							
AcousTileSusp.Lay-In	37% Now Broken/Missing Elen Location: Through		2042 erate, Ar	* * rea Affected : 10%	5	\$6,100	
	Staining/Discoloring Location: Through	g, Extent : Moderate	, Area A	ffected : 20%			
AcousTileSusp.Lay-In	25%		2049	* *	5	\$8,200	
Exposed Concrete	25% Now Paint Peeling, Exten Location: Through		LIFE	**	5	\$1,300	
	Water Penetration, I Location: Main St	Extent : Severe, Are	a Affecte	d : 10%			
Plaster	13% Now Water Penetration, I	\$2,900 Extent : Severe, Are	LIFE a Affecte	* * d · 10%	5	\$2,700	
		ys, Music Practice I		- · · <del>·</del>			
Site Pavements On-Site Walkways	-	-					
Cast in Place Concrete	90% 2-4	\$400	2034	* *			
Cast III I lave Colletete	Cracking/Crumbling	g, Extent : Moderate		ffected : 5%			
	Location : Through	noui					

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

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

Asset # : 2646

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2049	* *	5	\$100	
		servation, Extent : Light, Area	Affected	: 100%			
		ı : Electrical Room.					
	Explana	tion : Service Equipment Cons	sists Of C	One 600 Ampere M	ain Disco	onnect 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%	. ,	2054	* *	1		
		Aged, Extent : Moderate, Are	ea Affecte	ed : 100%			
	Location	n: 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	
	_	s And Fixtures, Extent : Light,	Area Afj	fected : 100%			
	Location	ı : Throughout					
Egress Lighting							
Emergency, Service	50%		2029	\$5,600	1		
Exit, LED	50%		2044	* *	1		

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

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

Asset #: 2646

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	30%	2029	\$25,900	10		
	Other Observation, Extent : Lig	ht, Area Affected : 10	00%			
	Location : Throughout					
	Explanation: Fixtures Are Co	ontrolled Via Photoce	ell.			
No Component	70%					
Alarm						
Fire/Smoke Detection						
No Component	50%					
Generic, Analog	50%	2029	\$118,200	1-3	\$6,700	

Mechanical		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		Now	\$30,800	2039	* *	4	\$900	
	Location Steam Tra	: Throughou	tent : Severe, Ar		ed : 10%			
Central Plant Steam Piping/Pmp	15%			2039	* *	4	\$200	
Terminal Devices Air Handler	Location	ervation, Ext : Basement tion : For Au	ent : Light, Area	2029 Affected	\$15,000 1:5%	1	\$700	
Convector/Radiator	95%		1	2027	\$108,700	1	\$6,700	
Air Conditioning Energy Source Electricity	100%			2045	**	1	·	
Conversion Equipment Window/Wall Unit No Component	70% 30%			2024	\$31,200	1		
Ventilation Exhaust Fans								
Interior No Component	10% 90%			2029	\$7,600	2	\$100	

#### Plumbing

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

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

Mechanical	Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%	2034	* *	1			
Water Heater							
Electric	100%	2027	\$18,800	4	\$100		
	Other Observation, Extent : Lig	ht, Area Affected	: 100%				
	Location: Basement						
	Explanation: 80 Gallon Heate	er					
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%						
ire Suppression							
Sprinkler							
No Component	98%						
Generic	2%	2049	* *	1-2	\$100		
	Other Observation, Extent : Lig.	ht, Area Affected	: 10%				
	Location : Basement						
	Explanation: Sprinkler Only I	For Closet And B	asement Storage				

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

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

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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

**EXPENSE** 

Importance Code C

Total

Block : 3222 Lot : 62 BIN : 2100243

FY 2021

\$47,300

\$72,200

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

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

FY 2022

\$500

\$500

\$7,500

\$1,400



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

<sup>\*\*</sup> 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior					
Exterior Walls	10%	LIFE **	5	\$2,600	
Masonry: Granite	Other Observation, Extent: Light, Are Location: In Colonnade And Areawa Explanation: Polished Granite Bloc.	ea Affected : 100% ay	3	\$2,600	
Masonry: Granite	60% Jnt Mortar Miss/Erod, Extent : Moder	LIFE **	5	\$15,800	
	Location: West Wall Staining/Discoloring, Extent: Modera Location: Various Locations Water Penetration, Extent: Moderate, Location: Basement Other Observation, Extent: Light, Are	Area Affected : 20% va Affected : 100%			
	Location: Lower Level Under Colon				
Masonry: Limestone	Explanation: Rusticated Granite Blow 30% Now \$72,700	LIFE **	5	\$7,900	
	Cracking/Crumbling, Extent: Modera Location: Base At 1st Floor Colonna	ade			
	Loose Units, Extent : Severe, Area Affe Location : Colonnade Scuppers/ Cor				
	Staining/Discoloring, Extent: Modera Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout Colonnade	te, Area Affected : 15%			
Windows	1000/ 31 050 000	2074	-	Φ7.000	
Wood	100% Now \$59,800 Air Infiltration, Extent: Moderate, Are Location: Basement Broken/Missing Elements, Extent: Sev Location: Areaways Dry Rot/Decay, Extent: Severe, Area	vere, Area Affected : 50%	5	\$7,000	1
	Location: Basement				
Roof	050/	2020 **	10	<b>053</b> (00	
Clay Tile Copper/Terne	95% 5%	2039 ** 2044 **	10 10	\$53,600 \$7,100	
Soffits	370	2044	10	\$7,100	
Masonry: Brick	100%	LIFE **	5		
Interior					
Floors Cast in Place Concrete	90% Now \$19,400 Cracking/Crumbling, Extent : Modera Location : Basement		5	\$35,900	
	Water Penetration, Extent: Moderate, Location: Electrical Room, Basemen	**			
Ceramic Tile	5%	2032 **	5	\$900	
Terrazzo	5%	LIFE **	5	\$700	

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

<sup>\*\*</sup> 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 Fail Date Estimated Co Total (Years)	St Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Interior				
Interior Walls	50/	2022	<b>7</b>	
Ceramic Tile	5%	2032 **	5 \$1,000	
Masonry: Brick	20%	LIFE	5 \$4.500	
Plaster	75% Now \$27,10 Cracking/Crumbling, Extent : Model	0 LIEE	5 \$4,500	
	Location: Basement	ale, Area Affectea . 50/0		
	Water Penetration, Extent: Moderate	te Area Affected : 25%		
	Location: Basement	e, 111 eu 133 eeteu : 20 / 0		
Ceilings				
Exposed Struc: Steel	50%	LIFE **		
Masonry: Infill Arch	20% Now \$5,00			
•	Broken/Missing Elements, Extent: L	ight, Area Affected : 5%		
	Location : Arched Ceiling, 1st Floo	or Colonnade		
Wood	30%	LIFE **	5 \$79,000	
Site Enclosure			·	
Fence/Gates				
Iron Picket	100%	2049 **		
Free Standing Walls				
Masonry: Fieldstone	90% 0-2 \$20,20 Cracking/Crumbling, Extent : Light, Location : Throughout			
	Jnt Mortar Miss/Erod, Extent: Mode	erate, Area Affected : 10%		
	Location: Throughout	a Affactad : 50/		
	Loose Units, Extent: Moderate, Area Location: Throughout	a Affectea : 5%		
	Other Observation, Extent: Light, A	rea Affected : 100%		
	Location: Throughout	rea Affectea . 10070		
	Explanation: Limestone			
Masonry: Fieldstone	10%	2039 **		
Masonry. Florastone	Other Observation, Extent : Light, A Location : Throughout			
	Explanation: Granite			
Retaining Walls				_
Masonry: Fieldstone	100%	2039 **		
	Other Observation, Extent : Light, A	rea Affected : 100%		
	Location: Throughout			
C:4- D	Explanation: Granite			
Site Pavements On-Site Walkways				
Pavers/Stone	100%	2032 **		
- Lavels/Stolle	10070	2002		

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

Under 600 Volts

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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning								
Conversion Equipment								
No Component	90%							
No Component	10%							
Plumbing								
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			

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

<sup>\*\*</sup> 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



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

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

Asset #: 2066

chitecture	Current Repair	<b>Future Replacement</b>	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior					
Exterior Walls Masonry: Brick	85% Now \$43,400 Cracking/Crumbling, Extent : Moderate Location : Throughout		5	\$13,800	
	Vertical Cracks, Extent : Moderate, Are Location : Throughout	a Affected : 10%			
Masonry: Limestone	15%  Jnt Mortar Miss/Erod, Extent: Light, And Location: Entrance Stair, Areaway	LIFE ** rea Affected : 5%	5	\$1,800	
Windows					
Aluminum	100% Now \$76,500  Air Infiltration, Extent: Moderate, Area Location: Throughout  Ctrwt/Balnc Not Funct, Extent: Modera Location: Throughout	nte, Area Affected : 25%	5	\$2,900	
	Unit Inoperable, Extent : Moderate, Are Location : Throughout	a Affected : 5%			
Roof Clay Tile	90% Now \$101,000 Broken/Missing Elements, Extent: Mod- Location: Throughout Miss/Damaged Flashings, Extent: Seven				
	Location: Surrounding Skylight  Water Penetration, Extent: Moderate, A Location: Throughout				
Skylight, Metal/Glass	10% Now \$33,100  Miss/Damaged Flashings, Extent: Seven Location: East Roof Face	2039 ** re, Area Affected : 100%			1
	Water Penetration, Extent : Moderate, A Location : Skylight	1rea Affected : 20%			
Soffits Masonry: Limestone	100%  Jnt Mortar Miss/Erod, Extent : Light, And Location : Throughout	LIFE ** rea Affected : 5%	5		

Interior

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

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

Asset #: 2066

Architecture	Current Repair Future Replacement			M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior						
Floors	50/ Now	S27,400 2034	* *	5	\$1.200	
Mosaic Tile	Broken/Missing Elements, Ext Location : Toilets	tent : Moderate, A	rea Affected : 10%	5	\$1,200	
	Cracking/Crumbling, Extent: Location: Toilets Worn/Eroded, Extent: Moder					
	Location: Toilets					
Vinyl Tile	95% Now \$\ Adhesion Failure, Extent : Mo Location : Throughout Broken/Missing Elements, Ext			3	\$7,000	
	Location: Throughout Cracking/Crumbling, Extent: Location: Throughout					
	Worn/Eroded, Extent: Light, Location: Throughout	Area Affected : 80	%			
Interior Walls						
Gypsum Board	10% Now Water Penetration, Extent: M. Location: Throughout	\$600 LIFE Ioderate, Area Affo	* * ected : 5%	5	\$1,800	
Masonry: Brick	20% Now S Efflorescence, Extent: Moder Location: Attic Water Penetration, Extent: M. Location: Attic					
Plaster	70% Now S Cracking/Crumbling, Extent: Location: Basement	S17,500 LIFE Severe, Area Affe	* * cted : 10%	5	\$6,300	
	Paint Peeling, Extent: Moder Location: Throughout Water Penetration, Extent: M					
	Location: Basement					
Ceilings Exposed Concrete Plaster	10% 90% Now \$	LIFE 624,200 LIFE	* *	5 5	\$300 \$11,100	
1 145161	Loose/Delam Surface, Extent Location: Near Roof Hatch, Water Penetration, Extent: So Location: Near Roof Hatch,	: Severe, Area Affo , Classrooms, Baso evere, Area Affecto	ected : 10% ement ed : 100%	J	φ11,10 <b>0</b>	
Site Enclosure	2.2					
Retaining Walls						
Cast in Place Concrete	100%  Cracking/Crumbling, Extent:  Location: Areaway	2049 Light, Area Affect	* * ted : 5%			

#### 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.

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

Asset #: 2066

Architecture	Current Repair	Fu	ture Replaceme	nt	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Ye		Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	95%	203	34	* *			
	Cracking/Crumbling, Extent:	Light, Area Af	fected : 5%				
	Location : Throughout						
Masonry: Granite	5% 4+	\$1,300 LII	FΕ	* *			
•	Jnt Mortar Miss/Erod, Extent	: Moderate, Ar	ea Affected : 20%	ó			
	Location: Main Entry Stair						

Electrical	Current Repair	r Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049	* *	5	\$100	
	Other Observation, Extent	0 00	100%			
	Location : Electrical Roc					
	Explanation: One 800 A	mpere Main Disconnect	Switch And One	400 Amp	pere Main	
-	Disconnect Switch					
Transformers	1000/	2046	ala ala	_		
Dry Type	100%	2046	**	5		
	Other Observation, Extent		100%			
	Location : Main Electric					
	Explanation: The Buildi Good Condition.	ng Has A 300 Kilovolt-ar	npere 480Volt-2	08/120V	olt Which Is In	
Switchgear / Switchboard	Good Condition.					
Fused Disc Sw	100%	2049	* *	5	\$100	
Raceway	10070	2017			Ψ100	
Conduit	90%	2029	\$20,800	1		
Conduit	10%	2049	**	1		
Panelboards	1070	2019		-		
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	20,0	2013			Ψ100	
Thermoplastic	80%	2029	\$20,200	1		
Thermoplastic	20%	2049	**	1		
Motor Controllers						
Locally Mounted	100%	2027	\$47,200	5	\$100	
Fround			4 , - 0 0		4-00	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
tand-by Power		<u> </u>				
Transfer Switches						
Automatic	100%	2042	* *	1	\$3,900	
ighting						

Lighting

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

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

Asset #: 2066

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2029	\$29,400	10	\$11,700	
	T-8 Lamps And Fixtures, Ex		ected : 100%			
	Location : Throughout Th	e Building.				
Egress Lighting						
Emergency, Service	50%	2034	* *	1		
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Throughout					
	Explanation: Building Ge	ets Power From Adjac	ent Building Gene	rator.		
Exit, Service	50%	2034	* *	1		
	Other Observation, Extent .	Light, Area Affected	: 100%			
	Location : Throughout					
	Explanation: Gets Power	From Adjacent Build	ing 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		M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source HTHW/HW	100%		2029	\$30,700	1		
Distribution Central Plant Steam Piping/Pmp	100%	Now \$21,100	2039	* *	4	\$600	
1 0 1		Extent : Severe, Area Affecte : Basement	d : 20%				
	Location .	rvation, Extent : Light, Area : Adjacent Building on : Steam Supplied From A	55	! : 100%			
Terminal Devices	Ехрійний	on . Steam Supplied From A	пел				
Convector/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	

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

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

Asset #: 2066

Mechanical	Current Repair	Future R	Future Replacement		Future Replacement		aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost   Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Ventilation								
Exhaust Fans								
Interior	100% Now	\$44,400 2039	**	2	\$300			
	Malfunctioning, Extent: M	oderate, Area Affected : 1	100%					
	Location: Basement	(- 1	1000/					
	Noisy/Vibrating, Extent : M. Location : Basement	ioaeraie, Area Ajjeciea :	100%					
Plumbing	Locuiton . Dasement							
H/C Water Piping								
Galvanized Steel	100%	2034	* *	1				
Water Heater	10070							
Electric	100%	2027	\$11,000	4	\$100			
	Other Observation, Extent	: Light, Area Affected : 10	00%					
	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)	1000/	• • • •						
Submersible	100%	2021	\$400	4	\$400			
Fixtures	1000/							
Generic	100%							
Fire Suppression Sprinkler								
No Component	70%							
Generic	30%	2039	* *	1-2	\$1,100			

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

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

**CITY UNIVERSITY OF NEW YORK - FY 2020** Print Date: 12-Sep-2019

**Asset Name** : BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX

Address : 185 WEST 180th STREET

Agency's Number **Borough** : BRONX : 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 BIN : 2100256 Lot : 62

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

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



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

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

Asset #: 2067

rchitecture	Current Re	epair	Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior							
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$2,900	
	Paint Peeling, Extent:			ó			
	Location : 2066 Have	emeyer Laborator	y				
Masonry: Limestone	90% Now	\$58,600	LIFE	* *	5	\$7,700	
	Broken/Missing Eleme			00			
	Location : Near Nort						
	Jnt Mortar Miss/Erod,		e, Area A	ffected : 50%			
	Location : Throughou						
	Caulking Deteriorated						
	Location : Perimeter		-				
Wood	5% Now	\$18,800	2049	* *	5	\$1,400	
	Deteriorated Finish, E.			ected : 100%			
	Location : Fascia Tri	-					
	Dry Rot/Decay, Extent		Affected	: 30%			
	Location : Fascia, Be	•		/			
	Split/Cracked, Extent:	0 00		0			
xx7' 1	Location : Fascia Tri	ms Below Rooj L	ine				
Windows Aluminum	98% Now	\$25,600	2054	* *	5	\$300	
Alummum	Bent/Warped Elements				3	\$300	
	Location: Throughout		ie, Areu 1	ijjecieu . 2070			
	Misaligned/Bulging, E.		ea Affecte	ed : 10%			
	Location : North Side		33				
	Caulking Deteriorated, Extent: Moderate, Area Affected: 25%						
	Location : Around W						
	Water Penetration, Ex	tent : Moderate, A	rea Affec	ted : 20%			
	Location : Around W	indow Frames					
Aluminum	2%		2054	* *	5		
Roof							
Modified Bitumen	100%		2029	\$119,700	10	\$8,500	
terior				· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	

Interior

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

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

Asset # : 2067

rchitecture	Current Repair		Futur	<b>Future Replacement</b>		Maintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Floors							
Cast in Place Concrete	5% Paint Peeling, Extent Location : Mechanic		LIFE cted : 259	**	5	\$1,000	
Vinyl Tile	95% Now Adhesion Failure, Ext Location: 2066 Hav Broken/Missing Elem Location: Various I Patching Evident, Ext Location: Throught Uneven Surface, Exte Location: Throught Worn/Eroded, Extent Location: Through	vemeyer Laborator ents, Extent : Mod Locations ent : Moderate, Ar out nt : Severe, Area A out : Moderate, Area .	ry erate, Ar rea Affec Affected :	ea Affected : 15% ted : 20% 100%	3	\$3,400	
Interior Walls							
Cast in Place Concrete	15%		LIFE	* *			
Concrete Masonry Unit	50% 0-2 Diagonal Cracks, Ext Location: Through		LIFE rea Affect	* * ted : 5%	5	\$1,200	
Gypsum Board	20% Now Punct/Tear/Impact De Location: Corridor	-	LIFE ght, Area	* * Affected : 2%	5	\$700	
Masonry: Brick	5% Now Water Penetration, E: Location: West Side Other Observation, E. Location: West Side Explanation: Deter	e xtent : Severe, Are e Party Wall					
Plywood/Hardboard	10%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	2%		2042	* *	5	\$200	
Exposed Struc: Wood	5% Paint Peeling, Extent Location: Through		LIFE	**: 10%			
Plaster	93% Now Water Penetration, Ex Location: Through		LIFE Area Affe	* * cted : 5%	5	\$5,500	

Site Enclosure

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

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

Asset #: 2067

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 - L	imestone						
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 5%				
		: Entry - L							
	Spalling, I	Extent : Mo	derate, Area Affect	ed: 10%	ó				
		: Entry - L							
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Entry - Limestone								
		-	nry-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								
	Explana	tion : Plast	ic Lumber						

Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	_	And Fixtures, Extent: Light, : Throughout The Building	Area Af	fected : 100%			

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

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

Asset #: 2067

Electrical	Current Repair	Current Repair Future Replacement Maintenance							
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Lighting									
Egress Lighting									
Emergency, Service	50%	2034	* *	1					
	Other Observation, Extent:	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout								
	Explanation: Gets Power I	From Adjacent Building G	enerator						
Exit, Service	50%	2034	* *	1					
	Other Observation, Extent:	Light, Area Affected : 1009	%						
	Location : Throughout								
	Explanation: Gets Power I	From Adjacent Building G	enerator						
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		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Convector/Radiator	100%		2027	\$33,900	1	\$2,100	
Air Conditioning							
Energy Source Electricity	100%		2045	* *	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%		2024	\$1,300	1		
Ventilation Ventilation	7070						
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%						

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

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

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

Asset #: 2067

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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%						

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

<sup>\*\*</sup> 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



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

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

Asset #: 2074

Architecture	Cur	urrent Repair Future Replacement Mainte			aintenance	tenance		
System Component Type		Date Estimated Cos ars)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior	•		•					
Exterior Walls					_			
Masonry: Brick	Location : Thr Jnt Mortar Miss Location : Thr	ss, Extent : Moderate, oughout s/Erod, Extent : Mode oughout , Extent : Moderate, A	Area Affec rate, Area A	Affected : 5%	5	\$49,600		
Masonry: Granite	5%		LIFE	* *	5	\$2,200		
Masonry: Limestone	10% No Cracking/Crum Location : Ma Jnt Mortar Miss Location : Thi	bling, Extent : Moderd in Entry s/Erod, Extent : Mode coughout Extent : Moderate, Are	LIFE ate, Area A rate, Area A	Affected : 20%	5	\$4,400		
Windows								
Aluminum	100% 4- Air Infiltration, Location : Thr	Extent : Moderate, Ai		* * d : 10%	5	\$6,800		
Roof								
Clay Tile	100% No Broken/Missing Location : Sou	Elements, Extent : M		* * rea Affected : 2%				
Soffits Masonry: Limestone	100%		LIFE	* *	5			
terior Floors								
Carpet	20%		2025	\$127,800	3	\$13,200		
Ceramic Tile	5%		2042	**	5	\$2,200		
	Recent Replace Location : Toi	Evident, Extent : Ligh lets	ıt, Area Aff	ected : 100%				
Steel Plate	Location : Sta			* * ! : 100%	1			
_		Found At Egress Stair	-	di di		46000		
Terrazzo		cks, Extent : Moderate st And Third Floor	LIFE , Area Affe	* * ected : 15%	5	\$6,900		
Vinyl Tile	Location : Roc	bling, Extent : Moderd om 23b Extent : Moderate, Are	ate, Area Ą	-	3	\$8,300		

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

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

Asset #: 2074

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit				LIFE	* *	5	\$800	
Gypsum Board	20%		\$800	LIFE	* *	5	\$5,000	
	_	d/Bulging, 1 : Bathrooi	Extent : Moderate, m	Area Afj	fected : 5%			
Masonry: Fieldstone	2%			LIFE	* *			
Plaster	73%	Now	\$55,300	LIFE	* *	5	\$9,100	
	_	d/Bulging, : Through	Extent : Moderate, out	Area Afj	fected : 25%			
		ling, Extent : Various	t : Moderate, Area Locations	Affected	: 25%			
	_	Evident, Ex : Through	tent : Moderate, A. out	rea Affec	ted : 20%			
		netration, E 1 : West Sta	xtent : Severe, Are ir	a Affecte	d : 5%			
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							
			: Moderate, Area Classrooms	Affected	: 20%			
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	* *			
•			d, Extent : Modera	te, Area A	Affected : 25%			
		: Main En						

Electrical	Current Repair	<b>Future Replacement</b>	N	laintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
nder 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 Discon	nect Switc	h.				
Transformers								
Dry Type	100%	2042 * *	* 5	\$100				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: One 500 Kilovolt-ampe	re And One 30 Kilovolt-ar	npere, 480	0Volt-208/120Volt.				

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

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

Asset #: 2074

Electrical	Curre	ent Repair	Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	100/		2020	¢0.500	-	¢100	
Fused Disc Sw Molded Case Bkrs	10% 70%		2028 2037	\$8,500 * *	5 5	\$100 \$400	
Molded Case Bkrs	20%		2045	* *	5	\$100 \$100	
Wiring	2070		2043			\$100	
Braided Cloth		\$45,300 Extent : Light, Area A ughout Building.	2054 ffected : 1	* *	1		
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 Stand-by Power Transfer Switches	100%						
Automatic	100%		2042	* *	1	\$6,600	
Lighting Interior Lighting Fluorescent	85%	Sixtures, Extent : Light	2034	* *	10	\$16,700	
	•	ughout Building.	, 111 ca 11))	. 10070			
Fluorescent	15% 0-2	\$8,000 es, Extent : Light, Area	2039 a Affected	* *			
Egress Lighting							
Emergency, Service	Location : Thro	on, Extent : Light, Arec ughout Building. Gets Power From Adja			1		
Exit, Service		n, Extent : Light, Area ughout Building.	2024 a Affected	\$3,300 !: 100%	1		
-	Explanation : C	Gets Power From Adja	cent Build	ding Generator.			
Alarm							
Security System	000/						
No Component	90%		2020	* *	1	0000	
Generic	10%		2039	~ ^	1	\$800	

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

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

Asset #: 2074

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	60%					
Generic, Analog	40%	2034	* *	1-3	\$5,300	

Mechanical		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source	1000/			2055	* *	1		
HTHW/HW	100%			2055		1		
Conversion Equipment HTHW/HW Exchanger	100%			2038	* *	2	\$1,300	
11111W/IIW Exchanger		servation F	Extent : Light, Area		. 100%	2	\$1,500	
		i : Basemen	0	11,1,000,000	. 100/0			
			 Replaced About 6 1	Years Ago	2			
Distribution	2. promo		ineprince in 1100 in 0.1	118				
Hot Wtr Piping/Pump	50%	0-2	\$3,500	2037	* *	4	\$500	
			oderate, Area Affe		%	-	4-00	
		: Through						
Hot Wtr Piping/Pump	50%	Now	\$3,500	2037	* *	4	\$500	
Trot with Tiping Tump			: Severe, Area Affe		%	•	φοσσ	
		ı : Basemen						
Terminal Devices								
Air Handler	5%			2029	\$16,000	1	\$700	
Convector/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	
			Extent : Light, Area	Affected	: 20%			
		i : Basemen						
			ng 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								

Plumbing

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

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

Asset #: 2074

echanical	Current Repair	Futur	e Replacement	M	laintenance				
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
mbing									
H/C Water Piping									
Galvanized Steel	100%	2034	* *	1					
	Corroded, Extent : Moderate, Area Aff	fected : 20	%						
	Location : Throughout								
Water Heater									
Electric	100%	2027	\$20,100	4	\$100				
	Other Observation, Extent : Light, Are	a Affected	1: 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								

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

<sup>\*\*</sup> 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



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

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

Asset #: 2079

rchitecture Current Repair			Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Exterior Walls						
Stucco Cement	100% Now \$116,5 Cracking/Crumbling, Extent: Seve Location: Throughout Vertical Cracks, Extent: Severe, An Location: Throughout	re, Area Affected		5	\$16,100	
Parapets						
Metal: Cage/Fence	2% Now \$7 Corrosion/Rusting, Extent: Modera Location: Around Roof Equipment	ate, Area Affecte	* * d : 100%	5	\$100	
No Component	98%					
Roof						
Built-Up (BUR)	65% Now \$256,7 Gut/DS Non Func/Miss, Extent: M Location: Throughout Vegetation Growth, Extent: Moder Location: Throughout Water Penetration, Extent: Moder	oderate, Area Aj ate, Area Affect	ed : 20%			
	Location : Offices					
	Worn/Eroded, Extent : Moderate, A Location : Throughout	lrea Affected : 2	5%			
	Other Observation, Extent : Light, Location : Throughout Explanation : Inaccessible	Area Affected : I	100%			
Cinala Dla Man I		2029	¢1.61.200	10	¢0.000	
Single Ply Membrane	35%	2029	\$161,200	10	\$9,800	

Interior

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

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

Asset #: 2079

Architecture	Current Re	epair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors	5% 0-2	\$700	2038	* *	5	\$400	
Ceramic Tile	5% 0-2 Broken/Missing Eleme Location: Bathroom.				5	\$400	
Raised Access Floor	30% Now Loose/Delam Surface, Location: Throughor Uneven Substrate, Exte Location: Throughor	ut ent : Moderate, A			5	\$8,300	
Vinyl Tile	35% Now Adhesion Failure, Exte Location: Throughou Broken/Missing Eleme Location: Throughou Worn/Eroded, Extent: Location: Throughou	ut nts, Extent : Moa ut Moderate, Area	lerate, Area	Affected : 10%	3	\$1,900	
Vinyl Tile 9" X 9"	30% Now Adhesion Failure, Externation: Throughous Broken/Missing Eleme Location: Throughous Worn/Eroded, Extent: Location: Throughous	ut nts, Extent : Moa ut Severe, Area Aff	lerate, Area	Affected : 15%	3	\$1,700	
Interior Walls							
Concrete Masonry Unit	70% Other Observation, Ex Location: Throughou Explanation: Paint 1	ut	LIFE a Affected : 1	**	5	\$4,100	
Glass: Single Pane	5%	ceing	LIFE	* *	5	\$500	
Gypsum Board	10%		LIFE	* *	5	\$900 \$900	
Plywood/Hardboard	15% Now	\$1,000	LIFE	* *	3	Ψ700	
	Broken/Missing Eleme Location : Receiving	nts, Extent : Mod		Affected : 20%			
Ceilings							
AcousTileSusp.Lay-In	100% Now Broken/Missing Eleme Location: Throughor Staining/Discoloring, I Location: Throughor Worn/Eroded, Extent: Location: Throughor	ut Extent : Moderato ut Moderate, Area	e, Area Affed	cted : 50%	5	\$7,400	
Site Pavements							
On-Site Walkways							
Asphalt	80%		2038	* *			
Pavers/Stone	20%		2032	* *			

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

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

Asset #: 2079

Electrical	Current Repai	r Futi	ure Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	r Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	75%	2039		5		
	Other Observation, Extent		ed : 100%			
	Location : Electrical Roc		Data J 4+ 2 400 4m	mana T	ha Dwildina Ia Ead	
	Explanation : The Main S From Bliss Hall Building	Ţ.			ne building is red	
Fused Disc Sw	25%	2039		5		
	Other Observation, Extent Location : Electrical Roc		ed : 100%			
	Explanation: The Servic Good Condition.	e Equipment Include	s One 400 Ampere S	Switch. T	he Switch Is In	
Transformers						
Dry Type	100%	2034		5		
	Other Observation, Extent		ed : 100%			
	Location : Electrical Roc		las Two 110 V:1 1	t area ==	Ona 20	
	Explanation : The Transf Kilovolt-ampere. They Ar			ı-ampere	, One 30	
Switchgear / Switchboard	4		•			
Fused Disc Sw	60%	2039	* *	5		
Molded Case Bkrs	40%	2039	* *	5	\$100	
Raceway						
Conduit	100%	2039	**	1		
Panelboards	6007	2025		_	Φ200	
Molded Case Bkrs	60%	2037		5	\$200	
Molded Case Bkrs	40% 2-4 Aged Component, Extent:	\$6,200 2054	•	5	\$100	
	Location : Electrical Roc		. 100/0			
Wiring	Zoewion i Zieen iew Itoo					
Braided Cloth	30% 2-4	\$8,700 2054	* *	1		
	Insulation Aged, Extent : N	Aoderate, Area Affec	ted : 100%			
	Location : Throughout B	uildinng.				
Thermoplastic	70%	2039	* *	1		
Ground						
Grounding Devices						
Generic	100% 2-4	\$9,900 LIFE		5	\$100	
	Other Observation, Extent	: Light, Area Affecte	ed : 100%			
	Location: Water Main.	1 17 11				
Stand-by Power	Explanation: Recent Up:	grade Visible.				
Transfer Switches						
Automatic	100%	2042	**	1	\$3,100	
Lighting	10070	2042	•	1	ψ3,100	
Interior Lighting						
Fluorescent	100%	2024	\$105,800	10	\$9,300	
	Damaged Fixtures, Extent		. ,	-	4- 3 4	
	Location : Throughout B					

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

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

Asset #: 2079

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Exit, Service	100%	2024	\$1,500	1		
Exterior Lighting						
HID	20%	2024	\$8,000	10		
	Other Observation, Extent : Light, A	Area Affected : 10	00%			
	Location : Throughout					
	Explanation: Exterior Fixtures A	re Controlled Via	a Photocell.			
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	
_	Other Observation, Extent : Light, A	Area Affected : 10	00%			
	Location: Throughout					
	Explanation: The Fire Alarm Syst	tem Is Composed	l Of Smoke Det	ector And	d Strobe Lights.	

Mechanical		Current Repa	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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%							
	Other Obs	ervation, Exten	t : Light, Area	Affected	: 0%			
	Location	: Throughout						
	Explanat	ion : Supplied	From Adjacent	Building	g			
Distribution			-		-			
Hot Wtr Piping/Pump	70%	2-4	\$1,000	2037	* *	4	\$400	
1 6 1	Corroded,	Extent : Light,	Area Affected	: 30%				
	Location	: 1st Floor						
No Component	30%							
Terminal Devices								
Air Handler	70%	Now	\$5,800	2029	\$29,200	1	\$4,000	
	Not in Serv	vice, Extent : S	evere, Area Aff	fected : 3	0%			
	Location	: 1st Floor						
Fan Coil Unit/Heat	30%			2029	\$13,300	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		

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

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

Asset #: 2079

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment Interior Pkg Unit - Cooling	40%	Now	\$44,400	2027	\$148,000	2	\$200	
cooms		ice, Exten : 1st Floor	t : Severe, Area Afj r	ected : 3	30%			
Exterior Pkg Unit - Cooling		Now	\$32,100	2039	* *	2	\$200	
	Unit Inope Location		ent : Severe, Area A	Iffected :	40%			
Window/Wall Unit	Location	ervation, E : 1st Floor ion : 2 Uni	00	2022 Affected	\$4,100 !: 20%	1		
Ventilation	T							
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	
			Extent : Light, Area	Affectea	! : 50%			
		: 1st Floor						
	Explanati	on : 30 G	allon Heater					
Sanitary Piping	1000							
Cast Iron	100%			LIFE	* *	1		
Fixtures	1000							
Generic	100%							

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

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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



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

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

Asset #: 2078

chitecture	Current Repair	Future	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior						
Exterior Walls	1000/ 31 0401 200	LIDE	* *	-	Ø <b>7</b> 0.100	1
Masonry: Brick	100% Now \$491,200 Diagonal Cracks, Extent : Severe, Area	LIFE Affacted		5	\$78,100	l
	Location: North Bulkhead	Ајјестеи	. 20/0			
	Horizontal Cracks, Extent : Moderate, A	Area Affe	cted · 25%			
	Location : North Bulkhead					
	Jnt Mortar Miss/Erod, Extent : Modera	te, Area A	Iffected : 50%			
	Location: North Bulkhead					
	Loose Units, Extent : Moderate, Area A	ffected : 2	20%			
	Location : North Bulkhead					
	Misaligned/Bulging, Extent : Severe, Ar	ea Affecte	ed : 25%			
	Location : North Bulkhead					
	Rusting Masonry Supt, Extent : Severe,	Area Affe	cted : 50%			
	Location : North Bulkhead					
Windows	1000/ NI \$257.500	2054	* *	-	¢4 100	
Aluminum	100% Now \$357,500 Ctrwt/Balnc Not Funct, Extent: Modera	2054		5	\$4,100	
	Location: Throughout	ие, лгеи.	Affected . 2570			
	Deteriorated Finish, Extent : Moderate,	Area Aff	ected : 50%			
	Location: Throughout					
Parapets						
Masonry: Brick	5% Now \$7,200	LIFE	* *	5	\$200	
	Cracking/Crumbling, Extent : Moderate	e, Area Af	fected : 25%			
	Location : Above Penthouse		1 150/			
	Horizontal Cracks, Extent: Moderate, A	Area Affec	cted: 15%			
36 - 18 - 1	Location : Above Penthouse	2040	ale ale		<b></b>	
Metal Panel	5%	2049	* *	5	\$900	
Metal Rail	90% Now \$2,400	2042		5	\$30,700	
	Broken/Missing Elements, Extent : Mod Location : Lower Roof	eraie, Ar	ea Affectea . 2076			
	Deteriorated Finish, Extent : Moderate,	Area Aff	ected : 25%			
	Location: Lower Roof	211 cu 21jj	естей . 2570			
Roof						
Built-Up (BUR)	95% Now \$510,900	2039	* *			
- ···· - F ()	Blisters, Extent : Moderate, Area Affect					
	Location : Throughout					
	Vegetation Growth, Extent : Moderate,	Area Affe	cted : 30%			
	Location: Lower Roof					
	Worn/Eroded, Extent : Moderate, Area	Affected :	50%			
	Location : Throughout					
Modified Bitumen	5%	2029	\$26,900	10	\$1,900	

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

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

Asset #: 2078

Architecture	Curren	t Repair	Futur	e Replacement	M		
System	% of Fail Da	te Estimated Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priorit
Component Type	Total (Years	)	FY		(Yrs)		
Exterior	l		L				
Soffits							
Cast in Place Concrete	100% Now	\$7,100	LIFE	* *	5	\$3,000	
	Cracking/Crumblin	g, Extent : Moderate	, Area A <u>j</u>	fected : 15%			
	Location : Throug	ghout					
		nent, Extent : Moder	ate, Area	Affected : 5%			
	Location : Throug	ghout					
nterior							
Floors							
Carpet	5% Now	\$1,200	2028	\$59,300	3	\$6,700	
		g, Extent : Moderate,	Area Aff	ected: 5%			
	Location: Through			C4-1. 250/			
	Location: Through	g, Extent : Moderate	e, Area A <u>j</u>	jeciea : 25%			
	-	noui nt : Moderate, Area .	Affactad	. 150/			
	Location: Through		Ајјестеи .	13/0			
Cast in Place Concrete	5% 0-2	\$1,000	LIFE	* *		\$0.700	
Cast in Place Concrete		\$1,000 g, Extent : Moderate			5	\$9,700	
	Location : At Stat	~	г, Агеи Ад	jeciea . 570			
C T'1.		1	2020	* *	-	£4.500	
Ceramic Tile Vinyl Tile 9" X 9"	5% 85%		2038 2024	\$869,400	5 3	\$4,500 \$37,900	
Villyl The 9 A 9		ements, Extent : Ligh			3	\$37,900	
	Location : Through	-	i, 217 cu 21 <sub>3</sub>	yecieu . 270			
Interior Walls		,					
Concrete Masonry Unit	95%		LIFE	* *	5	\$25,500	
Masonry: Brick	5%		LIFE	* *	C	\$ <b>2</b> 0,000	
Ceilings							
AcousTile,Adhered	20% 0-2	\$172,700	2049	* *	5	\$8,900	
	Staining/Discolorin	g, Extent : Moderate	e, Area A <u>j</u>	ffected : 25%			
	Location : Corrid						
		nt : Moderate, Area	Affected .	25%			
	Location : Corrid	ors					
AcousTileConcealSpLn	10%		2034	* *	5	\$11,100	
Exposed Concrete	50%		LIFE	* *	5	\$7,000	
Plaster	20%		LIFE	* *	5	\$11,100	
Site Enclosure							
Free Standing Walls	1000/ 31	<b>40.700</b>	2040	* *			
Masonry: Brick	100% Now	\$8,700	2049				
	Location: Through	ements, Extent : Mod	eraie, Ar	еи Ајјестеа : 5%			
	-	gnoui g, Extent : Moderate	Area At	Sected : 15%			
	Location: Through		., лгеи Ај	јестен . 15/0			
	-	od, Extent : Moderai	te Aren 4	Affected · 10%			
	Location: Through		, 111 04 1.	JJ 2010a . 1070			
Retaining Walls		,					
Cast in Place Concrete	100%		2064	* *			
ite Pavements							

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

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

Asset #: 2078

Architecture	Current Repair	<b>Future Replacement</b>	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Pavements				
On-Site Walkways				
Cast in Place Concrete	100%	2042 **		
Parking/Driveway				
Asphalt	100%	2038 **		

Electrical		Current F	Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	* *	5	\$200	
			xtent : Light, Area	Affected	' : 100%			
		: Electrica						
			ervice Equipment ood Condition.	Includes	A Main Service Sw	vitch Rate	ed At 1200	
Transformers								
Dry Type	100%	_		2034	**	5	\$200	
			xtent : Light, Area	Affected	: 100%			
		: Electrica						
					olt-ampere And O	neII2 Ki	lovolt-ampere	
Switch agan / Switchba and	Transjori	ner. They 2	Are Both In Good	onaitioi	1.			
Switchgear / Switchboard Fused Disc Sw	50%			2039	* *	5	\$100	
Molded Case Bkrs	50%			2039	\$76,400	5	\$700 \$700	
	3070			2029	\$70,400	3	\$700	
Raceway Conduit	85%			2029	\$109,700	1		
Conduit	15%			2029	\$109,700 **	1		
Panelboards	1370			2039		1		
Molded Case Bkrs	30%			2037	* *	5	\$400	
Molded Case Bkrs	70%			2028	\$76,400	5	\$1,000	
Wiring	7070			2020	Ψ70,100		Ψ1,000	
Braided Cloth	20%	2-4	\$36,300	2054	* *	1		
Braraca Cross			ent : Moderate, Are		ed : 100%	•		
		: Through		55				
Thermoplastic	65%			2029	\$117,800	1		
Thermoplastic	15%			2039	**	1		
Motor Controllers	13/0			2007				
Locally Mounted	100%			2027	\$47,200	5	\$400	
Ground	10070			2027	ψ.,,200		<b>\$100</b>	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	
		ervation, E	xtent : Light, Area		: 100%	-	+ 300	
		: Basemen						
				Groundin	g System Was Refu	ırbished	On The Last Few	
Stand-by Power	10015.							

#### Stand-by Power

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

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

Asset #: 2078

Electrical	Current Repa	air Fut	ıre Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2042	**	1	\$16,500	
Lighting						
Interior Lighting						
Fluorescent	90%	2029	\$111,300	10	\$44,400	
	T-8 Lamps And Fixtures, Location: Throughout	0	ffected : 100%			
Fluorescent	10% 0-2	\$12,400 2039	* *			
	Other Observation, Exten Location: Third Floor. Explanation: Some Of			Need Of	Replacement.	
Egress Lighting						
Exit, Service	100%	2029	\$15,100	1		
	Other Observation, Exten Location : Throughout I		ed : 100%			
	Explanation: This Build	ding Gets Emergency	Power From Adjace	ent Buildi	ing Generator.	
Exterior Lighting						
HID	100%	2029	\$211,700	10	\$200	
Alarm						
Fire/Smoke Detection						
Generic, Analog	100%	2029	+,	1-3	\$33,100	
	Other Observation, Exten Location : Corridors	t : Light, Area Affecte	ed : 100%			
	Explanation: The Fire Stations.	Alarm System Include	s Smoke Detectors,	Bells And	d Manual Pull	

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
HTHW/HW	100%	2039	* *	1		
(	Other Observation, Extent : Light, Ar Location : Throughout	ea Affected : 100%				
	Explanation: Supplied From Adjac.	ent Building				
Conversion Equipment						
Heat Exchanger, Shell & Tube	100%	2038	* *			
Distribution						
Central Plant Steam	100%	2049	* *	4	\$4,000	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	100%	2034	* *	1	\$17,400	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		

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

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

Asset #: 2078

Mechanical		Current I	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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%		\$19,600	2039	* *	1			
			evere, Area Affecte	d : 20%					
	Location	: Water M	ain						
Water Heater									
Electric	100%			2027	\$46,300	4	\$300		
			xtent : Light, Area	Affected	: 35%				
		: Basemen							
	Explana	tion : One 2	250 Gallon Electri	c Water F	Heater				
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%		\$5,500	LIFE	* *	1			
			lerate, Area Affecte	ed : 50%					
	Location	: Rooftop							
Sump Pump(s)									
Submersible	100%		\$1,800	2024	\$1,800	4	\$1,100		
			evere, Area Affecte	d : 100%					
	Location	: Basemen	nt .						
Backflow Preventer									
Generic	100%			2037	* *	1	\$3,300		
			xtent : Light, Area	Affected	: 100%				
	Location	: Basemen	nt .						
	Explana	tion : New .	Installation						
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
	Location	: 1st To 5t	h Floor						
	Eneral area	tion : 1 Uni	.,						

Fire Suppression

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

<sup>\*\*</sup> 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 Fu	ture Replacement	M	laintenance	
System Component Type	% of Fail Date Total (Years)		r Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression Sprinkler						
No Component	98%					
Generic	2%	203	9 **	1-2	\$300	

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

<sup>\*\*</sup> 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



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

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

Asset #: 2069

Architecture	Current Repair	Future Replacement	M	Maintenance		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior						
Exterior Walls						
Masonry: Brick	3% Now \$2,500 Diagonal Cracks, Extent: Moderate, Location: Around Windows Jnt Mortar Miss/Erod, Extent: Mode Location: Around Windows	Area Affected : 10%	5	\$800		
Masonry: Fieldstone	75% Now \$89,400 Diagonal Cracks, Extent: Moderate, Location: Throughout Jnt Mortar Miss/Erod, Extent: Mode Location: Throughout	Area Affected : 5%	5	\$14,900		
Stucco Cement	2% Now \$8,000 Cracking/Crumbling, Extent : Moder Location : Throughout		5	\$700		
Wood	10% Now \$86,800 Broken/Missing Elements, Extent: M Location: Dormers, Fascia, Eaves, Dry Rot/Decay, Extent: Moderate, A Location: Fascia, Porch, Eaves, Co Paint Peeling, Extent: Moderate, Arc Location: Throughout Porch, Eave Split/Cracked, Extent: Moderate, Arc Location: Throughout	oderate, Area Affected : 10% Columns rea Affected : 30% olumns, Wood Planks ea Affected : 50% s And Dormers	5	\$6,600		
Wood	10% Now \$43,400 Deteriorated Finish, Extent: Modera Location: Fascia, Porch, Eaves Dry Rot/Decay, Extent: Moderate, A Location: Throughout	te, Area Affected : 50%	5	\$6,600		
Windows						
Aluminum	100% 0-2 \$92,700 Bent/Warped Elements, Extent : Seve Location : Throughout Weather Strip Missing, Extent : Seven Location : Throughout	re, Area Affected : 50%	5	\$1,800		
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		
Wood	100%	2034 **	5	\$3,000		

Interior

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

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

Asset #: 2069

rchitecture	Current Repair	Future Replacement	M		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Floors	250/	2020 000 400	2	ΦΩ 100	
Carpet Cast in Place Concrete	25% 10% Now \$7,900	2028 \$80,400 LIFE **	3 5	\$9,100 \$5,300	
Cast in Place Concrete	Cracking/Crumbling, Extent: Severe, Location: Basement Uneven Surface, Extent: Moderate, And Location: Basement	Area Affected : 45%	3	\$3,300	
Mosaic Tile	5% Now \$75,300 Broken/Missing Elements, Extent: Sev Location: Toilets Throughout Cracking/Crumbling, Extent: Modera Location: Toilets Throughout Worn/Eroded, Extent: Moderate, Area Location: Toilets Throughout	te, Area Affected : 10%	5	\$1,500	
Slate	10% Now \$8,800 Uneven Substrate, Extent : Moderate, Location : Basement Under Porch	LIFE ** Area Affected : 100%	5	\$2,600	
Vinyl Tile 9" X 9"	25% Now \$20,800 Water Penetration, Extent: Severe, Ar Location: Various Offices	2039 * * ea Affected : 25%	3	\$2,300	
Wood	25% Now \$207,700 Broken/Missing Elements, Extent: Sev Location: Throughout Deflection Evident, Extent: Moderate, Location: Stairs, And Lobby Uneven Surface, Extent: Moderate, An Location: Open Stairs Worn/Eroded, Extent: Moderate, Area Location: Throughout	Area Affected : 25% rea Affected : 50%	5	\$5,700	
Interior Walls					
Gypsum Board Masonry: Brick	5% 15% Now \$22,700  Int Mortar Miss/Erod, Extent: Severe, Location: Columns In Basement  Water Penetration, Extent: Moderate, Location: Basement		5	\$1,100	
Plaster	75% Now \$140,100 Broken/Missing Elements, Extent: Sev Location: Third Floor, Basement Cracking/Crumbling, Extent: Severe, Location: Third Floor, Basement Water Penetration, Extent: Severe, Ar Location: Third Floor, Basement	Area Affected : 50%	5	\$8,400	

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

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

Asset #: 2069

Architecture	Current Repair			Futur	e Replacement	Maintenance				
System Component Type		ail Date I Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Interior										
Ceilings										
AcousTile,Adhered	15%			2034	* *	5	\$3,100			
Exposed Struc: Wood		Now	\$40,900	LIFE	* *					
	•	•	: Moderate, Ared	ı Affected	d : 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%		\$79,800	LIFE	* *	5	\$9,100			
		_	nts, Extent : Seve er, Basement, Fir							
	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	d, Extent:	Moderate, Area	Affected	: 35%					
	Location:	Throughou	ıt							
Site Pavements										
On-Site Walkways										
Asphalt	100%			2038	* *					
Parking/Driveway								_		
Asphalt	100%			2038	* *					

lectrical	Current Repair		Futur	e Replacement	Maintenance					
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
nder 600 Volts										
Service Equipment										
Molded Case Bkrs	100%		2039	* *	5	\$400				
	Other Observation, Ex	tent : Light, Area .	Affected	: 100%						
	Location : Electrical Room									
	Explanation: The Se.	rvice Equipment C	Consists	Of One 400 Amper	re Main I	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 : Throughor	ut Building.								
	Explanation : The Wi	ring Is Old.								
Thermoplastic	80%		2039	* *	1					

#### Ground

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2069

Electrical	Current Repair		Futur	e Replacement	M				
System Component Type		Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$300		
	Location :	Basement	ıt : Light, Area						
	Explanation	on : There Is	Evidence That	The Groi	unding System Has	Been Re	cently Upgraded.		
Lighting									
Interior Lighting	C50/			2020	<b>#25.400</b>	1.0	<b>#10.200</b>		
Fluorescent	65%			2029	\$25,400	10	\$10,200		
	_		Extent : Light, The Building.	Area Afj	fected : 100%				
Fluorescent	35%	Now	\$13,700	2039	* *				
		xtures, Extent 2nd And 3rd	t : Light, Area . Floor.	Affected .	: 100%				
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 Ext	erior						
	Explanation	on : Exterior .	Fixtures Are C	ontrolled	l Via Photocell.				
No Component	70%								
Alarm									
Fire/Smoke Detection									
No Component	70%								
Generic, Analog	30%			2029	\$55,200	1-3	\$3,100		

<b>Mechanical</b>		Current Repair			Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating									
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 : Mod	erate, Area Affe	cted : 20	%				
	Location	: Boiler, Bas	ement						
	Other Obse	ervation, Exte	ent : Light, Area	Affected	: 100%				
	Location	: Basement							
	Explanati	ion : One Un	it						
Distribution									
Central Plant Steam	100%	2-4	\$84,400	2039	* *	4	\$800		
Piping/Pmp			,						
	Insul. Dete	riorating, Ex	tent : Light, Are	a Affecte	d : 30%				
	Location	: Basement							

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

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

Asset #: 2069

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Terminal Devices								
Convector/Radiator	60%			2027	\$53,400	1	\$3,300	
Convector/Radiator		Now	\$17,800	2049	* *	1	\$2,000	
	-		ght, Area Affected r, Partial 2nd Floo					
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: M	oderate, Area Affe	cted : 30	%			
	Location	: Basemen	t					
Water Heater								
Electric	100%			2024	\$14,600	4	\$100	
		ervation, E : Basemen	xtent : Light, Area t	Affected	! : 100%			
	Explanat	ion : 40 G	allons					
Sanitary Piping	_							
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

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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



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

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

Asset #: 2063

rchitecture	Current Re	epair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	2.50/	***			_	<b>**</b>	
Cast in Place Concrete	25% 4+	\$104,200	LIFE	**	5	\$443,000	
	Cracking/Crumbling, E		-	ffected: 5%			
	Location: North And Spalling, Extent: Mode			,			
	Location: Throughou		iea : 10%	0			
			LIEE	* *	-	Φ4.400	
Concrete Masonry Unit			LIFE	* *	5	\$4,400	
Masonry: Brick	20% 9% 0-2	\$57,500	LIFE LIFE	* *	5 5	\$70,900 \$23,900	
Masonry: Fieldstone					3	\$23,900	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : West Facade						
	Open Joints, Extent: N		ffected ·	15%			
	Location: Throughou		geerea .	10,0			
Pre-Cast Concrete	39% 0-2	\$95,300	LIFE	* *	5	\$449,200	
Tie-Cast Concrete	Open Joints, Extent : S				3	ψττ2,200	
	Location : Near Park						
	Caulking Deteriorated,	-					
	Location : Throughou						
Window Wall	5% Now	\$88,800	2039	* *	5	\$33,200	
William Wall	Air Infiltration, Extent			d : 30%	5	Ψ33,200	
	Location : North Fac		33				
	Corrosion/Rusting, Ext	ent : Moderate, 1	Area Affe	cted : 25%			
	Location : North Fac						
Windows							
Aluminum	97% Now	\$105,400	2037	* *	5	\$6,000	
	Broken/Missing Elemen		'erate, Ar	ea Affected : 2%			
	Location: Penthouse						
	Caulking Deteriorated,		Area Aff	ected : 100%			
	Location : Throughou						
	Water Penetration, Ext						
	Location : Stair Towe	ers - All Levels, V					
Metal Louvers	3%		2038	* *	10	\$2,300	
Parapets	200/ 37	<b>#100</b>			_	<b>01.200</b>	
Cast in Place Concrete	20% Now	\$100	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, E	-	ea Affect	ed : 3%			
2.5	Location: Throughou	ii		4. 4.		<b>***</b>	
Masonry: Brick	45%		LIFE	* *	5	\$300	
Metal Panel	5%	<b>#200</b>	2049	* *	5	\$100	1
Pre-Cast Concrete	30% Now	\$300	LIFE		5	\$1,100	1
	Exposed Reinforcemen Location : Low Mech		uie, Arec	і Ајјесіва : 5%			
	Open Joints, Extent: S		etad · 500	V <sub>0</sub>			
	Location: Low Mech		.iea : 507	70			
	Vertical Cracks, Exten	-	fected · S	10/2			
	Location: Various Lo			. / 0			
	Location . raitons Lo	.canons imougn					

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

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

Asset #: 2063

Architecture		Current l	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Built-Up (BUR)		Now	\$640,400	2039	* *			
			ere, Area Affected	10%				
		: Through						
	Location	: Through						
		ded, Exteni 1 : Through	: Severe, Area Aff out	ected : 10	0%			
Plaza Roof: Stone Pane	ls 45%	Now	\$18,600	2049	* *			
	Water Per	netration, E	xtent : Moderate, 2	Area Affec	eted : 10%			
	Location	i : Through	out					
			Extent : Moderate, 2	Area Affe	cted : 10%			
		i : Through						
	Explana	tion : Spall	ing					
Skylight, Metal/Glass	5%			2049	* *	10	\$15,100	
Soffits								
Cast in Place Concrete	25%			LIFE	* *	5		
Pre-Cast Concrete	75%			LIFE	* *	5		
Interior								
Floors	20%			2028	¢1 200 700	2	¢1.45.200	
Carpet Cast in Place Concrete	20% 10%			2028 LIFE	\$1,288,700 * *	3 5	\$145,300 \$105,900	
Ceramic Tile	10%			2038	* *	5	\$103,900	
Terrazzo	5%	0-2	\$58,700	LIFE	* *	5	\$18,900	
Terrazzo	Cracking/	Crumbling	\$38,700 Extent : Moderate sing In Stair Tower	, Area Af	fected : 20%	3	\$10,700	
Vinyl Tile	10%			2034	* *	3	\$18,200	
vinyi The	Other Obs		Extent : Light, Area ories		: 100%	3	\$10,200	
	Explana	tion : Vinyi	Sheet Tile					
Vinyl Tile 9" X 9"	50%		\$834,100	2039	* *	3	\$90,800	
<b>.</b>	Cracking/ Location	Crumbling, 1 : Various	Extent : Moderate Locations Through	, Area Afj out		-	4, 2, 2, 2	
			: Moderate, Area Locations Through	00	100%			

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

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

Asset #: 2063

Architecture	Current Repair Future Replacement					Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Interior Walls	150/ 0.2	¢102 100	LIEE	* *			
Cast in Place Concrete	15% 0-2 Diagonal Cracks, Extended Location: Stair Town		LIFE rea Affect				
G		ver	2020	ate ate		<b>#2</b> < 100	
Ceramic Tile	5% 80% Now	\$482,600	2038 LIFE	* *	5 5	\$26,100 \$166,700	
Concrete Masonry Unit	Broken/Missing Eleme	·			3	\$100,700	
	Location: Water Co						
	Diagonal Cracks, Ext						
	Location : Through		55				
	Staining/Discoloring,		lrea Affec	ted : 100%			
Ceilings	Location: Througho	out					
AcousTileConcealSpLn	19% Now	\$155,200	2049	* *	5	\$57,500	
7 teous i ne conecuispen	Broken/Missing Eleme			ea Affected : 25%	5	ψ37,500	
	Location : Laborato						
	Staining/Discoloring,	Extent : Moderate	e, Area A <u>j</u>	fected : 50%			
	Location : Througho						
	Water Penetration, Ex		a Affected	d : 5%			
	Location: 8th Floor			1000/			
	Worn/Eroded, Extent		Affected :	100%			
. T'1 G 1G 1	Location : Througho	out	20.42	* *		Ф2 C 200	
AcousTileConcealSpLn	6% 41% Now	\$83,700	2042 2042	* *	5 5	\$36,300	
AcousTileSusp.Lay-In	Broken/Missing Elema Location: Classroom	ents, Extent : Mod			3	\$99,300	
	Recent Replace Evide Location : Througho		Area Affe	ected : 100%			
	Staining/Discoloring, Location: Classroom		e, Area A <u>j</u>	fected : 50%			
	Water Penetration, Ex			d : 10%			
	Location: 8th Floor			1000/			
	Worn/Eroded, Extent Location : Classroom		Affected :	100%			
AcousTileSusp.Lay-In	7%		2042	* *	5	\$33,900	
Exposed Concrete	25% Now	\$81,200	LIFE	**	5	\$18,900	
	Cracking/Crumbling, Location : Entrance	Lobby					
	Loose/Delam Surface, Location : Entrance		te, Area A	ffected : 10%			
	Other Observation, Ex		Area Affe	cted : 100%			
	Location: Entrance	-					
	Explanation : Stucco					*	
Metal Panel	2% Now	\$16,900	LIFE	**	5	\$12,100	
	Bent/Warped Element Location : Observat		ate, Area	Affected: 5%			
	Location : Observat	ion r eninouse					

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

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

Asset #: 2063

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Free Standing Walls							
Masonry: Fieldstone	100% 2-4	\$1,500	2039	* *			
	Jnt Mortar Miss/Erod,	Extent: Moderate	e, Area A	Affected : 5%			
	Location : Throughou	ut					
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	* *			

ectrical	Current Repair	Future R	eplacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	70%	2039	* *	5	\$700	
	Other Observation, Extent : Light	ht, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation: The Service Equ Ampere Main Disconnect Swit	•	Condition. It Is	Compose	ed Of Two 2000	
Fused Disc Sw	30%	2049	* *	5	\$300	
	Other Observation, Extent : Ligit	ht, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation: The 800 Ampere Equipment. It Is Newer.	Main Disconnect S	witch Is In Bett	er Condi	tion Than Other	
Transformers	1 1					
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 DKIS	1070	2020	Ψ1,000	-	ΨΟΟΟ	

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

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

Asset #: 2063

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Wiring	4007		<b>***</b> *********************************	2071				
Braided Cloth	Location Recent Re	Aged, Exte : Through place Evide	\$325,100 ent: Moderate, Are out The Building. ent, Extent: Light,	Area Aff	ected : 20%	1		
	Other Obs	-	nent Underway On Extent : Moderate, 2 r					
	Explana	tion : Repla	acement Is Current	ly Under	way			
Thermoplastic Thermoplastic	20% 40%			2029 2049	\$162,600 * *	1 1		
Motor Controllers Locally Mounted		led Life, Ex	\$24,000 stent : Light, Area A out Mechanical Eq			5	\$100	
Locally Mounted	10%			2034	* *	5	\$200	
Motor Control Center		Damaged,	\$361,400 Extent : Moderate at And 9th Floor M			5	\$2,500	
Ground								
Grounding Devices Generic	Location	ervation, E : Water M		LIFE Area Affe	* *	5	\$3,400	
Stand-by Power	Ехріапа	tion : Corre	oaea.					
Transfer Switches Automatic			Extent : Light, Area cal Floor And Bas		* * ! : 100%	1	\$71,000	
			60 Ampere Automa ood Condition.	tic Trans	fer Switch On Mec	chanical .	Floor And Two In	
Lighting								
Interior Lighting Fluorescent	-	s And Fixtu	res, Extent : Light, out The Building.	2034 Area Afj	* * Fected : 100%	10	\$190,300	
Fluorescent	_		res, Extent : Light, nd Various Areas.	2034 Area Afj	* * Fected : 100%	10	\$10,600	
Fluorescent	-		t Light, Extent : Lig nd Auditorium.	2029 ght, Area	\$26,500 Affected : 100%	10	\$10,600	

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

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

Asset #: 2063

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting					
Egress Lighting	-00/				
Emergency, Service	50%	2034 **	1		
	Other Observation, Extent : Light, A. Location : Throughout				
	Explanation: Gets Power From Ad	-			
Exit, LED	10%	2057 **	1		
	Other Observation, Extent: Light, A. Location: Throughout Building.	rea Affected : 100%			
	Explanation: Gets Power From Ad	ljacent Building Generator.			
Exit, Service	40%	2024 \$25,900	1		
	Other Observation, Extent: Light, A. Location: Throughout Building.				
	Explanation: Gets Power From Ad	ljacent Building Generator.			
Exterior Lighting					
HID	20% Other Observation, Extent: Light, A. Location: Throughout Building Ex Explanation: Fixtures Are Control	terior.	10	\$100	
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, A.	rea 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, A. Location: Throughout Building.	rea Affected : 100%			
	Explanation : Fire Alarm System Is	Being Replaced.			

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

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

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

Asset #: 2063

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment Heat Exchanger, Shell & Tube	50%			2038	* *			
Heat Exchanger, Plate & Frame	50%			2042	* *	1	\$57,000	
	_		ent, Extent : Light, r Mechanical Rooi		ected : 50%			
Distribution								
Hot Wtr Piping/Pump	Corroded,		\$56,200 evere, Area Affecte ely Rusted, Inside		* * Throughout	4	\$9,100	
Central Plant Steam Piping/Pmp	20%	0-2	\$76,200	2039	* *	4	\$2,300	
			oderate, Area Affe ement And Penthou		%			
Terminal Devices								
Air Handler	Location Not in Ser	: 9th Floor vice, Exten	\$158,300 evere, Area Affecte r Mechanical Roon t : Light, Area Affe r Mechanical Roon	n cted : 10	\$1,583,000 %	1	\$64,200	
Air Handler	_	place Evide : Penthous	ent, Extent : Light, se	2037 Area Affe	* * ected : 10%	1	\$14,300	
Fan Coil Unit/Heat	10%			2029	\$337,200	1	\$7,500	
Induction Unit	30%			2032	* *	1	\$22,300	
	Location	: At Perim	ent : Light, Area A <u>j</u> eeter Windows					
			Extent : Light, Area eter Windows	Affected	: 40%			
			Are Original					
Air Conditioning	*		<u> </u>					
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment Campus Chilled Water	100%			2038	* *			
Distribution CW & CHW Wtr Pipe/Pump	100%			2049	* *	4	\$17,000	
Pipe/Pump	Location	: Sub-base	Extent : Light, Area ement And Penthow ed Water From Ce	ise				
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	\$2,525,200	1	\$142,600	
Ventilation Distribution								
Ductwork/Diffusers	100%		s and are not escala	LIFE	* *	2-5	\$128,600	

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

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

Asset #: 2063

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Type 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	1070			\$27,.00		4,00	
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater							
Electric	100%		2027	\$198,400	4	\$1,300	
	Other Observation, Ex	tent : Light, Area A	lffected	: 100%			
	Location : Sub-baser	nent					
	Explanation: Two 2	50 Gallon Electric	Water I	Heaters			
HW Heat Exchanger							
Steam Fired	100%		2039	* *	4	\$22,800	
Sanitary Piping					_		_
Cast Iron	100% Now	. ,	LIFE	* *	1		
	Leak Evident, Extent :		fected :	5%			
	Location : 9th Floor	Mechanical Room					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	90% 0-2		2039	* *	4	\$4,400	
	Corroded, Extent : Ser			)			
	Location : The Hous	ing Is Extensively F	lusted				
No Component	10%						
Sewage Ejector(s)							
Electric	100%		2029	\$64,800	4	\$13,800	
Vertical Transport							
Elevators	10007		LIDE	مام مام			
Geared Traction	100%		LIFE	**			
	Other Observation, Ex	-			ita E	Dagamant T- 0.1	
	Location : Two Unit. Floor	s From Sub-baseme	nt 10 8	th Follor, Two Un	uts From	Basement 10 8th	
	Explanation: 4 Unit	5					
Fire Suppression		-					
Standpipe							
Generic	100%		2049	* *	1-5	\$116,300	
Sprinkler							
No Component	55%						
Generic	45%		2039	* *	1-2	\$29,100	
	Other Observation, Ex			: 30%		. ,	
	Location : Basement	0					
	Explanation : Missin	g Caps					
Fire Pump							

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

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

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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

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



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

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

Asset #: 2082

Architecture	Current Repair	Future Replacement	Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior						
Exterior Walls  Cast in Place Concrete	10% Now \$90,900	LIFE **	5	\$29.700		
Cast in Place Concrete	Diagonal Cracks, Extent: Severe, Area Location: East Facade, North And Ed Exposed Reinforcement, Extent: Moder Location: At Doorways And Rollup D	Affected : 10% ast Corners ate, Area Affected : 2%	5	\$38,700		
Masonry: Brick	85% Now \$620,200 Misaligned/Bulging, Extent: Moderate, Location: Throughout All Parapets Rusting Masonry Supt, Extent: Moderat Location: Lintel Angles Throughout Sidewalk Shed in Use, Extent: Moderat Location: Throughout Water Penetration, Extent: Severe, Are Location: Bulkhead	te, Area Affected : 50% te, Area Affected : 15%	5	\$65,700		
Metal Coiling Doors	5%	2034 **	5	\$12,100		
Windows						
Aluminum	90% Now \$42,200 Air Infiltration, Extent: Moderate, Area Location: Throughout Ctrwt/Balnc Not Funct, Extent: Moderate Location: Throughout Glazing Broken/Cracked, Extent: Mode Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout	ate, Area Affected : 5% erate, Area Affected : 2%	5	\$4,800		
Metal Louvers	5% Now \$3,300 Broken/Missing Elements, Extent : Mod Location : Throughout	2038 ** Jerate, Area Affected : 10%				
Steel	5% Now \$29,300 Corrosion/Rusting, Extent: Moderate, A Location: Bulkheads Deteriorated Finish, Extent: Moderate, Location: Bulkheads Thermally Inefficient, Extent: Moderate, Location: Bulkheads Water Penetration, Extent: Severe, Are Location: Bulkheads Other Observation, Extent: Severe, Are Location: Bulkhead Explanation: Boarded Up With Plywo	Area Affected : 50%  e, Area Affected : 50%  a Affected : 25%  ca Affected : 100%	5	\$3,400		

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

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

Asset #: 2082

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior	•		•		
Parapets Masonry: Brick	28% Now \$59,800  Jnt Mortar Miss/Erod, Extent: Moder Location: Throughout  Misaligned/Bulging, Extent: Moderat Location: North And East Facades	rate, Area Affected : 20%	5	\$1,700	
Metal Panel	5%	2049 **	5	\$1,100	
Metal Rail	67%	2049 **	5	\$1,100 \$71,600	
Roof	0770	2012	3 10	Ψ/1,000	
Modified Bitumen	60% Now \$43,200 Recent Installation, Extent : Light, Ar Location : Above Third Floor Other Observation, Extent : Moderate	ea Affected : 90%			
	Location : Above Third Floor	N			
D 1/D C /D1	Explanation: Flashing And Fascia				
Panel/Paver: Cer/Brk	40% Now \$24,000 Gut/DS Non Func/Miss, Extent: Mod Location: 1st Floor Ceiling Misaligned/Bulging, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate Location: Paint Shop	erate, Area Affected : 25% te, Area Affected : 5%			
nterior					
Floors	100/	2025	. 2	<b>#0.100</b>	
Carpet	10% Wrinkling, Extent: Light, Area Affect Location: Throughout	2025 \$71,400 ed:5%	3	\$8,100	
Cast in Place Concrete	25% 2-4 \$2,900 Cracking/Crumbling, Extent: Light, A Location: Stairs		5	\$29,400	
Ceramic Tile	5%	2038 **	5	\$2,700	
Raised Access Floor	5%	2038 **	5	\$10,100	
Vinyl Tile	45% Patching Evident, Extent : Light, Area Location : Above Third Floor	2034 **		\$9,100	
Vinyl Tile 9" X 9"	10% Patching Evident, Extent : Light, Area Location : Above Third Floor		3	\$2,000	
	Worn/Eroded, Extent: Moderate, Are Location: Throughout	a Affected : 15%			
Interior Walls	Location . Intoughout				
Ceramic Tile	5% Now \$11,200 Adhesion Failure, Extent : Moderate, Location : Throughout		5	\$3,900	
Concrete Masonry Unit	85%	LIFE **	5	\$52,800	
Gypsum Board	10%	LIFE **		\$9,300	

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

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

Asset #: 2082

Architecture		Current Repa	nir	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
Exposed Concrete	70%			LIFE	* *	5	\$5,900	
Plaster	30%	Now	\$22,000	LIFE	* *	5	\$10,100	
	Broken/Mi	ssing Elements,	Extent : Seve	re, Area	Affected : 15%			
	Location	: Throughout						
	Water Pen	etration, Exten	t : Severe, Are	a Affecte	ed : 10%			
	Location	: 3rd Floor Co	rridor					
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2042	* *	5-10	\$4,300	
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,900	2042	* *			
	Broken/Mi	ssing Elements,	Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	: Entry Stair A	t 2nd Floor					
Parking/Driveway								
Asphalt	100%			2038	* *			

Electrical		Current Repai	î	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	* *	5	\$200	
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		
	Insulation	Aged, Extent : N	Ioderate, Are	a Affecte	ed : 100%			
	Location	: Throughout						
Thermoplastic	60%			2039	* *	1		
Stand-by Power	•			•		•		•
Transfer Switches								
Automatic	100%			2034	* *	1	\$12,200	

Lighting

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

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

Asset #: 2082

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	95%	2029	\$86,500	10	\$34,500	
	Motion Sensors in Use, Extent: Light	t, Area Affe	cted : 100%			
	Location: Throughout Building.					
	T-8 Lamps And Fixtures, Extent : Lig	tht, Area Aff	ected : 100%			
	Location : Throughout					
LED	5%	2034	* *			
	Other Observation, Extent : Light, An	rea 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, Ar	rea Affected	: 100%			
	Location : Exterior					
	Explanation: Controlled Via Photo	ocell.				
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		<b>Current F</b>	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
Energy Source								
HTHW/HW	100%			2039	* *	1		
Distribution								
Central Plant Steam	63%	Now	\$41,200	2039	* *	4	\$1,200	
Piping/Pmp								
	Corroded,	Extent : Se	evere, Area Affecte	d: 20%				
	Location	: Basemen	t					
No Component	37%							
Terminal Devices								
Air Handler	20%			2037	* *	1	\$4,900	
	Recent Rep	olace Evide	ent, Extent : Light,	Area Aff	ected : 20%			
	Location	: Basemen	t					
Convector/Radiator	60%			2027	\$124,200	1	\$7,700	
Fan Coil Unit/Heat	20%			2024	\$115,800	1	\$2,600	

#### Air Conditioning

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

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

Asset #: 2082

Mechanical	Current Rep	pair	Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Aff	ected: 1	00%			
	Location : Roof						
Plumbing							
H/C Water Piping							
Galvanized Steel	100% Now	\$17,000	2034	* *	1		
	Corroded, Extent: Mod		cted : 20%	%			
	Location : Throughout	•					
HW Heat Exchanger							
HTHW/HW	100%		2049	* *			
	Other Observation, Exte	ent : Light, Area	Affected	: 100%			
	Location:						
	Explanation : Supplied	l 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	

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

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

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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

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



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

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

Asset #: 2081

	Current Re	pair	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Copper/Terne	30% Now Broken/Missing Element Location: Bulkhead A Deformed/Dented, Exte Location: Bulkhead A Staining/Discoloring, E Location: Bulkhead A	And Dormer At S nt : Moderate, A And Dormer At S Extent : Moderat	South Fact Area Affec South Fact e, Area Af	ade ted : 25% ade fected : 20%			
Masonry: Brick	65% Now Diagonal Cracks, Exter Location: Various W. Jnt Mortar Miss/Erod, Location: Throughou Vertical Cracks, Extent Location: North Face	indow Lintels Extent : Modera t : Light, Area A <u>j</u>	ite, Area A	ffected : 10%	5	\$68,100	
Masonry: Limestone	5% Now Cracking/Crumbling, E Location: Building B Jnt Mortar Miss/Erod, L Location: At Cornice Loose/Delam Surface, 1	ase Extent : Modera s Extent : Severe, .	ite, Area A	ffected : 50%	5	\$3,900	
	Location : Balustrade	- Farabei Aiong		i Entrance			
Windows	Location : Balustrade	- Furupei Aiong		i Entrance			
Windows Aluminum	Location : Balustrade  100% 0-2  Caulking Deteriorated,  Location : All Window	\$316,400 Extent : Modera	The Mair 2045	* *	5	\$18,100	
Aluminum  Parapets	100% 0-2 Caulking Deteriorated, Location : All Windov	\$316,400 Extent : Modera	The Main 2045 ate, Area	* *		\$18,100	
Aluminum	100% 0-2 Caulking Deteriorated,	\$316,400 Extent : Modera	The Mair 2045	* *	5	\$18,100 \$600	
Aluminum  Parapets	100% 0-2 Caulking Deteriorated, Location : All Windov	\$316,400 Extent : Modera	The Main 2045 ate, Area	* * Affected : 100%			
Aluminum  Parapets  Masonry: Brick	100% 0-2 Caulking Deteriorated, Location : All Windov	\$316,400 Extent : Modera	2045 ate, Area L	* * Affected : 100%  * *	5	\$600	
Aluminum  Parapets  Masonry: Brick  Metal Panel	100% 0-2 Caulking Deteriorated, Location : All Windov 5% 5%	\$316,400 Extent : Modera	2045 ate, Area 2 LIFE 2049	* * Affected : 100%  * * * *	5 5	\$600 \$2,300	
Aluminum  Parapets  Masonry: Brick  Metal Panel  Metal Rail	100% 0-2 Caulking Deteriorated, Location : All Windov  5% 5% 20%	\$316,400 Extent : Modera	2045 ate, Area 2 LIFE 2049	* * Affected : 100%  * * * *	5 5	\$600 \$2,300	
Aluminum  Parapets  Masonry: Brick  Metal Panel  Metal Rail  No Component	100% 0-2 Caulking Deteriorated, Location : All Windov  5% 5% 20%	\$316,400 Extent: Modera vs  \$93,300 Extent: Moderate, 2	LIFE 2049 2042 2044 rate, Area	** Affected: 100%  ** **  **  Affected: 25%	5 5	\$600 \$2,300	
Aluminum  Parapets     Masonry: Brick     Metal Panel     Metal Rail     No Component  Roof     Copper/Terne	100% 0-2 Caulking Deteriorated, Location : All Windov  5% 5% 20% 70%  75% Now Gut/DS Non Func/Miss Location : South Side Water Penetration, Exte	\$316,400 Extent: Modera vs  \$93,300 Extent: Moderate, 2	2045 ate, Area A  LIFE 2049 2042  2044 rate, Area Area Affect	** Affected: 100%  ** **  **  Affected: 25%  cted: 10%	5 5 5-10	\$600 \$2,300 \$42,000	
Aluminum  Parapets  Masonry: Brick  Metal Panel  Metal Rail  No Component  Roof	100% 0-2 Caulking Deteriorated, Location : All Windov  5% 5% 20% 70%  75% Now Gut/DS Non Func/Miss Location : South Side Water Penetration, Exte	\$316,400 Extent: Modera vs  \$93,300 Extent: Moderate, 2	LIFE 2049 2042 2044 rate, Area	** Affected: 100%  ** **  **  Affected: 25%	5 5	\$600 \$2,300	

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

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

Asset #: 2081

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	16%			2028	\$244,000	3	\$27,500	
Cast in Place Concrete	_	Now	\$31,100	LIFE	* *	5	\$62,700	
			Extent : Moderate urth Floor Corrido		ffected : 25%			
Ceramic Tile	5%			2038	* *	5	\$5,700	
Quarry Tile	5%			2042	* *	5	\$8,600	
Terrazzo	5%	4+	\$13,900	LIFE	* *	5	\$4,500	
			Extent : Moderate l Cracks, 1st Floor					
Vinyl Tile	35%	Now	\$71,100	2029	\$355,500	3	\$15,000	
, and the second	Location Worn/Ero	: Through	ents, Extent : Mod out : Moderate, Area .		rea Affected : 15%			
Vinyl Tile 9" X 9"		Now	\$59,200	2039	* *	3	\$3,900	
	Location Worn/Eroc Location Other Obs	: Room 31 ded, Extent : Near Ele ervation, E	: Moderate, Area . vator On Fourth F xtent : Light, Area out, Room 312	Affected loor And	: 25% l Various Location.	s Throug	hout	
Interior Walls	• • • • •				* *	_	010.100	
Concrete Masonry Unit		etration, E : Library	xtent : Light, Area	LIFE Affected		5	\$18,100	
Gypsum Board	5%			LIFE	* *	5	\$4,500	
Masonry: Brick		Now	\$30,600	LIFE	* *		* %	
·	Broken/M		ents, Extent : Seve South Side	re, Area	Affected : 20%			
Marble Panels	5%			LIFE	* *			
Plaster	55% Broken/M		\$13,800 tents, Extent : Seve	LIFE	* * Affected : 50%	5	\$24,800	
		etration, E : Room 31	xtent : Severe, Are 2	a Affecte	d : 25%			

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

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

Asset #: 2081

Architecture	Current Repair Future Repl			e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings		*			_		
AcousTileSusp.Lay-In	15% Now	\$14,500	2049	**	5	\$8,600	
	Broken/Missing Element Location : Throughout		erate, Ar	ea Affected : 5%			
	Misaligned/Bulging, Ext Location: Throughout		Area Aff	fected : 10%			
	Staining/Discoloring, Ex Location: Rooms 101,		, Area Aj	ffected : 50%			
	Worn/Eroded, Extent : M		Affected .	: 25%			
	Location: Rooms 101,		55				
Exposed Concrete	65% Now	\$124,900	LIFE	* *	5	\$11,600	
1	Cracking/Crumbling, Ex Location: Attic, Fourt		rea Affec	ted : 10%		, ,,,,,,,	
	Exposed Reinforcement,	Extent : Severe	, Area Af	fected : 10%			
	Location: Attic						
	Paint Peeling, Extent : Severe, Area Affected : 50%						
	Location : Room 312, Computer Laboratories						
	Water Penetration, Exte		a Affected	d : 10%			
	Location: Room 312,	313a					
Plaster	20%		LIFE	* *	5	\$14,300	
Site Enclosure							
Retaining Walls	1000/		2010	ate ate			
Cast in Place Concrete	100%		2049	* *			
Site Pavements							
On-Site Walkways	000/		2042	* *			
Cast in Place Concrete	90% 10% Now	\$200	LIFE	* *			
Masonry: Granite	Jnt Mortar Miss/Erod, E						
	Location: Main Entry		c, 111 cu 1	1)/00164 . 10/0			
	Location . Main Dilly	Siail					

Electrical	Current Repair	Future Replacement	M	laintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
nder 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 ( Rated At 1200 Amperes And One At 16	, ,	re Contac	et Switches One				
Transformers								
Dry Type	100%	2034 **	5	\$300				
, ,,	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Transformers Include O And One 75 Kilovolt-ampere. All In G	*	)ne 225 K	ilovolt-ampere				

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

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

Asset #: 2081

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%		2039	* *	5	\$300		
Raceway	0.50/		2020	* *				
Conduit	85%		2039	**	l			
Conduit	15%		2049		1			
Panelboards Fused Knife Sw	10% 2-4	\$14,000	2054	* *	5	\$100		
rused Kille Sw	Other Observation, E Location : Upper F	Extent : Moderate, A loor And Basement	Area Affe		J	\$100		
	Explanation : Obso							
Fused Toggle Switch	60% 2-4 On Extended Life, Ex Location : Through		2054 rea Affect	* * ted : 100%	5	\$500		
Molded Case Bkrs	30%		2045	* *	5	\$600		
Wiring Braided Cloth	70% 2-4 Insulation Aged, Exte		2054 ea Affecte	* * d : 100%	1			
Thermoplastic	30%		2049	* *	1			
Motor Controllers								
Locally Mounted	20%		2034	* *	5	\$100		
Motor Control Center	50% 2-4 On Extended Life, Ex Location : Attic	\$181,800 tent : Moderate, A	2049 rea Affect	* * ted : 100%	5	\$500		
Motor Control Center	30%		2034	* *	5	\$600		
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	99% T-8 Lamps And Fixtu Location : Through		2029 Area Aff	\$167,000 ected: 100%	10	\$66,600		
Fluorescent	1% Compact Fluorescent Location : Through		2029 ght, Area	\$1,700 Affected : 100%	10	\$700		
Egress Lighting								
Exit, Service	100%		2029	\$20,600	1			
Exterior Lighting HID	30% Other Observation, E Location : Through Explanation : Fixtu	out			10	\$100		
No Common out	70%	res Are Commonea	riu i noi	oceii.				
No Component Alarm	/070							

Alarm

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

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

Asset #: 2081

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	50%					
Generic, Analog	50%	2029	\$395,900	1-3	\$22,600	
_	Other Observation, Extent : Light, Ar	ea Affected : .	100%			
	Location: Corridors					
	Explanation: Manual Pull Station,	Smoke Detect	tor, Alarm Bells			

17,600 2039 Area Affected: 10	**	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Area Affected : 10		1		
Area Affected : 10		1		
2038				
	* *			
2039	* *	4	\$3,600	
52,400 2039 Severe, Area Affec	* *	1	\$14,300	
2027	\$210,900	1	\$13,000	
2045	* *	1		
2029	\$58,000	2	\$500	
J	1 : 100%			
2022	\$119,400	1		
2029	\$301,800	1	\$4,700	
2029	\$26,000	2	\$10,200	
	2029 ight, Area Affected m 2022 2029	2029 \$58,000 ight, Area Affected : 100%  n 2022 \$119,400 2029 \$301,800	2029 \$58,000 2  ight, Area Affected: 100%  n 2022 \$119,400 1  2029 \$301,800 1	2029 \$58,000 2 \$500 ight, Area Affected : 100% m 2022 \$119,400 1  2029 \$301,800 1 \$4,700

#### Ventilation

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

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

Asset #: 2081

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation								
Distribution							*	
Ductwork/Diffusers	15%			LIFE	* *	2-5	\$6,100	
No Component	85%							
Exhaust Fans Interior	150/	NI	£20.200	2020	* *	2	\$300	
Interior		Now	\$38,200 Extent : Severe, Ai	2039		2	\$300	
		: In Attic	Емені . Бечеге, Аі	ей Ајјес	ieu . 10070			
No Component	85%	. 111 111110						
Plumbing	0370							
H/C Water Piping								
Brass/Copper	50%			2039	* *	1		
Galvanized Steel		Now	\$47,100	2034	* *	1		
			vere, Area Affecte					
	Location	: Through	out					
	Not Insula	ted, Extent	: Moderate, Area	Affected	: 20%			
	Location	: Through	out					
Water Heater								
Electric	100%			2024	\$63,100	4	\$400	
			xtent : Light, Area	Affected	! : 100%			
		: Basemen						
THE PART OF THE PA	Explanat	ion : 300 C	fallons					
HW Heat Exchanger	1000/			2020	¢114.000	4	¢10,000	
Steam Fired	100%			2029	\$114,000	4	\$10,900	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIL		1		
Cast Iron	100%	Now	\$29,800	LIFE	* *	1		
Cust Iron			vere, Area Affected			1		
		: Basemen						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			xtent : Light, Area	Affected	l : 100%			
			t To 4th Floor					
E. G.	Explanat	ion : One l	Init					
Fire Suppression								
* *								
Sprinkler No Component	90%							

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 R	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	1000/			• • • •		_	440.000	
Aluminum	100%			2045	* *	5	\$20,800	
Parapets	000/			LIEE	* *	-	¢14.600	
Masonry: Brick	90%			LIFE	* *	5	\$14,600	
Metal Cornice	10%			2057		10	\$5,200	
Roof Metal Panel	50%			2042	* *	10	\$02.100	
Single Ply Membrane	48%			2042	* *	10 10	\$93,100 \$48,800	
Skylight, Metal/Glass	2%			2034	* *	10	\$6,800	
Soffits	2/0			2043		10	\$0,800	
Cast Stone/Terra Cotta	90%			LIFE	* *	5		
Masonry: Brick	10%			LIFE	* *	5		
Interior	1070			LII L				
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	
	Location	: Main Lib	ents, Extent : Mod rary : Moderate, Area .					
		: Main Lib		00				
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	
		ssing Elem : 1st Floor	ents, Extent : Mod Corridors	erate, Ar	ea Affected : 5%			
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	* *			

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

<sup>\*\*</sup> 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 Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment				_	* * * * *	
Fused Disc Sw	100%	2055	* *	5	\$400	
	Other Observation, Extent : L. Location : Basement Main E		0			
	Explanation: 5000 Ampere					
Transformers	Emptantion : 5000 Impero	mun Switch				
Dry Type	100%	2046	* *	5	\$300	
3 31	Other Observation, Extent : L	ight, Area Affected : 100%	ó			
	Location: Basement Main E	Electrical Room				
	Explanation: 1500 Kilovolt-	ampere Step Up Transfor	mer			
Switchgear / Switchboard			_			
Air Circuit Breaker	100%	2055	* *	5	\$500	
Raceway	1000/	2055	* *			
Conduit	100%	2055	* *	1		
Panelboards Molded Case Bkrs	100%	2051	* *	5	\$2,500	
Wiring	10078	2031		3	\$2,300	
Thermoplastic	100%	2055	* *	1		
Motor Controllers	10070	2033		-		
Locally Mounted	100%	2046	* *	5	\$600	
ž	Other Observation, Extent : L	ight, Area Affected : 100%	ó			
	Location : Throughout The I	Building.				
	Explanation: Locally Mount	ted Starters.				
Ground						
Grounding Devices	1000/		ale ale	_	44.400	
Generic	100%	LIFE	* *	5	\$1,400	
	Other Observation, Extent : L. Location : Basement Water S		0			
	Explanation: Grounding Bu		110			
Stand-by Power	Explanation . Grounding Bu	s Dar 1s 1n Good Condillo	ın.			
Transfer Switches						
Automatic	100%	2046	* *	1	\$28,900	
	Other Observation, Extent : L		ó		<del>+-</del> ,	
	Location : Basement Emerge					
	Explanation: Two Transfer	Switches, One For Fire A	larm, One	For Criti	ical Building	
	Equipment.					
Generators	1000/	2012	al. ,4-		<b>02 - 22</b>	
Diesel	100%	2042	* *	1	\$36,300	
	Other Observation, Extent : L. Location : Basement Genera		0			
	Explanation: 250 Kilowatts					
Batteries	Explanation , 250 Knowalls					
Nickel Cadmium	100%	2024	\$1,600	5	\$20,900	
- Tricker Cualifiani	10070	2021	Ψ1,000		Ψ20,700	

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

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

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

Asset #: 14719

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power					
Fuel Storage	1000/	2071	_	<b>015</b> 400	
Day Tank	100%	2051 **	5	\$17,400	
	Other Observation, Extent : Light, Are Location : Basement Generator Roo.	**			
	Explanation: 275 Gallons	m.			
Lighting	Explanation . 273 Gailons				
Interior Lighting					
Fluorescent	80%	2037 **	10	\$68,900	
Tuorescent	T-5 Lamps And Fixtures, Extent : Ligh		10	Ψ00,200	
	Location: Throughout The Building				
	Other Observation, Extent : Light, Are				
	Location: Throughout The Building				
	Explanation: Motion Sensors				
Fluorescent	20%	2037 **	10	\$17,200	
	Compact Fluorescent Light, Extent : I			, ,, ,,	
	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 : I	Light, Area Affected : 100%			
	Location : Lower Roof.				
HID	30%	2037 **	10	\$100	
	Other Observation, Extent : Light, Are	ea 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, Are	ea Affected : 100%			
	Location: Upper Roof				
	Explanation: Lightning Protection I	Is Present			
Alarm					
Security System	2007				
No Component	20%		_	<b>.</b>	
Generic	80%	2037 **	1	\$28,000	
Fire/Smoke Detection	1000/	2027	1.2	<b>0.55</b> , 0.00	
Generic, Digital	100%	2037 **	1-3	\$57,800	

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

#### Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset #: 14719

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2055	* *	1		
Conversion Equipment								
Heat Exchanger, Plate &	100%			2038	* *	1	\$46,400	
Frame								
Distribution					4.4		** ***	
Hot Wtr Piping/Pump	20%			2045	* *	4	\$1,400	
Central Plant Steam	80%			2049	* *	4	\$5,600	
Piping/Pmp								
Terminal Devices	100/			20.42	ע ע		Φ2 000	
Convector/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	100/			2045	* *	1		
Electricity	10% 90%			2045	7 7	1		
No Component		amustian E	Sutant Light Auga	Affactad	. 00/			
C			Extent : Light, Area Water From Offsite		. 0%			
Company's a Farr's and	Locuiton	. Chillea v	valer 1 rom Ojjsile	1 iuni				
Conversion Equipment Campus Chilled Water	90%			2038	* *			
Split Unit	10%			2038	* *			
Distribution	1070			2034				
Ductwork/Diffusers	100%			LIFE	* *	2	\$122,100	
Terminal Devices	10070			LIIL			\$122,100	
Air Handler/Cool/Ht	100%			2034	* *	1	\$58,000	
Ventilation	10070			2031		-	Ψ30,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,300	
Exhaust Fans							40-,000	
Roof	100%			2034	* *	2	\$2,900	
Plumbing							<del> </del>	
H/C Water Piping								
Brass/Copper	40%			2049	* *	1		
Galvanized Steel	60%			2042	* *	1		
Water Heater								
Electric	100%			2027	\$80,700	4	\$500	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
		: Basemen						
	Explana	tion : 150 C	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		

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

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

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

Asset #: 14719

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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%	ó			
	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	

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

<sup>\*\*</sup> 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 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



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

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

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

Asset #: 13563

Architecture		Current Ro	epair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	66%			LIFE	* *	5	\$10,300	
			, Extent : Light, A	rea Affe	cted : 25%			
		: Througho						
Metal Sect. OHD		Now	\$104,100	2046	* *	5	\$8,300	
			, Extent : Modero	ate, Area	Affected : 20%			
		: Througho						
	_		at : Severe, Area A	Affected :	80%			
	Location	: Througho	ut					
Windows								
Aluminum	100%			2037	* *	5		
Roof								
Not Accessible	100%							
Interior								
Floors	1000/			LIDE	* *	-	<b>#20.200</b>	
Cast in Place Concrete	100%			LIFE	* *	5	\$20,200	
Interior Walls	000/			LIDE	* *	-	Φ.500	
Concrete Masonry Unit	90%			LIFE	* *	5	\$500	
Plywood/Hardboard	10%			LIFE	* *			
Ceilings	1000/			LIEE	* *			
Exposed Struc: Wood	100%		Entant Links	LIFE				
		pair Eviaeni, i : Througho	, Extent : Light, A	rea Ajje	ciea : 20%			
Site Enclosure	Locuitor	i . Inrougho	ш					
Fence/Gates								
Aluminum Picket	50%			2055	* *			
Chain Link	50%			2055	* *			
Site Pavements	3070			2033				
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway	10070			2010				
Asphalt	100%			2042	* *			
	10070			2072				

Electrical		Current Repair	Futui	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		

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

<sup>\*\*</sup> 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 Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	70%	2029	\$9,900	10	\$4,000	
	Other Observation, Extent: Light,	Area Affected : 10	00%			
	Location : Throughout The Build	ing				
	Explanation: T-8 Lamps					
HID	30%	2029	\$15,800	10	\$100	
Exterior Lighting						
LED	10%	2037	* *			
No Component	90%					

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		

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

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

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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

Total

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			

\$29,100

\$3,300

\$45,300



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.

\$220,300

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

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

Asset #: 2076

rchitecture	Current Repair		Futur	e Replacement	Maintenance				
vstem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior									
Exterior Walls					_				
Masonry: Brick	90% Now	\$233,600	LIFE	**	5	\$44,900			
	Cracking/Crumbling, Ex Location : Throughout		, Area Aj	ffected: 5%					
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : North Facade. South Facade								
	Recent Repair Evident, E	,		cted : 10%					
	Location : Stitch Repai	r Throughout							
Masonry: Granite	5%		LIFE	* *	5	\$1,900			
Masonry: Limestone	5% Now	\$17,200	LIFE	* *	5	\$1,900			
	Jnt Mortar Miss/Erod, E. Location : Horizontal E		e, Area 2	Affected : 25%					
Windows									
Aluminum	100% Now Bent/Warped Elements, I Location: Entry Hall				5	\$2,300			
	Broken/Missing Element. Location : Throughout	s, Extent : Mode	erate, Ar	ea Affected : 2%					
Roof									
Clay Tile	97% Now Broken/Missing Element. Location: Throughout	\$109,200 s, Extent : Light	2039 t, Area A	* * ffected : 10%					
	Water Penetration, Exter Location : Stair And Th			cted : 10%					
Skylight, Metal/Glass	3% Now Water Penetration, Exter Location: Skylight	\$17,200 at : Moderate, A	2049 Irea Affe	* * cted : 100%					
Soffits									
Masonry: Limestone	100%		LIFE	* *	5				

Interior

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

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

Asset #: 2076

Architecture	re Current Repair		Repair	Future Replacement			Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior									
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								
			sing Extent : Moderate, 1	Area Aff	natad - 100%				
		: Stair Tre		<i>Агеи А</i> јје	ctea . 100%				
V:1 T:1-		Now		2020	* *	2	\$2.500		
Vinyl Tile			\$32,500 Extent: Light, Ar	2039		3	\$2,500		
	_	: Various	-	еи Ајјесі	ей . 10/0				
			: Moderate, Area	Affected	. 100%				
		: Through		11,500100	. 10070				
Vinyl Tile 9" X 9"		Now	\$16,800	2039	* *	3	\$500		
vinyi The y X y			ents, Extent : Mod		rea Affected · 10%	3	\$300		
		: Room 34		, 111	cu 11,5 ce eu . 10,70				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 100%								
	Location: Room 34								
	Other Observation, Extent: Light, Area Affected: 100%								
	Location	: Room 34	!						
	Explanat	tion : Vinyl	<i>Tile 9 X 9</i>						
Wood	20%			2057	* *	5	\$10,100		
Wood	25%	Now	\$50,400	2044	* *	5	\$6,300		
	Deteriorat	ed Finish,	Extent : Moderate,	Area Af	fected : 50%				
	Location: Second And Third Floor Classrooms								
			: Moderate, Area						
	Location	: Second A	And Third Floor Cl	assroom	S				
Interior Walls	-0.		<b>4- 4</b> 00						
Cast in Place Concrete		Now	\$7,300	LIFE	**				
			xtent : Moderate, 2	Area Affe	ected : 10%				
		: Mechani	cai koom						
Concrete Masonry Unit	5%	3.7	<b>#1</b> 000	LIFE	* *	5	\$800		
Gypsum Board		Now	\$1,900	LIFE	**	5	\$2,400		
		_	ents, Extent : Seve Bathroom In Basen		Affected : 10%				
Plaster		Now	\$29,500	LIFE	* *	5	\$9,700		
	Cracking/	Crumbling,	Extent : Severe, A	rea Affe	cted : 15%				
	Location: Rear Stair								
			xtent : Moderate, 2	Area Affe	ected : 15%				
	Location	: Rear Sta	ir						

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

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

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

Asset #: 2076

Architecture		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2042	* *	5	\$1,700	
AcousTileSusp.Lay-In	10%	0-2	\$1,200	2042	* *	5	\$1,300	
	Loose/Mis	s Fasteners,	Extent : Moderat	e, Area A	Affected : 10%			
	Location	: Various Lo	ocations					
Plaster	85%	Now	\$34,100	LIFE	* *	5	\$14,300	
	Water Pen	etration, Ext	ent : Moderate, A	1rea Affe	cted : 10%			
	Location	: Stair And	Third Floor Roon	ns				
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 Mortan	· Miss/Erod,	Extent : Moderat	e, Area A	Affected : 20%			
	Location	: Main Entr	y					

lectrical	Current Repair		<b>Future Replacement</b>		Maintenance					
rstem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
der 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 Dis	conne	ct Switch Fed Fron	n Langua	age Hall				
Switchgear / Switchboard										
Fused Disc Sw	100%	2	2029	\$92,100	5	\$100				
Raceway										
Conduit	90%	2	2029	\$22,600	1					
Conduit	10%	2	2039	* *	1					
Panelboards										
Fused Disc Sw	10%	2	2028	\$3,400	5					
Molded Case Bkrs	70%	2	2028	\$23,700	5	\$300				
Molded Case Bkrs	20%	2	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	n Aged.								
Thermoplastic	20%	2	2039	* *	1					
Motor Controllers										
Locally Mounted	100%	2	2027	\$51,400	5	\$100				

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

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

Asset #: 2076

Electrical	<b>Current Repair</b>	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, Ext	ent : Light, Area Aff	fected : 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 : L Location : Exterior	Light, Area Affected	: 100%			
	Explanation : Controlled V	ia Photocell				
No Component	70%					
Alarm						
Fire/Smoke Detection						
No Component	60%					
Generic, Analog	40%	2029	\$76,300	1-3	\$4,000	

Mechanical		Current Repai	r	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source	1000/			2040	* *	1		
HTHW/HW	100%			2049		1		
Conversion Equipment HTHW/HW Exchanger	100%	0-2 Extent : Modera	\$5,000	2044	**	2	\$800	
		: Heat Exchang		стей . 10	0/0			
		-		100 1	1 1000/			
		ervation, Extent	: Lignī, Area	Ајјестеа	: 100%			
		: Basement						
	Explana	ion : One Unit,	Converts Hig	h Tempei	rature Hot Water T	o Low P	ressure Steam.	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$58,400	2029	\$292,000	4	\$800	
1 0 1	Corroded,	Extent : Severe,	Area Affecte	d: 25%				
	Location	: Throughout						
	Steam Tra	ps Faulty, Exten	t : Severe, Ar	ea Affect	ed : 25%			
		: Throughout		33				
Terminal Devices		<u> </u>						
Convector/Radiator	90%			2027	\$83,100	1	\$4,700	
No Component	10%							
Air Conditioning	1070							

Air Conditioning

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

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

Asset #: 2076

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type		Fail Date Estin (Years)	nated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		0-2 Extent : Severe, Throughout	\$15,100 Area Affected	2034 d : 25%	* *	1			
Water Heater									
Electric	100%			2027	\$15,200	4	\$100		
		vation, Extent	: Light, Area	Affected	: 100%				
	Location:								
	Explanatio	on : 50 Gallons							
HW Heat Exchanger	1000/			2040	* *	4	<b>#2</b> 400		
Steam Fired	100%			2049	* *	4	\$2,400		
Sanitary Piping	1000/			LIPP	* *	1			
Cast Iron	100%			LIFE		1			
Storm Drain Piping	1000/			TIDD	* *	1			
Cast Iron	100%			LIFE	-1· · · ·	1			
Sump Pump(s) Non-Submersible	100%	Now	\$2,600	2039	* *	4	\$300		
non-submersible		Now ent : Severe, Ar				4	\$300		
	Location:		ей Ајјестей .	10070					
Fixtures	Locuitoti .	Dascincili							
Generic	100%								
Generic	10070								

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

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

**CITY UNIVERSITY OF NEW YORK - FY 2020** Print Date: 12-Sep-2019

**Asset Name** : BRONX COMMUNITY COLLEGE POLOWCZYK HALL

Address : 2016 SEDGWICK AVENUE

Agency's Number **Borough** : BRONX : 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



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

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

Asset #: 2094

rchitecture	Current Repa	air	Future Rep	lacement	M	aintenance	
ystem Component Type	% of Fail Date Est Total (Years)		Tear Estir FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior							
Exterior Walls							
Cast in Place Concrete	10% Now Cracking/Crumbling, Extended Location: Throughout, Exposed Reinforcement, I Location: East Facade, Water Penetration, Extended Location: Stairs	ent : Severe, Area Spandrels And Co Extent : Severe, A West Facade	olumns rea Affectea	! : 5%	5	\$27,400	
Masonry: Brick	70% Now Diagonal Cracks, Extent Location: North And So Horizontal Cracks, Extent Location: Throughout	: Moderate, Area outh Cantilevers			5	\$38,400	
Masonry: Fieldstone	5% Now Jnt Mortar Miss/Erod, Ex Location : Various Loca	tent : Moderate, 2	IFE Area Affecte	* * ed : 10%	5	\$2,100	
Metal Panel	5%	2	049	* *	5-10	\$18,900	
Stucco Cement	5%	2	042	* *	5	\$6,900	
Window Wall	5% Now Broken/Missing Elements Location: Penthouse	. ,	039 te, Area Aff	* * Pected : 5%	5	\$5,100	
Windows							
Aluminum	100% Now Air Infiltration, Extent: N Location: Throughout Ctrwt/Balnc Not Funct, E Location: Throughout Glazing Broken/Cracked, Location: Various Loca Glazing Clouded, Extent Location: Throughout	Moderate, Area Af Extent : Moderate, Extent : Severe, 2 utions	Area Affeci Area Affecte	eed : 25% ed : 10%	5	\$3,600	
Parapets							
Cast in Place Concrete	50% Now Cracking/Crumbling, Ext Location: Throughout Exposed Reinforcement, I Location: Throughout	ent : Light, Area 2			5	\$56,600	
Masonry: Brick	20%	I	IFE	* *	5	\$2,200	
Metal Rail	30% Now Broken/Missing Elements Location: Over Penthol	\$4,600 2 , Extent : Severe,	042	* * ed : 5%	5	\$23,300	

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

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

Asset #: 2094

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof							
Built-Up (BUR)  Soffits Cast in Place Concrete	100% Now Drains Inad/Misposn, Location: Througho Miss/Damaged Flashi Location: Througho Ponding, Extent: Seve Location: West Side Water Penetration, Ex Location: North Sid Worn/Eroded, Extent Location: Througho  100% Now Cracking/Crumbling,	nut ngs, Extent : Mod nut ere, Area Affected etent : Moderate, A e : Severe, Area Affe nut \$34,500	: 20% Irea Affe ected : 10	ea Affected : 15%  cted : 10%  90%  * *	5	\$58,600	1
	Location: Througho Exposed Reinforcement Location: Througho	ut 11, Extent : Moder		-			
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 Cracking/Crumbling, Location: Basement Misaligned/Bulging, E Location: Corridors Patching Evident, Exte Location: Various I Uneven Surface, Exter Location: Througho	Corridors Extent : Moderate, ent : Moderate, Ai ocations nt : Severe, Area A	Area Aff	fected : 40% ted : 10%	3	\$12,100	
Vinyl Tile 9" X 9"	35% Now Broken/Missing Eleme Location: Various I Worn/Eroded, Extent Location: Througho	\$51,800 ents, Extent : Mod ocations : Moderate, Area			3	\$8,500	

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

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

Asset #: 2094

Architecture	Current Repair	Future Replaceme	ent	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated ( FY		ycle Estimated Cost Yrs)	Priority
Interior					
Interior Walls	50/	LIDD	* *		
Cast in Place Concrete	5%	LIFE		5 05 000	
Ceramic Tile	3%	2038		5 \$5,900 5 \$56,400	
Concrete Masonry Unit	72% Now \$65,300 Broken/Missing Elements, Extent: Light	LIFE		5 \$56,400	
	Location: Throughout	u, Area Affectea . 270			
	Diagonal Cracks, Extent : Moderate, A	rea Affected · 5%			
	Location: Throughout	rea Hyperica : 570			
	Horizontal Cracks, Extent: Moderate,	Area Affected · 5%			
	Location : Throughout				
Gypsum Board	10% Now \$4,200	LIFE	* *	5 \$11,700	
	Broken/Missing Elements, Extent: Mod			5 \$11,700	
	Location: Basement				
	Cracking/Crumbling, Extent: Moderat	e, Area Affected : 5%			
	Location: Basement	33			
Masonry: Brick	2%	LIFE	* *		
Mosaic Tile	8% Now \$25,200	LIFE	* *		
11200010 1110	Vertical Cracks, Extent : Severe, Area				
	Location : In Stair Near Perforated C				
	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: Mod	***	25%		
	Location: Fourth Floor, Various Oth				
	Cracking/Crumbling, Extent: Severe, A	Area Affected : 25%			
	Location: Fourth Floor	1 100 1 220/			
	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	10070	2039			
Masonry: Fieldstone	100% 4+ \$2,900	2039	* *		
•	Jnt Mortar Miss/Erod, Extent: Light, A				
	Location : Throughout	33			
Site Pavements					
On-Site Walkways					
Cast in Place Concrete	50% Now \$300	2034	* *		
	$Cracking/Crumbling, \ Extent: Moderat$	e, Area Affected : 10%			
	Location : Throughout				
	Location . Inroughout				

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

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

Asset #: 2094

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
Parking/Driveway							
Asphalt	100%		2032	* *			

ectrical	Current Repair	Future R	eplacement	M	aintenance	
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ler 600 Volts		•				
Service Equipment						
Fused Disc Sw	70%	2049	* *	5	\$200	
	Other Observation, Extent : Light, Are Location : Electrical Room. Explanation : The Service Equipment			nd 1- 121	00 Amnere Main	
	Disconnect Switch.	i incinues i	7000 Impere II	na 1 120	oo impere main	
Fused Disc Sw	30%	2029	\$11,600	5	\$100	
	Other Observation, Extent: Light, Are Location: Electrical Room. Explanation: 1-1600 Ampere Main Equipment.		00%	Older The	an Other	
Transformers	* *					
Dry Type	100% Other Observation, Extent : Light, Are.	2034 a Affected : 1	**	5	\$200	
	Location: Electrical Room.	a rijjecica . r	0070			
	Explanation : The Observed Transfor In Good Condition.	rmer Is 150 K	ilovolt-ampere,	480volt	-208/120volt. It Is	
Switchgear / Switchboard						
Fused Disc Sw	30%	2039	* *	5	\$100	
Molded Case Bkrs	70% 4+ \$10,700	2039	* *	5	\$600	
	Corroded, Extent : Moderate, Area Aff					
	Location: Penthouse Mechanical Ro	om.				
Raceway						
Raceway Conduit	80%	2029	\$103,300	1		
•	80% 20%	2029 2049	\$103,300 * *	1 1		
Conduit				1		
Conduit Conduit				1 1 5	\$100	
Conduit Conduit Panelboards	20%	2049	* *	1	\$100 \$1,300	

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

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

Asset #: 2094

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Wiring	<b>-</b> 00/ <b>0 1 0 1</b>		de de			
Braided Cloth	70% 2-4 \$126,900		* *	1		
	Other Observation, Extent: Light, Ar		)			
	Location: Throughout The Building	ζ.				
	Explanation: Insulation Aged.					
Thermoplastic	10%	2049	**	1		
Thermoplastic	15%	2029	\$27,200	1		
Thermoplastic	5% Now \$9,100		**	1		
	Other Observation, Extent : Moderate	e, Area Affected : 1	00%			
	Location: Basement	D 4 1 T 1 D	T 117	D.	·	
	Explanation: Visible Corrosion In Solution In Placed.	Box Ana Trough D	ue 10 wate	er Penetro	ation. 1emporary	
Motor Controllers	Solution in 1 luceu.					
Locally Mounted	30%	2027	\$23,600	5	\$100	
Locally Mounted	10%	2042	**	5	\$100	
Motor Control Center	60%		\$182,900	5	\$1,000	
Ground	0070	2021	p102,700		Ψ1,000	
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, Ar	ea Affected : 100%	ó			
	Location : Outside The Building.					
	Explanation: The Generator Is In C	Good Condition. Its	Size Is 750	9 Kilowai	tts.	
Batteries						
Lead/Acid	100%	2023	\$1,600	5	\$2,300	
Fuel Storage						
Day Tank	100%	2045	* *	5	\$11,500	
	Other Observation, Extent: Light, Ar		Ó			
	Location: Outside Without General			T 41	C 1. 1.F	
	Explanation: There Is One 700 Gai	llon Fuel Tank, The	e Generator	r Is Also	Supplied From	
Lighting	The Energy/ Central Plant.					
Interior Lighting						
Fluorescent	50%	2034	* *	10	\$28,400	
Tuorescent	T-8 Lamps And Fixtures, Extent: Lig		100%	10	<b>\$20,100</b>	
	Location : Throughout	, 33				
Fluorescent	30%	2029	\$42,700	10	\$17,100	
1 Iuorescent	T-8 Lamps And Fixtures, Extent: Lig			10	φ1/,100	
	Location: Throughout Building.	, 111 ca 11,10010a .	- 50/0			
Electrical		2024	¢20.500	10	¢11 400	
Fluorescent	20% T-8 Lamps And Fixtures, Extent: Lig	2024	\$28,500	10	\$11,400	
	Location: Throughout Building.	т, Агеи Ајјестеа :	100/0			
	Location . Throughout Buttathg.					

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

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

Asset #: 2094

Electrical	Current Repai	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 Exte	rior.				
	Explanation: Fixtures A	re Controlled Via Photo	cell.			
No Component	70%					
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2029	\$200,700	1-3	\$11,500	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
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 Obs	ervation, E	xtent : Light, Area	Affected	: 25%			
	Location	: Attic						
	Explanat	ion : 2 Of 3	3 Pumps Need Repo	air				
Hot Wtr Piping/Pump	10%			2037	* *	4	\$500	
Central Plant Steam Piping/Pmp	80%	Now	\$81,900	2029	\$819,200	4	\$2,400	
	Leak Evide	ent, Extent	: Severe, Area Affe	cted : 20	0%			
	Location	: Basemen	t And Throughout					
Terminal Devices								
Air Handler	60%	Now	\$25,500	2024	\$510,500	1	\$20,700	
	Leak Evide	ent, Extent	: Moderate, Area A	ffected :	5%			
	Location	: Air Hana	ller Coil, Penthous	e				
Convector/Radiator	40%	Now	\$13,000	2027	\$129,600	1	\$7,200	
	Damaged,	Extent : M	oderate, Area Affe	cted : 10	•		. ,	
	Location	: Through	out					

Air Conditioning

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

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

Asset #: 2094

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Energy Source Electricity No Component	20% 80%			2028	\$36,600	1		
	Location	ı :	xtent : Light, Area ed Water From Pla		: 0%			
Conversion Equipment Split Unit Window/Wall Unit	10% 90%			2034 2024	* * \$113,500	1		
Distribution CW & CHW Wtr Pipe/Pump			t : Light, Area Affe	2029 ected : 209	\$73,800	4	\$4,600	
Terminal Devices Air Handler/Cool/Ht	100%	Now vice, Exten	\$135,700 t : Light, Area Affe	2024 ected : 209	\$678,600	1	\$34,500	
Heat Rejection Evaporative Condenser			\$187,600 t : Light, Area Affe	2039 ected : 209	**	2	\$34,500	
Ventilation Distribution								
Ductwork/Diffusers			\$61,300 Extent : Light, Are r	LIFE ea Affected	* * l : 20%	2-5	\$19,000	
No Component	45%							
Exhaust Fans Interior	80% Malfunction	oning, Exte	\$51,700 nt : Light, Area Afj	2039 Fected : 50	* *	2	\$1,200	
Interior	20%			2034	* *	2	\$400	
Plumbing H/C Water Piping Galvanized Steel	Corroded,	Now Extent: M	\$13,300 Toderate, Area Affe	2034 ected : 209	**	1		
Water Heater Electric			Extent : Light, Area Gallons	2027 a Affected	\$53,300 : 100%	4	\$400	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		

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

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

Asset #: 2094

Mechanical	Current Repair		Futur	e Replacement	M				
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Observat	ion, Extent : Light, Area	Affected	: 10%					
	Location : Ba	Location: Basement							
	Explanation:	For Sprinkler System Or	nly						
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%		LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ba	sement 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 Observat	ion, Extent : Light, Area	Affected	: 50%					
	Location : Ba	sement							
	Explanation:	Sprinkler Caps Missing							

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		
		etration, E : Through	xtent : Moderate, A out	1rea Affe	cted : 20%			
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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priority
Under 600 Volts			
Service Equipment			
Fused Disc Sw	100%	2055 **	5
	Other Observation, Extent : Light, Are	a Affected : 100%	
	Location : Electrical Room		
	Explanation : One 400 Amperes Mai. Switches	n Service And One 30 Ampe	res Fire Alarm Disconnect
Switchgear / Switchboard			
Fused Disc Sw	100%	2055 **	5
Raceway			
Conduit	100%	2055 **	1

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

<sup>\*\*</sup> 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 Re	pair Fut	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	Cstimated Cost Year FY	r Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Panelboards						
Molded Case Bkrs	100%	205	1 **	5	\$200	
Wiring						
Thermoplastic	100%	205	5 **	1		
Ground						
Grounding Devices						
Generic	100%	LIF	3 **	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	60%	203		10	\$3,200	
	T-8 Lamps And Fixture Location : Throughou Other Observation, Ext	t The Building				
	Location : Mechanica					
LED	40% 0-2	\$1,100 203				
LED	Other Observation, Ext Location : Storage Ar	ent : Light, Area Affect	ed : 10%	ure Flasi	ning	
Egress Lighting	,	, , ,				
Emergency, Battery	50%	203	7 **	10	\$700	
Exit, Battery	50%	203	7 **	10	\$200	
Exterior Lighting						
LED	10%	203	7 **			
No Component	90%					
Lightning Protection Arresters/Cabling						
Generic	100%	206	4 **	5	\$200	
Alarm						
Fire/Smoke Detection						
Generic, Analog	100%	203	7 **	1-3	\$3,500	

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2055	* *	1		
Conversion Equipment						
Furnace	100%	2037	* *	1	\$2,800	
	Other Observation, Extent : Light, Area	a Affected : 1	00%			
	Location : Throughout					
	Explanation: Gas Fired Unit Heaters	S				
Distribution						
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$300	
No Component	90%					

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

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

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

Asset #: 14799

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment							
Interior Pkg Unit -	10%		2033	* *	2		
Cooling							
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	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Mechanical Room					
	Explana	tion : 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	

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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

rchitecture		Current Re	pair	Futur	e Replacement	М	aintenance			
ystem Component Type		Tail Date I (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior										
Exterior Walls	0.50/	<b>N</b> T	Φ <b>7.40</b> .700	LIEE	* *	-	Ø50.600	1		
Masonry: Brick	Location : Diagonal Cr Location :	ing Elemen Theater Ar acks, Exten Throughou	\$749,700  ants, Extent: Mod  and Main Building  ant: Severe, Area  at Theater, East S  Extent: Severe,	Affected Side Of R	ea Affected : 10% : 10% oscoe	5	\$59,600	1		
	Location:	Location: Whole East Facade Of Theater, Various Other Locations								
	Jnt Mortar M Location :		Extent : Moderai it	te, Area 2	Affected : 15%					
	Repairs in P	Progress, Ex	ctent : Light, Are	a Affecte	d : 20%					
	Location:									
	Sidewalk Sh Location :		Extent : Light, Ar	ea Affec	ted : 20%					
Masonry: Limestone	10%			LIFE	* *	5	\$5,300			
			Extent : Light, A t And Second Flo							
Metal Panel	3%			2039	* *	5-10	\$14,500			
Granite Panels	2% Now \$19,400 LIFE ** 5 \$1,100  Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 100%  Location: Main Entrance									
	Loose Units,	Extent : S	evere, Area Affec	ted : 50%	%					
			ance To Main Bu	_						
	Water Penet Location :		ent : Moderate, A ance	Area Affe	cted : 50%					
Windows										
Aluminum	Location:	Not Funct, Throughou				5	\$4,600			
			ctent : Moderate, If Main Building	Area AJJ	tectea : 30%					
		ken/Cracke	ed, Extent : Mode	erate, Are	ea Affected : 5%					
		eteriorated,	Extent : Modera	ıte, Area	Affected : 25%					
Metal Louvers	5%			2038	* *	10	\$3,000			

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

<sup>\*\*</sup> 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

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Parapets							
Masonry: Brick	Jnt Mortar Miss/Err Location : Interior Spalling, Extent : M	s On Every Roof xtent : Severe, Area s At Every Roof On A od, Extent : Severe, A r Face Voderate, Area Affec	Affected Exterior Area Affe	: 15% Face ected : 25%	5	\$500	1
	Location : Interior	· Face					
Masonry: Limestone	5% Now Jnt Mortar Miss/Era Location: Coping		LIFE te, Area	* * Affected : 25%	5		
Metal Rail	20% Now Corrosion/Rusting, Location: Main R Deteriorated Finish Location: Main R	oof , Extent : Severe, Ar			5	\$900	
Roof Cast in Place Concrete	10% Now	\$2,500	LIFE	* *			
	Cracking/Crumbling Location: Terrace Caulking Deteriora Location: Terrace Water Penetration, Location: Terrace	es ted, Extent : Severe, es Extent : Moderate, 4	Area Afj	fected : 100%			
Modified Bitumen	15% Now Blisters, Extent: Se Location: Theater Seams Open/Split, I Location: Theater Worn/Eroded, Exter Location: Theater	· Roof Extent : Moderate, A · Roof nt : Moderate, Area	rea Affec				
Modified Bitumen	65% Now Blisters, Extent: Se Location: Main R Seams Open/Split, I Location: Main R Worn/Eroded, Exter Location: Main R	oof Extent : Moderate, A oof, Throughout nt : Moderate, Area	rea Affec				
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 Water Penetration, Location: Throug		2034 Area Affe	* * ected : 10%			

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

<sup>\*\*</sup> 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		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Carpet	3%			2028	\$32,100	3	\$3,600	
Cast in Place Concrete	15%		\$2,600	LIFE	* *	5	\$26,400	
			xtent : Moderate, A		cted: 5%			
	Location	: North Er	nd Of Mechanical F	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	
	Location Cracking/ Location	: Through Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 25%			
		ded, Extent : Through	: Severe, Area Affe out	ected : 1	00%			
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							

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

<sup>\*\*</sup> 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	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior Ceilings							
AcousTileConcealSpLn	2% Now Cracking/Crumbling, Location: Lobby/C Punct/Tear/Impact D Location: Lobby Water Penetration, E Location: Lobby	Corridors amage, Extent : M	oderate, A	rea Affected : 100	5	\$1,000	
AcousTileSusp.Lay-In	58% Staining/Discoloring Location: Through		2049 e, Area Aff	* * Pected : 5%	5	\$46,700	
Exposed Concrete	15% Now Cracking/Crumbling. Location: Concrete Exposed Reinforceme Location: Basemer Spalling, Extent: Mo Location: Various	e Beam In Basemer ent, Extent : Severe nt Crawl Space Beo derate, Area Affec	nt Crawl Sp e, Area Affe ums Under ted : 10%	pace Under Main ected : 2%	5 Building	\$1,900 3	
Plaster	25% Now Loose/Delam Surface Location : South W Water Penetration, E Location : South W	ing Of Main Buildi Extent : Severe, Are	ing a Affected		5	\$12,600	
Site Enclosure							
Fence/Gates Chain Link	100% Other Observation, E Location : North Si Explanation : Safet	de	2055 Affected :	**			
Free Standing Walls Masonry: Brick	100% 0-2 Cracking/Crumbling Location : Main En		2049 e, Area Affo	* * ected : 5%			
Site Pavements On-Site Walkways Cast in Place Concrete	100% Now Cracking/Crumbling Location: Side Sta		2042 2, Area Affa	* * ected : 50%			
Parking/Driveway Asphalt	100%		2038	* *			

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

Under 600 Volts

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

<sup>\*\*</sup> 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	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, Arc	ea Affecte	ed : 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 tand-by Power	100%						
Transfer Switches							
Automatic	100%		2042	* *	1	\$18,100	
ighting						•	
Interior Lighting							
Fluorescent	20%		2034	* *	10	\$10,800	
		And Fixtures, Extent : Light : Throughout Building	Area Af	fected : 100%			
Fluorescent	30%		2034	* *	10	\$16,200	
Fluorescent	40%		2034	* *	10	\$21,600	
HID	10%		2029	\$9,800	10	\$200	
	Location	ervation, Extent : Light, Area : Main Building, Auditorium tion : Lamps					
Egress Lighting		<u> </u>					
Emergency, Service	50%		2037	* *	1		
<i>5 3</i> ,	Location	ervation, Extent : Light, Area : Throughout					
	Explana	tion : Gets Power From Adjac	cent Build	ding Generator.			
Exit, Service	50%		2034	* *	1		
	Location	ervation, Extent : Light, Area : Throughout Building.					
		tion : Equipment Is In Good ( errent dollars and are not escala					

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

<sup>\*\*</sup> 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 Replacem		e Replacement	Maintenance		
System Component Type	, , , ,	Tail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
HTHW/HW	70%		2039	* *	1		
Natural Gas	30%		2049	* *	1		
Conversion Equipment							
Heat Exchanger, Shell &	100%		2038	* *			
Tube							
Distribution							
Central Plant Steam	100%		2049	* *	4	\$4,300	
Piping/Pmp							
Terminal Devices							
Air Handler	80%		2024	\$645,800	1	\$29,100	
Convector/Radiator	20%		2034	* *	1	\$3,800	
Air Conditioning							
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment							
Ext Pkg Unit -	30%		2034	* *	2	\$1,100	
Heating/Cooling							
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 Plumbing	100%		2029	\$204,200	2	\$1,800	

Plumbing

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

<sup>\*\*</sup> 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 Re	placement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Galvanized Steel	100% Now \$12 Corroded, Extent : Severe, Area Location : Throughout	,600 2034 Affected : 25%	* *	1		
Water Heater	Location . Inroughout					
Electric	100%	2027	\$50,600	4	\$300	
Electric	Recent Replace Evident, Extent :			4	\$300	
	Location: 120 Gallon In Basen	0	. 10/0			
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 : Ligh					
	Location : Freight: 1st Floor T		st To 3rd Flo	or		
	Explanation : 2 Units - 1 Freig	ht And 1 Passenger				
Fire Suppression						
Standpipe						
Generic	100%	2039	* *	1-5	\$30,700	
Sprinkler						
No Component	40%					
Generic	60%	2039	* *	1-2	\$9,900	

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

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

**CITY UNIVERSITY OF NEW YORK - FY 2020** Print Date: 12-Sep-2019

: BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX **Asset Name** 

: 160 HALL OF FAME TERRACE Address

**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

\$147,200 \$310,500

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



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls Masonry: Brick	Jnt Morta		\$19,200 d, Extent : Moderat	LIFE te, Area A <u>f</u>	* * Gected : 15%	5	\$12,200	
	Vertical C		Locations ent : Moderate, Are st Corner At First I					
Masonry: Limestone	Jnt Mortai	Now Miss/Erod : Through	\$3,300 d, Extent : Light, A out	LIFE rea Affecte	* * ed : 10%	5	\$1,100	
Metal Panel	5%			2049	* *	5-10	\$4,900	
Windows								
Aluminum	Air Infiltro Location	: Through				5	\$4,000	
	Location Caulking I	: Through Deteriorate	ed, Extent : Modera					
No. 17		: Various	Locations	2020	* *	10	Ф1 000	
Metal Louvers	2%			2038	· · · ·	10	\$1,000	
Parapets Masonry: Brick	80%			LIFE	* *	5	\$1,900	
Metal Panel		Now	\$1,000	2049	* *	5	\$200	
		-	ngs, Extent : Model st Corner Of Roof	rate, Area	Affected : 5%			
Metal Rail	15%			2042	* *	5-10	\$6,500	
Roof								
Modified Bitumen	Blisters, E	Now xtent : Sev : Various	\$77,000 ere, Area Affected . Locations	2029 : 25%	\$154,100			
	-	en/Split, Ex : Various	ctent : Moderate, A Locations	rea Affecte	ed : 10%			
	Worn/Eroc		: Moderate, Area	Affected :	100%			
Modified Bitumen	18%			2039	* *	10	\$2,400	
Soffits Cement-Fiber Panel	100%			2034	* *	10		
Interior								
Floors	100/			2020	<b>#20.500</b>	2	Ф2 200	
Carpet	10%			2028	\$28,500	3	\$3,200	
Cast in Place Concrete Mosaic Tile	15% 5%			LIFE 2042	**	5 5	\$7,000 \$2,700	
Vinyl Tile		Now	\$26,600	2042	\$132,800	3	\$2,700 \$5,600	
Vinyi The	Cracking/		, Extent : Moderate		·	3	\$5,000	
		led, Exteni : Through	t : Moderate, Area . out	Affected :	100%			

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

<sup>\*\*</sup> 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		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit				LIFE	* *	5	\$15,700	
Gypsum Board	5%			LIFE	* *	5	\$1,200	
Ceilings								
AcousTile,Adhered	30%	Now	\$6,200	2034	* *	5	\$3,200	
	_	_	, Extent : Moderate Classrooms On Th					
AcousTileSusp.Lay-In	30%	Now	\$2,700	2034	* *	5	\$3,200	
1	_	Discoloring : Corrido	, Extent : Light, Are	ea Affect	ed : 10%		. ,	
Exposed Concrete	20%			LIFE	* *	5	\$700	
Plaster	20%	Now	\$2,900	LIFE	* *	5	\$2,700	
		am Surface : Third Fl	e, Extent : Moderat oor	e, Area A	Affected : 5%			
		netration, E 1 : Third Fl	Extent : Severe, Ared oor	a Affecte	d : 5%			
Site Enclosure								
Retaining Walls Cast in Place Concrete	100%			2064	* *			
Site Pavements On-Site Walkways								
Cast in Place Concrete	100%	4+	\$200	2042	* *			
		Crumbling, : Through	Extent : Light, Are out	ea Affect	ed : 5%			
Parking/Driveway								
Asphalt	100%			2038	* *			

lectrical	Current Repair	Future Re	placement	M	aintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055	* *	5	\$100	
	Other Observation, Extent : Lig	ht, Area Affected : 10	0%			
	Location: Electrical Room					
	Explanation: One 800 Amper	e And Two 400 Amper	re Main. Serve	From A	nother Building.	
Transformers						
Dry Type	100%	2042	* *	5	\$100	
	Other Observation, Extent : Lig	ht, Area Affected : 10	0%			
	Location: Electrical Room					
	Explanation: One 500 Kilovo	lt-ampere And One 22	25 Kilovolt-an	pere 480	0v-208/120v	
Switchgear / Switchboard		_				
Fused Disc Sw	100%	2049	* *	5	\$100	
Raceway						
Conduit	50%	2029	\$11,500	1		
Conduit	50%	2055	* *	1		

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

<sup>\*\*</sup> 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		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	200/	2.4	Φπ. 600	2054	* *			
Braided Cloth	30%	2-4	\$7,600	2054		1		
		_	ent : Moderate, Are out Building	а Ајјест	ea : 100%			
		. Inrough	oui builaing					
Thermoplastic	20%			2029	\$5,100	1		
Thermoplastic	50%			2055	* *	1		
Motor Controllers	500/			20.42	* *	-		
Locally Mounted	50%			2042		5		
Locally Mounted	50%			2027	\$23,600	5		
Ground Davisos								
Grounding Devices Not Accessible	1000/							
	100%							
Stand-by Power Transfer Switches								
Automatic	100%			2042	* *	1	\$4,400	
Lighting	10070			2072		1	ψτ,του	
Interior Lighting								
Fluorescent	20%			2034	* *	10	\$2,600	
		And Fixtu	res, Extent : Light,	Area Af	fected : 100%		* ,	
		: Through		-				
Fluorescent	30%			2034	* *	10	\$3,900	
Fluorescent	50%			2034	* *	10	\$6,600	
Egress Lighting							40,000	
Emergency, Service	50%			2034	* *	1		
2 37		ervation, E	xtent : Light, Area	Affectea	! : 100%			
	Location	: Through	out					
	Explana	ion : Gets	Power From Adjac	ent Build	ding Generator			
Exit, Service	50%			2034	* *	1		
,		ervation, E			! : 100%			
		: Through						
	Explana	ion : Gets	Power From Adjac	ent Build	ding Generator			
Exterior Lighting			Í					
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	

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

<sup>\*\*</sup> 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	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
HTHW/HW	100%		2039	* *	1		
Conversion Equipment							
Heat Exchanger, Shell &	100%		2038	* *			
Tube							
Distribution				ate at			
Central Plant Steam	100%		2039	* *	4	\$700	
Piping/Pmp							
Terminal Devices							
Convector/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	• • • •		• • • • •			4100	
Roof	20%		2029	\$4,600	2	\$100	
Not Accessible	80%						
Plumbing							
H/C Water Piping	1000/		20.42	* *	1		
Galvanized Steel	100%		2042	~ ~	1		
Water Heater	1000/		2027	#12 200	4	Ф100	
Electric	100%		2027	\$12,300	4	\$100	
•		ervation, Extent : Light, Are	ea Affectea	: 100%			
		: Basement					
g P: :	Explanai	tion: 120 Gallons					
Sanitary Piping	1000/		LIPP	<b>ູ</b> ມ	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/			ate at			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	<b></b>		2025		,	<b>**</b>	
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	

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

<sup>\*\*</sup> 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



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

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

Asset #: 2064

rchitecture	Current Repair	Future Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Exterior Walls	-0/ 37 A		_	44.600	
Cast in Place Concrete	5% Now \$17,200 Cracking/Crumbling, Extent : Moderat	LIFE **	5	\$14,600	
	Location: South Facade	e, Area Affectea . 1076			
	Vertical Cracks, Extent : Moderate, Ar	ea Affected : 5%			
	Location : South Facade	33			
Masonry: Brick	85% Now \$156,000	LIFE **	5	\$49,600	
·	Jnt Mortar Miss/Erod, Extent : Modera	ite, Area Affected : 10%			
	Location : Throughout				
	Loose Units, Extent: Severe, Area Affe	cted : 5%			
	Location: East Facade At Doorway Vertical Cracks, Extent: Moderate, Ar	an Affactad : 50/			
	Location: North And South Facade	ей Ајјестей . 570			
Masonry: Limestone	5% 4+ \$16,600	LIFE **	5	\$2,200	
massing v Zimestone	Jnt Mortar Miss/Erod, Extent : Modera			<b>\$2,2</b> 00	
	Location: 2nd Floor Horizontal Band	d			
Metal Coiling Doors	5%	2034 **	5	\$9,100	
	Corrosion/Rusting, Extent : Light, Area	a Affected : 2%			
	Location: Throughout	. 1 50/			
	Paint Peeling, Extent: Light, Area Affe Location: Throughout	ectea : 5%			
Windows	Location : 1111 oughout				
Aluminum	98% Now \$57,900	2045 **	5	\$6,600	
	Air Infiltration, Extent : Moderate, Are	a Affected : 10%			
	Location : Throughout				
	Broken/Missing Elements, Extent: Light	ht, Area Affected : 2%			
	Location: South Side Unit Inoperable, Extent: Moderate, Ar	and Affordad , 100/			
	Location: Throughout	ea Affeciea : 10%			
Metal Louvers	2%	2038 **	10	\$1,700	
Parapets	2.0	2000	10	Ψ1,700	
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		
Masonry: Limestone	10070	LIFE	3		

Interior

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

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

Asset #: 2064

Architecture	Current F	Repair	Future	Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors	00/ N	¢2 000	LIEE	* *	-	\$7.700	
Cast in Place Concrete	8% Now Cracking/Crumbling, Location: Various I			ected : 5%	5	\$7,700	
Ceramic Tile	5%		2032	* *	5	\$2,200	
Terrazzo	5%		LIFE	* *	5	\$1,700	
	Horizontal Cracks, Ex Location : Corridor	-	Affected :	10%			
Traffic Topping	15%		2037	* *	5	\$8,300	
Vinyl Tile	63% 0-2	\$49,300	2034	* *	3	\$10,400	
	Worn/Eroded, Extent Location: Through		cted : 50%				
Vinyl Tile 9" X 9"	4%		2029	\$20,300	3	\$700	
	Worn/Eroded, Extent		cted : 50%	•			
	Location : Through	out					
Interior Walls	4.50/ 3.5	40.400		* *			
Cast in Place Concrete	15% Now Paint Peeling, Extent Location: Basemen		LIFE Affected :				
	Water Penetration, Ex		Araa Affac	tad : 5%			
	Location : Mechanic			iea . 570			
Concrete Masonry Unit	20%		LIFE	* *	5	\$3,300	
Gypsum Board	10%		LIFE	* *	5	\$2,500	
Masonry: Brick	10%		LIFE	* *	3	\$2,300	
Plaster	45%		LIFE	* *	5	\$5,600	
Ceilings	1570		EII E			ψ2,000	
AcousTileSusp.Lay-In	50% Now Broken/Missing Elem	\$9,300 ents, Extent : Mod	2042 'erate, Are	* * a Affected : 10%	5	\$11,000	
	Location : Various I						
	Misaligned/Bulging, I						
	Location : Various I	_					
	Staining/Discoloring, Location: Through	_		d : 5%			
Exposed Concrete	15% Now Cracking/Crumbling, Location: Beams In		LIFE rea Affect	* * ed : 5%	5	\$1,000	
Plaster	35% Now Vertical Cracks, Exter Location: Through		LIFE fected : 5%	**	5	\$9,600	
	Water Penetration, Ex Location: 2nd Floo	xtent : Severe, Are	a Affected	: 5%			
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2049	* *			

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

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

Asset #: 2064

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	* *			
	U	Crumbling, : Through	Extent : Light, Are out	ea Affect	ted : 10%			
Masonry: Granite	10%	0-2	\$500	LIFE	* *			
·		r Miss/Erod : Main En	d, Extent : Moderat try Stairs	e, Area	Affected : 10%			
Parking/Driveway	Location	. main bn	y Statis					
Asphalt	100%			2038	* *			

lectrical	Current Repai	r Future R	eplacement	M		
ystem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5	\$100	
	Other Observation, Extent	: Light, Area Affected : 10	00%			
	Location : Electrical Roo	m				
	Explanation: One 1600	Ampere Main Disconnect	Switch			
Transformers						
Dry Type	100%	2034	* *	5	\$100	
	Other Observation, Extent	: Light, Area Affected : 10	00%			
	Location : Electrical Roo	m				
	Explanation : One 30 Kil	ovolt-ampere 408v-208/1.	20v			
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	
round					<u> </u>	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	

Stand-by Power

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

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

Asset #: 2064

Electrical	rical Current Repair Future Replace		e Replacement	acement Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	* *	1	\$8,400	
Lighting								
Interior Lighting								
Fluorescent	60%			2029	\$37,700	10	\$15,000	
			res, Extent : Light,	Area Af	fected : 100%			
	Location	: Through	out The Building					
Fluorescent	40%	0-2	\$25,100	2039	* *			
	Inadequat	e Lighting .	Level, Extent : Ligh	ht, Area .	Affected : 100%			
	Location	: First Flo	oor					
Egress Lighting								
Emergency, Service	50%			2029	\$7,000	1		
Exit, Service	50%			2029	\$3,800	1		
Exterior Lighting					·			
HID	50%			2029	\$53,800	10		
		Observation, Extent : Light, Area Affected : 100% ation : Throughout						
		_	rolled Via Photoce	!!				
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$25,900	1	\$3,100	
Fire/Smoke Detection	<u> </u>							
No Component	70%							
Generic, Analog	30%			2034	* *	1-3	\$5,000	

Mechanical	Current F	Repair Fut	Future Replacement			Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yea FY		ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating								
Energy Source								
HTHW/HW	100%	202	9 \$	65,700	1			
	Other Observation, E	xtent : Light, Area Affect	ed: 100%					
	Location: Through	out						
	Explanation : Suppl	lied From Adjacent Build	ling					
Conversion Equipment								
Heat Exchanger, Shell &	100%	203	8	* *				
Tube								
Distribution								
Central Plant Steam	100%	202	9 \$4	51,600	4	\$2,000		
Piping/Pmp								
Terminal Devices								
Convector/Radiator	100%	202	7 \$1	42,800	1	\$8,800		

Air Conditioning

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

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

Asset #: 2064

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	30%	0-2	\$64,800	2039	* *	2	\$400	
	Location	: Roof	oderate, Area Affe					
	Malfunction Location		nt : Moderate, Ared	a Affecte	d : 80%			
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	1000/	NT.	<b>#4.000</b>	2020	* *	1		
Brass/Copper		Now	\$4,000	2039	ጥ ጥ	1		
		: Street Su	evere, Area Affected pply Line	a : 10%				
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%							

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

<sup>\*\*</sup> 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 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 1 2022	1 1 2020	\$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



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

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

Asset #: 2068

rchitecture	Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
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 Element	ts, Extent : Seve	re, Area .	Affected : 20%			
	Location: Fascia						
	Deteriorated Finish, Extent : Severe, Area Affected : 50%						
	Location : Fascia		00				
	Dry Rot/Decay, Extent: Moderate, Area Affected: 50%						
	Location : Fascia		55				
Windows							
Aluminum	98%		2054	* *	5	\$2,700	
Metal Louvers	2%		2038	* *	10	\$300	
	Other Observation, Extent : Light, Area Affected : 10%						
	Location : Toilet Vents	1					
	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 Thr	oughout					
Soffits							
Cement-Fiber Panel	100%		2034	* *	10		

Interior

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

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

Asset #: 2068

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors Carpet		Now	\$10,400	2030	\$17,300	3	\$2,000	
		r/Impact D : Basemen	-	loderate,	Area Affected : 10	%		
	Water Pen	etration, E	xtent : Moderate, 2	Area Affe	ected : 25%			
Cast in Place Concrete	Location 20%	: Basemen	t	LIFE	* *	5	\$5,700	
Cast III Flace Colletete		ervation, E	xtent : Light, Area			3	\$3,700	
		: Third Fl						
Ceramic Tile		ion : Repa Now	\$700	2038	* *	5	\$300	
Ceramic The			ents, Extent : Moa		ea Affected : 5%	3	Ψ300	
		: Basemen			<i>cc</i> 1 50/			
	_	Crumbling, : Basemen	Extent : Moderate t Toilet	e, Area Ą	ffected : 5%			
Vinyl Tile		Now	\$2,900	2039	**	3	\$2,400	
		Failure, Ex : Basemen	tent : Moderate, A t	rea Affec	eted : 20%			
	Broken/Mi		ents, Extent : Mod	lerate, Ar	ea Affected : 10%			
		Crumbling, : Basemen	Extent : Moderate t	e, Area Ą	ffected : 10%			
			: Moderate, Area	Affected	: 50%			
		: Basemen	t					
Wood	15%			2064	* *	5	\$3,700	
Interior Walls Cast in Place Concrete	10%	Now	\$10,900	LIFE	* *			
oust in Fluce Concrete	Water Pen		xtent : Moderate, 1		ected : 20%			
Concrete Masonry Unit	5%	0-2	\$1,000	LIFE	* *	5	\$300	
	_		tent : Moderate, A	rea Affec	ted : 2%			
		: Basemen	t		ate ate		Φο 400	
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	250/			2040	* *			
Chain Link		mage, Exte : Parking	ent : Light, Area Aj	2049 ffected : .				
Iron Picket	75%	. 1 urning	Loi Guit	2064	* *			
Free Standing Walls	7370			2001				
Masonry: Brick	100%			2049	* *			

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

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

Asset #: 2068

Architecture		Current F	Repair	Futur	re Replacemen	nt	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Co	ost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	100%	Now	\$5,000	2079	,	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 10%				
	Location	: Areaway	S						
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	>	* *			
On-Site Walkways									
Cast in Place Concrete	85%			2042	>	* *			
Pavers/Stone	15%			2032	>	* *			
Parking/Driveway									
Asphalt	100%	Now	\$165,900	2044	*	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 50%				
	Location	: Through	out						
	Potholes,	Extent : Mo	derate, Area Affec	ted : 10%	%				
	Location	: Through	out						
	Sinking/Su	bsiding, Ex	ctent : Moderate, A	rea Affe	cted : 10%				
	O	: Through		55					

* *	(Yrs)	Estimated Cost	Priority
		connect Switch	
		connect Switch	
		connect Switch	
pere Ma	lain Disc	connect Switch	
pere Ma	ain Disc	connect Switch	
	1		
	1		
* *	1		
* *	5		
* *	5	\$200	
* *	1		
* *	5	\$100	
		** 5	** 5 \$100

Lighting

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

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

Asset #: 2068

Electrical	Current Repair	Future Replacem	nent	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2037	* *	10	\$8,100	
	T-5 Lamps And Fixtures, Extent: Light,	Area Affected: 1009	%			
	Location: Throughout Building.					
Under Construction	10%					
Egress Lighting						
Emergency, Battery	50%		5,900	10	\$1,200	
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location : Throughout					
	Explanation : Emergency Lighting Sys	tem Is Supplied Fron	n Adja	cent Buil	ding Generator.	
Exit, Service	50%	2024 \$1	,400	1		
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location : Throughout					
	Explanation : Emergency Lighting Sys	tem Is Supplied Fron	n Adja	cent Buil	ding Generator.	
Exterior Lighting						
HID	100%	2034	* *	10		
	Recent Replace Evident, Extent : Light,	Area Affected : 100%	6			
	Location: Building Exterior.					
Alarm						
Security System	000/					
No Component	80%	2020	* *		Φ <b>7</b> 00	
Generic	20%	2039	* *	1	\$700	
	Other Observation, Extent: Light, Area	Affected: 100%				
	Location: Main Entrance	HILL C TI	D .1.1.			
E' /G 1 D : .'	Explanation: There Is A CCTV System	n Which Covers The	Buildir	ig Interio	or.	
Fire/Smoke Detection	1000/	2020	* *	1.2	<b>\$6.200</b>	
Generic, Analog	100%	2039	~ ~	1-3	\$6,200	
	Other Observation, Extent: Light, Area	Ајјества : 100%				
	Location: Throughout Building.	Santana II.aa Daasa d	D T	I I	,	
	Explanation: There Is Evidence The S	ystem Has Kecently	вееп С	pgraaea		

Mechanical	Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
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	l : 100%			
	Location: Basement					
	Explanation: 140,000 Btu Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2037	* *	4	\$700	

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

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

Asset #: 2068

Mechanical	Current Repair	Future Replacement	: <u> </u>	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Co FY	st Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating					
Terminal Devices					
Convector/Radiator	100%	2042	* 1	\$3,200	
	Recent Replace Evident, Extent : Ligh	t, 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 \$8,40	00 4	\$100	
	Other Observation, Extent : Light, Are	-		•	
	Location : Basement	00			
	Explanation: 61 Gallon Heater				
HW Heat Exchanger					
Steam Fired	100%	2049 *	* 4	\$1,400	
Steam I fred	Recent Replace Evident, Extent : Ligh		•	Ψ1,100	
	Location: Basement - 6 Years Ago	3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3			
Sanitary Piping					
Cast Iron	100%	LIFE *	* 1		
Storm Drain Piping	10070	DII D	1		
Cast Iron	100%	LIFE *	* 1		
	10070	LILE	1		
Backflow Preventer	50%				
No Component		2020 01.20	1	\$200	
Generic	50%	2029 \$1,20	<i>I</i> 1	\$300	
Fixtures	1009/				
Generic	100%				
Fire Suppression					
Sprinkler	750/				
No Component	75%	2020	* 1_2	<b>4500</b>	
Generic	25%	2039 *	* 1-2	\$700	

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

<sup>\*\*</sup> 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 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



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

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

Asset #: 2065

chitecture		Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Masonry: Brick	85%		LIFE	**	5	\$42,400	
	_	Cracks, Extent : Light, Area . : North Facade	Affected :	2%			
Masonry: Brownstone	5%		LIFE	* *	5	\$1,900	
		Miss/Erod, Extent : Light, A : South Facade	1rea Affec	ted : 2%			
Masonry: Fieldstone	10%		LIFE	* *	5	\$3,700	
j	Jnt Mortar	Miss/Erod, Extent : Light, A : South Side		eted : 5%		4-7	
Windows							
Aluminum	95%		2045	* *	5	\$4,300	
Steel	5%	Now \$12,300	2054	* *	5	\$1,400	
	-	tion, Extent : Moderate, Are : Basement	a Affected	d : 100%			
		ssing Elements, Extent : Mod : Basement	derate, Ar	ea Affected : 25%			
		Rusting, Extent : Moderate, : Basement	Area Affe	ected : 50%			
Parapets							
Wood Cornice	100%		2055	* *	5-10	\$32,600	
Roof							
Metal Panel	85%		2046	* *	10	\$46,300	
Plaza Roof: Stone Pane	ls 15%	Now \$51,000	2055	* *			
		aged Flashings, Extent : Mod	derate, Ar	ea Affected : 10%			
		: Over Basement					
		etration, Extent : Moderate, : Over Basement	Area Affe	ected : 25%			
Soffits							
Wood	100%		2042	* *	5		

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2065

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Floors									
Carpet			: Light, Area Affeo out	2025 cted : 25%	\$237,700	3	\$26,800		
Cast in Place Concrete	Cracking/ Location Uneven St	ı : Basemen	ent : Severe, Area A		•	5	\$7,800		
Ceramic Tile	5%			2042	* *	5	\$1,800		
Vinyl Tile	Cracking/ Location Worn/Ero	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"	Broken/M Location Patching	ı : Third Fl	tent : Light, Area A			3	\$1,300		
Wood	Location Dry Rot/L	ted Finish, 1 : Through	nt : Moderate, Ared	00		5	\$1,700		

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

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

Asset # : 2065

Architecture	Current	Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior Interior Walls							
Gypsum Board	10% Now	\$10,500	LIFE	* *	5	\$2,400	
c,pount zonic	Punct/Tear/Impact I Location: Baseme Water Penetration, Location: Baseme Other Observation, Location: Baseme	Damage, Extent : Se ent Extent : Moderate, 2 ent Extent : Moderate, 2	vere, Area A Area Affecte	d : 20%	Ü	<b>42</b> ,	
	Explanation : Mol						
Masonry: Brick	10% Now Broken/Missing Elec Location : Baseme	\$32,900 ments, Extent : Mod					
	Jnt Mortar Miss/Erc Location : Baseme Spalling, Extent : M	ent		ected : 10%			
	Location : Baseme	ent					
Masonry: Fieldstone	5% Now Other Observation, Location: Baseme Explanation: Wat						
Plaster	75% Now Broken/Missing Electoration: Baseme Deteriorated Finish Location: Throug Water Penetration, Location: Baseme	nt, Various Locatio , Extent : Moderate, hout Extent : Severe, Are	ns Througho Area Affect	out ted : 10%	5	\$9,100	
Ceilings							
AcousTile,Adhered Plaster	20% 80% 0-2 Patching Evident, E Location : Throug	hout			5 5	\$7,100 \$17,900	
	Punct/Tear/Impact I	Damage, Extent : M Locations Through		ea Affected : 109	%		
Site Enclosure Retaining Walls	Location . rantous	. Locations Through	- ui				
Masonry: Brick Masonry: Fieldstone	25% 75% 2-4	\$1,200	2049 2049	* *			
	Jnt Mortar Miss/Ero Location : Throug		rea Affectea	! : 10%			
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	75%		2042	* *			
Pavers/Stone	25%		2038	* *			

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

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

Asset #: 2065

Electrical	Current Repai	r Fut	ure Replacement	M	laintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	r Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		l .				
Service Equipment						
Molded Case Bkrs	100%	2049	* *	5	\$500	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2049	* *	5	\$500	
	Other Observation, Extent	: Light, Area Affecte	ed : 100%			
	Location: Basement					
	Explanation: 400 Amper	e Main Distribution	Board			
Raceway						
Conduit	80%	2049		1		
Conduit	20%	2029	\$4,600	1		
Panelboards						
Fused Disc Sw	10%	2028	. ,	5		
Molded Case Bkrs	20%	2028	. ,	5	\$100	
Molded Case Bkrs	70%	2045	**	5	\$400	
Wiring	• • • • • • • • • • • • • • • • • • • •	<b>.</b>		_		
Braided Cloth	20% 2-4	\$5,100 2054		1		
	Insulation Aged, Extent : N	Aoderate, Area Affec	eted : 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	1000/	2020	Φ 42 (00	10	Φ1 <b>7</b> 400	
Fluorescent	100%	2029	. ,	10	\$17,400	
	T-8 Lamps And Fixtures, E Location: Throughout T	_	Iffected: 100%			
	Location : Inroughout II	пе Бинату				
Egress Lighting	500/	202	**	1		
Emergency, Service	50% 50%	2034 2034		1 1		
Exit, Service	JU70	2032	· · · · ·	1		
Exterior Lighting HID	30%	2029	\$22,400	10		
пір	Other Observation, Extent		. ,	10		
	Location: Throughout	. Light, Area Affects	zu . 100/0			
	Explanation: Controlled	Via Photocell				
No Comment		ria i noioceii				
No Component	70%					
Alarm						
Security System	90%					
No Component Generic	10%	2029	\$6,000	1	\$700	
Fire/Smoke Detection	10/0	2025	, \$0,000	1	\$700	
No Component	40%					
Generic, Analog	60%	2037	7 **	1-3	\$7,000	
Generic, Analog	0070	203		1-3	φ/,000	

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

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

Asset #: 2065

Mechanical		Current F	Repair	Future Replacement Mainte		aintenance	ntenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2029	\$45,700	1		
Conversion Equipment Heat Exchanger, Shell & Tube	100%			2038	* *			
Distribution			**					
Hot Wtr Piping/Pump	Location Insul. Det	Extent : Li : Basemen eriorating,	Extent : Light, Ared		* * d : 50%	4	\$900	
ID	Location	: Basemen	<u>t</u>					
Terminal Devices	000/			2027	¢00.200	1	<b>\$5.500</b>	
Convector/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	10070			2043		1		
Window/Wall Unit	80%			2024	\$30,900	1		
No Component	20%			2021	ψ30,700	1		
Ventilation								
Exhaust Fans								
Roof	100%			2037	* *	2	\$600	
Plumbing								
H/C Water Piping Galvanized Steel	Corroded,	Now Extent : M	\$32,500 Toderate, Area Affec out	2034 eted : 25	**	1		
Water Heater								
Electric	Location			2027 Affected	\$16,300 :: 100%	4	\$100	
Sanitary Piping	x · · · ·		· · · · · · · · · · · · · · · · · · ·					
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	2007							
No Component	20%			2020	¢1.45.200	1.2	<b>4.200</b>	
Generic	80%			2029	\$145,200	1-2	\$4,300	

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

<sup>\*\*</sup> 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 ADMINISTRATION BUILDING - G

Address : 135 EAST 146TH ST. @ WALTON AVE.

Borough : BRONX Agency's Number : N/A

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
TD 4.1		2.40= 000

Total \$487,000

		\$700	
\$4,900	\$7,800	\$3,900	\$60,700
\$3,500	\$3,100	\$700	\$1,000
\$8,400	\$10,900	\$5,400	\$61,700
\$2,800			
\$1,600			
\$900	\$700	\$3,800	\$18,700
\$300	\$500	\$300	\$42,600
	\$7,200	\$1,200	
\$2,800	\$2,500		\$400
FY 2021	FY 2022	FY 2023	FY 2024
	\$2,800 \$300 \$900 \$1,600 \$2,800 <b>\$8,400</b> \$3,500	\$2,800 \$2,500 \$7,200 \$300 \$500 \$900 \$700 \$1,600 \$2,800 <b>\$8,400 \$10,900</b> \$3,500 \$3,100	\$2,800 \$2,500 \$1,200 \$1,200 \$300 \$300 \$500 \$300 \$300 \$300 \$1,600 \$2,800 \$2,800 \$5,400 \$3,500 \$3,100 \$7,800 \$3,900



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

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

Asset #: 14556

Architecture		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Masonry: Brick	90%		LIFE	* *	5	\$14,600	
		issing Elements, Extent : Lig a : Main Entry	ght, Area A	Iffected : 1%			
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	
		Extent : Light, Area Affected  : Throughout	: 5%				
Skylight, Metal/Glass	2%	Now \$1,300	2039	* *			
,		roken/Cracked, Extent : Lig		ffected : 5%			
nterior							
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	
<b>Exposed Concrete</b>	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	_	2-4 \$1,600 Crumbling, Extent : Modera a : E 146th Street		* * ffected : 10%			
lite Pavements							
Public Sidewalk							
Cast in Place Concrete	100%	. ,		* *			
	-	Crumbling, Extent : Modera	ite, Area A	ffected : 20%			
	Location	: Throughout					

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

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

Asset #: 14556

Architecture	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements						
Parking/Driveway						
Asphalt	85%	2038	* *			
-	Cracking/Crumbling, Extent: Light	, Area Affected : 5%	Ó			
	Location : Throughout					
Cast in Place Concrete	15%	2034	* *			

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimates Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$5,000	5	\$100	
	Other Observation, Extent:		: 100%			
	Location : Electrical Room					
	Explanation : No Available	Nameplate Ratings				
Switchgear / Switchboard	1000/	2020	* *	-	Ф100	
Fused Disc Sw	100%	2039	<i>*</i> *	5	\$100	
Raceway	1000/	2020	* *	1		
Conduit	100%	2039	<i>*</i> *	1		
Panelboards	1000/	2027	* *	-	¢200	
Molded Case Bkrs	100%	2037	7- 7-	5	\$300	
Wiring	100%	2039	* *	1		
Thermoplastic	100%	2039		1		
Ground Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$200	
Lighting	10070	LIFE			\$200	
Interior Lighting						
Fluorescent	97%	2034	* *	10	\$11,700	
Taorescent	T-8 Lamps And Fixtures, Ext		ected : 100%	10	Ψ11,700	
	Location : Throughout The					
Fluorescent	2%	2034	* *	10	\$200	
Tuorescent	T-5 Lamps And Fixtures, Ext		ected · 100%	10	Ψ200	
	Location : Storage Area	ont . Eigni, in ou iij	. 10070			
Incandescent	1%	2024	\$1,700	2		
meandescent	Obsolete Fixtures, Extent : L			2		
	Location : Garage Area	igiii, iii ca iijjecica .	10070			
Egress Lighting						
Emergency, Battery	50%	2029	\$9,300	10	\$1,600	
Exit, Service	50%	2029	\$2,300	1	<b>41,000</b>	
Exterior Lighting			+-,500			
HID	100%	2029	\$51,900	10		
Alarm			4- 7- 4-	-		

Alarm

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

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

Asset #: 14556

Electrical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2037	* *	1	\$1,500	
	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location : Hall	ways					
	Explanation : C	CCTV Surveillance Can	ieras				
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%		2024	\$28,500	1-3	\$1,700	
	Local/Battery Op	erated Detect, Extent :	Light, A.	rea Affected : 1009	%		
	Location: Thro	oughout Building					

Mechanical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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, Ar	rea Affected : 1	70%			
	Location: 1st Floor Garage And Ba	ack Mechanica	al Room			
	Explanation: 5 Units					
Radiant Heater	10%	2029	\$22,800	2	\$600	
	Other Observation, Extent : Light, Ar	rea 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		

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

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

Asset #: 14556

System Component Type	Mechanical	Current Re	pair F	Future	Replacement	М	aintenance	
Conversion Equipment   Int Pkg Unit	Component				Estimated Cost	•	<b>Estimated Cost</b>	Priority
R-22 Refrigerant, Extent : Light, Area Affected : 20%   Location : 1st And 2nd Floor Closets	Conversion Equipment Int Pkg Unit -	50%	20	027	\$136,800	2	\$400	
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.	5 5			eted : 2	20%			
Location : 1st And 2nd Floor Closets   Explanation : 2 Units. 1 Dedicated To 1st Floor And 1 To 2nd Floor.								
Split Unit   Explanation : 2 Units. 1 Dedicated To 1st Floor And 1 To 2nd Floor.			0 00	ected :	: 100%			
Split Unit				Eloon	And 1 To 2nd Flo			
Other Observation, Extent: Light, Area Affected: 100%   Location: 1st Floor Purchasing Room   Explanation: 1 Unit Dedicated To Purchasing Room.	C 1'4 II - '4					oor.		
Location : 1st Floor Purchasing Room   Explanation : 1 Unit Dedicated To Purchasing Room.	Split Unit							
No Component   25%   2024   \$6,700   1				естеи .	100/0			
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			-	asino l	Room			
No Component   20%   Distribution   Ductwork/Diffusers   50%   LIFE   ** 2   \$8,600	Window/Wall Unit					1		
Distribution			20	024	\$0,700	1		
Ductwork/Diffusers   50%   LIFE   ** 2   \$8,600		2070						
No Component         50%           Ventilation         Distribution           Ductwork/Diffusers         10%         LIFE         * * 2-5         \$700           No Component         90%         ** 2029         \$4,600         2           Exhaust Fans         Interior         10%         2029         \$500         2           Wall Unit         10%         2029         \$500         2           No Component         80%         ** 1         ** 1           Plumbing         H/C Water Piping         ** 1         ** 1           Brass/Copper         100%         2039         ** 1           Water Heater         Electric         100%         2024         \$11,300         4         \$100		50%	L	IFE	* *	2	\$8,600	
Distribution	No Component	50%						
Ductwork/Diffusers   10%   LIFE   * * 2-5   \$700	Ventilation							
No Component   90%   Exhaust Fans								
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			L	IFE	* *	2-5	\$700	
Interior   10%   2029   \$4,600   2		90%						
Wall Unit     10%     2029     \$500     2       No Component     80%       Plumbing       H/C Water Piping     80%     80%       Brass/Copper     100%     2039     ** 1       Water Heater     100%     2024     \$11,300     \$100								
No Component     80%       Plumbing       H/C Water Piping       Brass/Copper     100%       Water Heater       Electric     100%       2024     \$11,300       4     \$100					•			
Plumbing  H/C Water Piping  Brass/Copper 100% 2039 ** 1  Water Heater  Electric 100% 2024 \$11,300 4 \$100			20	029	\$500	2		
H/C Water Piping       3039       ** 1         Brass/Copper       100%       2039       ** 1         Water Heater       Electric       100%       2024       \$11,300       4       \$100		80%						
Brass/Copper         100%         2039         **         1           Water Heater         Electric         100%         2024         \$11,300         4         \$100	•							
Water Heater Electric 100% 2024 \$11,300 4 \$100		100%	20	030	* *	1		
Electric 100% 2024 \$11,300 4 \$100		10070	20	039		1		
		100%	20	024	\$11 300	4	\$100	
Saintary 1 iping		10070	20	024	\$11,500		\$100	
Cast Iron 100% LIFE ** 1		100%	L	IFE	* *	1		
Storm Drain Piping		10070	L.	11 12				
Cast Iron 100% LIFE ** 1		100%	L	IFE	* *	1		
Backflow Preventer			<del></del>					
Generic 100% 2029 \$3,300 1 \$800		100%	20	029	\$3,300	1	\$800	
Fixtures	Fixtures				-			
Generic 100%	Generic	100%						

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

<sup>\*\*</sup> 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 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



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

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

Asset #: 2120

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
			s, Extent : Moderat	e, Area A	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/Bali	nc Not Fun	ct, Extent : Modera	ate, Area	Affected: 30%			
	Location	: Old Win	g					
	Unit Inope	erable, Exte	ent : Moderate, Are	a Affecte	ed : 30%			
	Location	: Old Win	g					
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	
1.22-001	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	ected : 20%			
		_	out, Welded Joints	30				
Metal: Cage/Fence	5%			2042	* *	5-10	\$4,000	
Stucco Cement	5%			2042	* *	5	\$1,300	

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

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

Asset #: 2120

Architecture	Current Re	Current Repair Future Replacement			M		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof							
Built-Up (BUR)	40% Now Blisters, Extent: Moder Location: Old Wing Vegetation Growth, Ext Location: At Roof Dr. Worn/Eroded, Extent: Location: Old Wing	ent : Moderate, ains, Old Wing	Area Affe				
Modified Bitumen	48% Now Broken/Missing Elemen Location: Drain Strai Miss/Damaged Flashing Location: Upper And	iner Cooling Too gs, Extent : Mod	wer lerate, Ard				
Panel/Paver: Cer/Brk Skylight, Plastic Traffic Topping	5% 2% 5% 0-2 Punct/Tear/Impact Dan Location: Childrens I Vegetation Growth, Ext	Play Area			10	\$7,100	
G. CC.	Location : Childrens I		33				
Soffits Cast in Place Concrete	100%		LIFE	* *	5		
nterior							
Floors Carpet	10%		2028	\$385,700	3	\$43,500	
Cast in Place Concrete	5% Cracking/Crumbling, E. Location: Basement	xtent : Light, Ar	LIFE	* *	5	\$31,700	
Ceramic Tile	7%  Recent Replace Evident  Location : Restrooms	, Extent : Light,	2044 Area Affe	* * ected : 100%	5	\$20,300	
Sheet Vinyl/Rubber	8% Now Worn/Eroded, Extent: Location: Stair Nosin		2034 Affected :	**	5	\$17,400	
Terrazzo	15% 4+ Cracking/Crumbling, E. Location : Throughou		LIFE ea Affecte	* * ed : 5%	5	\$34,000	
Vinyl Tile	35%		2034	* *	3	\$38,000	
Vinyl Tile	20% Now Cracking/Crumbling, E. Location: Old Wing Worn/Eroded, Extent: 1				3	\$21,700	
	Location : Old Wing,						

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

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

Asset #: 2120

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
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								
			out						
Plaster	10%			LIFE	* *	5	\$11,000		
Ceilings									
AcousTileConcealSpLn				2042	* *	5	\$181,200		
AcousTileSusp.Lay-In		Now	\$305,500	2042	* *	5	\$36,200		
	_	Crumbling, 1 : Old Win	Extent : Moderate g	, Area A	ffected : 25%				
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 5%				
			r Laboratories		<i>22</i> <b>1 5</b> 00 /				
	_	-	Extent : Moderate	-	ffected: 50%				
			g, 5th Floor New W	_	250/				
			: Moderate, Area	Affected	: 23%				
		: Old Win	g						
Exposed Concrete	10%			LIFE	* *	5	\$4,500		
Exposed Struc: Steel	8%		\$509,100	LIFE	* *				
		Corrosion/Rusting, Extent: Moderate, Area Affected: 5%							
	Location	i : Boiler R	oom						
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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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 Switche	s Rated A	At 4000 Amperes, .	3000 Am	peres And 2000	
	Âmperes		•	•		

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

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

Asset #: 2120

Electrical		Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts										
Transformers	1000/		2027	¢16.500	-	<b>#700</b>				
Dry Type	100%	ervation, Extent : Light, Ared	2027	\$16,500	5	\$700				
		ervanon, Extent . Ligni, Ared : Electrical Room	і Ајјестеи	. 100/0						
		tion: 1,000 Kilovolt-ampere	And 750	Kilovolt-ampere. 4	80/277/2	08 Volts				
Switchgear / Switchboard		T								
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	<b>5</b> 0./		2025		_	<b>#200</b>				
Fused Disc Sw	5%	0.4 012.200	2037	* *	5	\$200				
Fused Knife Sw	5%	2-4 \$13,200	2054		5	\$100				
		Other Observation, Extent : Light, Area Affected : 100% Location : Upper Floors								
		ion : Obsolete Equipment								
Molded Case Bkrs	40%	ion : o osorete zquipmeni	2037	* *	5	\$2,000				
Molded Case Bkrs	50%		2028	\$132,400	5	\$2,600				
Wiring	2070		2020	Ψ132,100		Ψ2,000				
Braided Cloth	20%	2-4 \$81,300	2054	* *	1					
	Insulation	Aged, Extent : Moderate, Ar	ea Affecte	ed : 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%									
Not Accessible		ervation, Extent : Light, Area	a Affected	! · 100%						
	Location	_	<i>i 1133</i> cereu	. 10070						
		tion : Covered With Insulatio	n							
Stand-by Power	-									
Transfer Switches										
Automatic	100%		2034	* *	1	\$59,600				
Generators										
Diesel	50%		2038	* *	1	\$37,500				
		ervation, Extent : Light, Area	a Affectea	1: 100%						
		: Penthouse	1 Dated A	t 150 Vilovatta						
Diagal	50%	tion : Emergency Generator		t 130 Knowans **	1	¢27.500				
Diesel		ervation, Extent : Light, Ared	2032 a Affected		1	\$37,500				
		: Penthouse	1 11 JECIEU	. 100/0						
		ion : Emergency Generator .	2 Rated A	t 300 Kilowatts						
		6,								

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

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

Asset # : 2120

Electrical	Current Repair	Future Re	placement	M	Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Stand-by Power								
Batteries								
Lead/Acid	50%	2023	\$800	5	\$3,600			
Lead/Acid	50%	2022	\$800	5	\$3,600			
Fuel Storage	500/	2027	* *	-	Ø10.000			
Day Tank	50% Other Observation, Extent : Light, Ar	2037		5	\$18,000			
	Location : Penthouse	еи Ајјестеи . 10	0/0					
	Explanation: 275 Gallon Capacity							
Main Tank	50%	2044	* *	5	\$2,800			
Iviaiii Taiik	Other Observation, Extent : Light, Ar			3	\$2,800			
	Location: Basement	cu 13,5 cc cc . 1 o	o, <b>c</b>					
	Explanation: 275 Gallon Capacity							
Lighting	, P							
Interior Lighting								
Fluorescent	90%	2034	* *	10	\$159,900			
	Other Observation, Extent : Light, Ar		0%					
	Location : Throughout The Building							
	Explanation: T-8 Lamps							
Fluorescent	10%	2034	* *	10	\$17,800			
	Other Observation, Extent: Light, Ar	ea Affected : 10	0%					
	Location: Lobby And Hallways	T						
Enna Lieldina	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, Ar		0%					
	Location: New Addition Building R	-						
Alarm	Explanation: Copper Lightning Roo	us:						
Security System								
No Component	70%							
Generic	30%	2029	\$183,200	1	\$21,700			
	Other Observation, Extent : Light, Ar				. ,			
	Location: Corridors							
	Explanation : Internet Protocol Dig	ital Video Surve	eillance Systen	n				
Fire/Smoke Detection						_		
Generic, Digital	100%	2034	* *	1-3	\$119,300			

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

<sup>\*\*</sup> 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		Futur	e Replacement	M				
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source Natural Gas Interruptible Gas/Dual Fuel	10% 90%			2049 2049	* *	1 1			
Tuci	Other Observe Location : B Explanation	Basemen		Affected	: 100%				
Conversion Equipment	Explanation	. 110.7							
Furnace	10% Other Observe	ation, E	xtent : Light, Area	2037 Affected	**	1	\$9,600		
	Location: Roof								
		: 3 Gas	s Fired Rooftop Pa						
Steam Boiler	Location: P	Penthous	xtent : Light, Area se Mechanical Roo		**	1	\$172,600		
Distribution	Explanation	: 2 Stea	im Bollers						
Hot Wtr Piping/Pump	60%			2045	* *	4	\$8,600		
Steam Piping/Pump	40%			2039	* *				
Terminal Devices									
Air Handler	30%			2034	* *	1	\$35,900		
Convector/Radiator	40%			2027	\$404,900	1	\$25,000		
Fan Coil Unit/Heat	30%			2034	* *	1	\$18,800		
Air Conditioning									
Energy Source	1000/			2045	* *	1			
Electricity	100%			2045		1			
Conversion Equipment Centrifugal, Elec Chiller	Other Observe		xtent : Light, Area se Mechanical Roo		**	1	\$104,800		
	Explanation	: 2 Uni	its, Refrigerant 134	! - A					
Int Pkg Unit - Heating/Cooling	33%			2030	\$1,327,000	2	\$3,900		
	R-22 Refriger Location : V		ent : Light, Area A Areas	ffected :	100%				
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	Location: T	hrough	xtent : Light, Area out The Building ttor Machine Room						
Distribution	Блріананоп	. Bieva	ioi muchine Noom	ы лии эе	i vei Rooms				
CW & CHW Wtr Pipe/Pump	15%			2039	* *	4	\$1,400		
Ductwork/Diffusers	85%			LIFE	* *	2	\$214,200		

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

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

Asset #: 2120

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	700/			2027	#250 000	2	<b>007.500</b>		
Water Cooling Tower	50% 2027 \$358,800 2 \$97,500								
	Other Observation, Extent : Light, Area Affected : 100%  Location : Penthouse Roof								
			oling Towers						
N. C.		ion . 2 Co	ning Towers						
No Component	50%								
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$108,000		
Exhaust Fans	10070			LIFE		2-3	\$100,000		
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					4,		4-,		
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								
			xtent : Light, Area	Affected	! : 100%				
		: Boiler R							
	Explanat	ion : I Uni	t Installed In 2017	. Used O	nly When Boilers A	1re Off.			
HW Heat Exchanger	1000/			2020	* *	4	Ф10 <b>2</b> 00		
Steam Fired	100%	,· r		2039		4	\$19,200		
		ervation, E : Boiler R	xtent : Light, Area	Ајјестеа	: 100%				
			oom it, Used Only When	Roilars	Ara On				
Sanitary Piping	Ехріиниі	ion . 1 Oni	i, Osea Only when	Doners	Are On.				
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	10070			LIII		1			
Cast Iron	100%			LIFE	* *	1			
Sewage Ejector(s)	10070			<u> </u>		-			
Electric	100%			2029	\$54,500	4	\$11,600		
Fixtures	100,0				70.,000	•	<b>+11,000</b>		
Generic	100%								
Vertical Transport									

Vertical Transport

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

<sup>\*\*</sup> 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 Replace	ement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Vertical Transport									
Elevators									
Geared Traction	90%	LIFE	* *						
	Other Observation, Extent : Light, Are	ea Affected : 90%							
	Location : One Unit From 1st To 6th From Basement To 5th Floor Explanation : 4 Units	Floor, One Unit F	rom 1st 1	Io 5th Fl	oor, Two Units				
Hydraulic	10%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 10%								
	Location: Library 2nd To 3rd Floor								
	Explanation: 1 Unit								
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				

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

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

**CITY UNIVERSITY OF NEW YORK - FY 2020** Print Date: 12-Sep-2019

**Asset Name** : HOSTOS COMMUNITY COLLEGE B BUILDING (22001)

Address : 500 GRAND CONCOURSE

Agency's Number **Borough** : BRONX : 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 BIN : 2001019 Lot : 32

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



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

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

Asset #: 2121

(Years)  4+  /Rusting, Ext	S179,100	FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Rusting, Ext		LIEE				
Rusting, Ext		LIEE				
Rusting, Ext		TIPE				
	1.6 1	LIFE	* *	5	\$56,900	
: Lintels Ro			cted : 5%			
	-					
: Roof Abov	e Windows And L	ouvers				
		LIFE	* *	5	\$243,500	
		2042	* *	5	\$7,500	
		2049	* *	5	\$56,200	
		2045	* *	5	\$25,500	
		2051	* *	5	\$1,400	
		2038	* *	10	\$8,900	
		LIFE	* *	5	\$3,300	
		2055	* *	5	\$2,500	
		2034	* *	5-10	\$59,200	
		LIFE	* *	5	\$37,100	
		2037	* *	10	\$131,500	
		LIFE	* *	5		
		2028	\$263,700	3	\$29,700	
				5	\$43,400	
etration, Ext	ent : Moderate, A	rea Affe	cted : 10%			
: Boiler Roo	om					
		2038	* *	5	\$9,900	
		2045	* *	5	\$22,300	
		2034	* *	5	\$14,900	
		LIFE	* *	5	\$7,700	
Crumbling, E	Extent : Light, Are	a Affecte	ed : 5%		. , .	
_	-					
		2029	\$1,053,900	3	\$44 600	
	nce, Extent : n : Roof Abov netration, Ext n : Boiler Roo Crumbling, E	nce, Extent : Light, Area Affect n : Roof Above Windows And L netration, Extent : Moderate, A n : Boiler Room  Crumbling, Extent : Light, Are	LIFE 2042 2049  2045 2051 2038  LIFE 2034 LIFE 2037  LIFE 2028 LIFE 2028 LIFE 2028 LIFE 2028 LIFE 2028 LIFE 2042 2049  2045 2034 LIFE 2037  LIFE 2028 LIFE 2038 2045 2034 LIFE 2038 2045 2034 LIFE Crumbling, Extent : Light, Area Affected a : Throughout	LIFE	Life   **   5   2042   **   5   2049   **   5   2045   **   5   2038   **   5   2037   **   10   Life   **   5   2038   **   5   2037   **   2037   **   2037   **   2037   **   2037   **   2037   **   2037   **   2037   **   2037   **   2037   **   203	nce, Extent: Light, Area Affected: 5% 1: Roof Above Windows And Louvers    LIFE

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

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

Asset #: 2121

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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%		\$10,900	LIFE	* *	5	\$3,900		
			Extent: Moderate	, Area Aj	ffected : 5%				
			cal Penthouse						
			xtent : Moderate, A	lrea Affe	ected : 5%				
	Location	: Mechani	cal Penthouse						
Plaster	35%			LIFE	* *	5	\$27,400		
Ceilings									
AcousTileSusp.Lay-In	65%			2034	* *	5	\$128,800		
AcousTileSusp.Lay-In	15%			2046	* *	5	\$29,700		
<b>Exposed Concrete</b>	10%			LIFE	* *	5	\$3,100		
	-	-	ent, Extent : Moder	ate, Area	a Affected : 2%				
	Location	: Electrica	ıl Room						
Plaster	10%		\$81,300	LIFE	* *	5	\$12,400		
		issing Elem 1 : Oil Burn	ents, Extent : Mode er Room	erate, Ar	ea Affected : 15%				
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 Repl	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2029	\$43,800	5	\$500		
	Other Observation, Extent : Light, Area	a Affected : 100%	6				
	Location : Electrical Room						
	Explanation: Main Service Disconne	ct Switch Rated .	At 2500 Am	peres			

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

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

Asset #: 2121

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimate (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts							
Transformers							
Dry Type	100%		2034	* *	5	\$500	
	Other Obs	servation, Extent : Lig	ht, Area Affected	1: 100%			
	Location	ı : Electrical Room					
	Explana	tion : 2- 400 Kilovolt-	ampere, 480/277	'v			
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 \$65	2,200 2054	* *	1		
	Insulation	Aged, Extent: Moder	ate, Area Affecte	ed: 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	
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,800	
ighting							

Lighting

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

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

Asset #: 2121

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting Fluorescent	50%	2029	¢1.42.600	10	¢57.200	
riuorescent	Other Observation, Extent : Light, Area Location : Throughout The Building Explanation : T-12 Lamps		\$143,600 !: 100%	10	\$57,300	
Fluorescent	35%	2029	\$100,500	10	\$40,100	
T Moresonic	Other Observation, Extent : Light, Area Location : Staff Room And Basement Explanation : T-8 Lamps		· ·	10	ψ10,100	
Fluorescent	10%	2037	* *	10	\$11,500	
2-20-20-20-20-20-20-20-20-20-20-20-20-20	T-8 Lamps And Fixtures, Extent : Light Location : Fifth Floor		fected : 100%		¥,•••	
Fluorescent	5%	2029	\$14,400	10	\$5,700	
	Other Observation, Extent : Light, Area Location : Mechanical Rooms	a Affected	!: 100%			
<del></del>	Explanation: Compact Fluorescent L	ight Fixtı	ures			
Egress Lighting	4007	2020	Ф <b>7</b> 0.200	1.0	Ø12 100	
Emergency, Battery	40% 10%	2029 2037	\$70,200 * *	10 10	\$12,100 \$3,000	
Emergency, Battery Exit, LED	10%	2064	* *	10	\$3,000	
Exit, LED Exit, Service	40%	2004	\$14,000	1		
Exterior Lighting	4070	2029	\$17,000	1		
HID	100%	2029	\$491,700	10	\$400	
Alarm	10070	2027	ψ131,700	10	<b>\$100</b>	
Security System						
No Component	70%					
Generic	30%	2029	\$118,200	1	\$14,000	
	Other Observation, Extent : Light, Area	ı Affected	! : 100%			
	Location: Corridors And Outside					
	Explanation : Internet Protocol Digit	al Video S	Surveillance Systen	n		
Fire/Smoke Detection						
No Component	40%	• • • •			<b></b>	
Generic, Analog	60%	2037	**	1-3	\$46,200	
	Other Observation, Extent: Light, Area	a Affected	! : 100%			
	Location: Hallways And Lobby	D 11 G: :	41 84 4	10 1	D. C. C.	
	Explanation: Strobe Lights, Manual	Pull Stati	on, Alarm Bells An	a Smoke	Detectors	

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

Heating

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

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

Asset #: 2121

Mechanical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source	100/	20.40	ماد ماد			
Natural Gas	10%	2049	* *	1		
No Component	90% Other Observation Extent: Light Ana	Affactad : 00/	,			
	Other Observation, Extent : Light, Area Location : Building C	Ajjeciea . 070	)			
	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 Fo. Not In Use, Disconnected From System		ly. 2 Old Boil	lers Abar	idoned In Place,	
No Component	90%	π.				
No Component	Other Observation, Extent : Light, Area	Affected: 0%	, )			
	Location : Building C	33				
	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: 10	0%			
	Location: From East Complex	F . G . I				
G: D: : /D	Explanation : Heating Hot Water From		ex * *			
Steam Piping/Pump Terminal Devices	10%	2039	* *			
Air Handler	60%	2029	\$102,900	1	\$46,300	
Convector/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	4.707	•••	de de	_	04.400	
Ext Pkg Unit -	15%	2037	* *	2	\$1,100	
Heating/Cooling	R-134a Refrigerant, Extent : Light, Area	a Affected · 15	10/2			
	Location: Roof	и престей . 13	70			
	Other Observation, Extent : Light, Area	Affected: 15	%			
	Location : Roof	33				
	Explanation: 1 Unit					
Split Unit	1%	2037	* *			
No Component	84%					
	Other Observation, Extent : Light, Area	Affected: 0%	ó			
	Location: Building C					
D1 . 11 . 2	Explanation: Hot And Chilled Water	Sourced From	Building C			
Distribution CW & CHW W	150/	2020	* *	4	<b>#</b> 000	
CW & CHW Wtr	15%	2039	* *	4	\$900	
Pipe/Pump Ductwork/Diffusers	85%	LIFE	* *	2	\$138,100	
Ductwork/Diffusers	03/0	LIFE			\$130,100	

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

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

Asset #: 2121

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type		Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Terminal Devices	0.70/		• • • • •	4404000		<b></b>	
Air Handler/Cool/Ht	85%		2029	\$186,000	1	\$65,700	
No Component	15%						
Heat Rejection Air Cooled Condenser	85%		2034	* *	2	\$73,900	
Unit	03/0		2034		2	\$75,900	
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		
		rvation, Extent : Light, Are		: 1%			
		Basement Electrical Room	ı				
Dlace I 'co	Explanation	on : 1 Unit					
Plumbing H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater	10070		2037		1		
Gas Fired	100%		2027	\$74,400	2	\$1,800	
Gus i neu		rvation, Extent : Light, Are			2	Ψ1,000	
		· Basement Boiler Room	33				
	Explanation	on : 1 Unit 2013 In Use. 1 (	Old Unit A	lbandoned In Plac	e, Not In	Use, Completely	
	Disconnec	cted From The System.					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2022	<b>0.4.100</b>		<b></b>	
Submersible	100%		2022	\$4,100	4	\$4,000	
Backflow Preventer	1000/		2024	* *	1	¢7 700	
Generic Financial	100%		2034		1	\$7,700	
Fixtures Generic	100%						
Vertical Transport	10070						
Elevators							
Geared Traction	100%		LIFE	* *			
Clarea Traction		rvation, Extent : Light, Are		: 100%			
		One Unit From Sub-basen			s From E	Basement To 5th	
	Floor						
	Explanation	on: 3 Units					
Fire Suppression							
Standpipe	1000/		2040	* *	1.5	<b>0.00</b> 0.00	
Generic	100%		2049	* *	1-5	\$63,000	
Sprinkler Generic	100%		2039	* *	1.2	¢25 000	
<u> </u>	100%		2039		1-2	\$35,000	

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

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

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

Asset #: 2121

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

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

<sup>\*\*</sup> 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 EAST ACADEMIC COMPLEX - C

Address : 450 GRAND CONCOURSE

Borough : BRONX Agency's Number : N/A

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

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



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

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

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

Asset #: 4130

Architecture		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	A = 2 -					_	** **		
Masonry: Brick	95%			LIFE	* *	5	\$9,000		
Metal Panel	5%			2049	* *	5	\$1,800		
Roof	<b>5</b> 0/	3.7	ФО 200	2020	ماد ماد				
Fiberglass Panel		Now	\$8,300	2038	**	1			
			xtent : Moderate, A		ected: 10%				
			Between Building A						
Modified Bitumen	85%			2034	**	10	\$143,700		
	Recent Re Location		nt, Extent : Light, A	rea Affe	cted : 100%				
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		
			: Light, Area Affec	ted : 15	%				
		: Through	out						
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		

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

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

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

Asset #: 4130

Architecture	Current Repair		Futur	e Replacement	M						
System Component Type		Fail Date l (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Interior											
Ceilings	6.50 /			20.42		_	<b>#212 5</b> 00				
AcousTileSusp.Lay-In	65%		#2.50 <b>2</b> 00	2042	**	5	\$212,700				
Exposed Struc: Steel		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										
		Below Ma	in Entrance, Poo								
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%		\$64,200	2039	* *						
		_		lerate, Ar	ea Affected : 15%						
	Location: Entry Ramp										
			Extent : Modera	te, Area A	Affected : 15%						
		Entry Ram	•								
	Spalling, Ex	ctent : Mode	erate, Area Affec	ted : 15%	ó						
	Location :	Entry Ram	p p								
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 Replace	ure Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2039	* *	5	\$1,200		
	Other Observation, Extent : Light, Area	a Affected : 100%					
	Location: Electrical Room						
	Explanation: 2- Bolted Pressure Con	tact Swicthes Rated	d At 4000	Ampere.	s Each		
Transformers							
Dry Type	100%	2034	* *	5	\$1,000		
• • • •	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Electrical Room						
	Explanation: 225 Kilovolt-ampere A	nd 150 Kilovolt-am	pere, 460	0/277/120	)v		
Switchgear / Switchboard							
Fused Disc Sw	90%	2039	* *	5	\$1,000		
Molded Case Bkrs	10%	2039	* *	5	\$700		

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

<sup>\*\*</sup> 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 Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 : Ligit Location : Fire Pump Room	ht, Area Affected : 1009	%			
	Explanation: Connected To M	etal 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, L	Detroit Diesel Generato	r			
Batteries						
Nickel Cadmium	100%	2022	\$1,600	5	\$60,000	
Fuel Storage						
Day Tank	50%	2037	* *	5	\$25,000	
	Other Observation, Extent : Ligi	ht, Area Affected : 1009	%			
	Location : Generator Room					
	Explanation: 275 Gallon Cape	acity				
Underground Storage	50%	LIFE	* *	5	\$8,300	
	Other Observation, Extent : Ligi	ht, Area Affected : 1009	%			
	Location : Outside					
	Explanation: 2500 Gallon Cap	pacity				
Lighting						
Interior Lighting						
Fluorescent	94%	2029	\$581,400	10	\$231,900	
	Other Observation, Extent : Light		%			
	Location: Throughout The Bu	ilding				
	Explanation: T-8 Lamps					
Fluorescent	5%	2029	\$30,900	10	\$12,300	
	Other Observation, Extent: Light, Area Affected: 100%					
	Location: Lobby And Hallway					
	Explanation : Compact Fluore					
HID	1%	2029	\$4,500	10	\$100	

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

<sup>\*\*</sup> 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	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
		ı, Extent : Light, Area	Affected	! : 100%			
		dors And Outside					
	Explanation : In	ternet Protocol Digita	l Video S	Surveillance Systen	n		
Fire/Smoke Detection							
No Component	30%						
Generic, Analog	70%		2029	\$2,033,000	1-3	\$116,000	
		ı, Extent : Light, Area	Affected	! : 100%			
	Location : Hallw	•					
	Explanation : M	anual Pull Station, Al	arm Bell.	s, Strobe Lights, Sn	noke Det	ectors	

lechanical	Current Repair	Future R	eplacement	M	aintenance			
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
eating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	2049	* *	1				
	Other Observation, Extent : Ligh	t, Area Affected : 10	00%					
	Location: Underground							
	Explanation: No.4 Oil - One 20	0,000 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 Boil	ers						
Distribution								
Hot Wtr Piping/Pump	100%	2045	* *	4	\$19,900			
Terminal Devices								
Air Handler	2%	2029	\$73,900	1	\$3,300			
Convector/Radiator	50%	2034	* *	1	\$43,400			
Fan Coil Unit/Heat	48%	2029	\$1,888,100	1	\$41,700			

Air Conditioning

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

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment	000/		2022	* *		<b>#205.200</b>	
Centrifugal, Elec Chille		omistion Entant Light Augs	2032		1	\$285,300	
		ervation, Extent : Light, Area : Penthouse Mechanical Equ					
		: Feninouse Mechanicai Equ tion : Refrigerant R11	іртені К	.00m			
C1:4 II:4		ion . Kejrigerani K11	2034	* *			
Split Unit	2%		2034				
Distribution CW & CHW Wtr	15%		2039	* *	4	\$2,000	
Pipe/Pump	1370		2039		4	\$2,000	
Ductwork/Diffusers	85%		LIFE	* *	2	\$297,500	
Terminal Devices	0370		LII L			Ψ271,300	
Air Handler/Cool/Ht	100%		2029	\$2,945,700	1	\$166,400	
Heat Rejection	10070			\$2,5 .5,7 °°		<b>\$100,.00</b>	
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	4000/						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE	~ ~	1		
Pool Filter/Treatment	100%		2046	* *	4	¢00,000	
Sand		ervation, Extent : Light, Area	2046		4	\$99,900	
		ervation, Extent : Light, Area : Pool Mechanical Room	Ајјестеи	. 100/0			
		tion : New Pool Equipment In	stalled 4	hout 3 Vears Ago			
Backflow Preventer	Блріини	non . Ivew I ooi Equipment In	зинеи А	oom 5 Teurs Ago.			
Generic Generic	100%		2034	* *	1	\$16,500	
Fixtures	10070		2057			ψ10,500	
Generic	100%						
Vertical Transport	20070						
Elevators							
Hydraulic	100%		LIFE	* *			
,		ervation, Extent : Light, Area		: 100%			
		: 3 Units From Basement To					
		tion : Two Passenger Units, C					
Fire Suppression	•						

Fire Suppression

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

<sup>\*\*</sup> 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		Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	

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

<sup>\*\*</sup> 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



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

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

Asset #: 13556

Architecture	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	(50/		LIEE	* *	-	<b>#20.000</b>	
Masonry: Brick	65%	F	LIFE		5	\$28,000	
	Repairs in Progress, I Location : North An	-	га Ајјестес	a : 30%			
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, Exte		ea Affecte	ed: 25%			
	Location : Through	out					
Fiberglass Panel	5%		2045	* *	5	\$1,200	
Glass Block	20%		LIFE	* *	5	\$800	
Parapets	100/		LIEE	* *	-	<b>4700</b>	
Masonry: Brick	10%	F	LIFE		5	\$700	
	Repairs in Progress, Location : Northeas	-	га Ајјестес	a : 100%			
Metal Rail	85% Now	\$3,200	2042	* *	5	\$41,200	
	Deformed/Dented, Ex Location : South Fa		a Affected	! : 2%			
Pre-Cast Concrete	2%		LIFE	* *	5	\$900	
	Repairs in Progress, I Location : Through	-	ea Affected	d : 100%			
Pre-Cast Concrete	3%		LIFE	* *	5	\$1,300	
Roof	570					ψ1,200	
Modified Bitumen	95%		2039	* *	10	\$45,600	
	Recent Replace Evide Location : Through		Area Affe	ected : 100%			
	Other Observation, E.		ı Affected	: 50%			
	Location : Through						
	Explanation: Green	n Roof Installation	Underwo	ıy			
Skylight, Plastic	5%		2042	* *	1		
Soffits							
Cast in Place Concrete	100%		LIFE	* *	5		
Interior							
Floors	<b>50</b> /		LIEE	* *	-	Φ7.400	
Cast in Place Concrete	5%		LIFE	* *	5	\$7,400	
Ceramic Tile	2%	¢27.700	2038	* *	5	\$1,300	
Vinyl Tile	93% 4+ Cracking/Crumbling,	\$27,700	2034		3	\$23,500	
	Location: Through	_	еи Ајјесњ	zu . 15/0			
Interior Walls							
Ceramic Tile	5%		2038	* *	5	\$4,700	
Gypsum Board	93%		LIFE	* *	5	\$52,200	
Masonry: Brick	2%		LIFE	* *			

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

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

Asset #: 13556

Architecture	chitecture Current Repair		Futur	e Replacement	eplacement Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	93%		2042	* *	5	\$62,600	
	Staining/Discolorii Location : Multip	ng, Extent : Light, Ar ourpose Room	ea Affecti	ed : 15%			
Exposed Struc: Steel	2%		LIFE	* *			
Gypsum Board	5%		LIFE	* *	5	\$4,200	
Site Enclosure							
Fence/Gates							
Chain Link	100%		2049	* *			
		, Extent : Light, Area	Affected	: 100%			
	Location: South	•					
	Explanation : Slo	ped Enclosure					
Retaining Walls							
Masonry: Brick	100% 4+	\$6,600	2049	* *			
	-	ng, Extent : Light, Are	ea Affecte	ed : 5%			
	Location: South	•					
		, Extent : Light, Area	Affected	: 5%			
	Location: South						
	Explanation : Eff	lorescence					
Site Pavements							
Public Sidewalk	1000/		• 0.45	a. a.			
Cast in Place Concrete	100%		2042	* *			
On-Site Walkways	1000/		• 0.45	a. a.			
Cast in Place Concrete	100%		2042	* *			

ectrical	Current Repair	Future Rep	lacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estir FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5	\$200	
	Other Observation, Extent : Light, Ard Location : Electrical Room.	ea Affected : 100	%			
	Explanation: Bolted Pressure Conta	act Switch Rated	At 2500 Amp	peres		
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

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

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

Asset #: 13556

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
round								
Grounding Devices								
Not Accessible	100%							
tand-by Power								
Transfer Switches								
Automatic	100%			2034	* *	1	\$13,800	
Generators								
Natural Gas	100%		\$12,700	2038	* *	1	\$15,700	
			xtent : Light, Area	Affected	! : 100%			
	Location: Roof.							
	Explanatio	n : Gener	rator Power And C	as Conn	ections Are Disabl	ed.		
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$1,700	
ighting								
Interior Lighting								
Fluorescent	90%			2029	\$93,100	10	\$37,100	
			xtent : Light, Area	Affected	! : 100%			
		_	out The Building					
	Explanatio	n: T-8L	amps					
Fluorescent	8%			2029	\$8,300	10	\$3,300	
	Other Obser	vation, E	xtent : Light, Area	Affected	! : 100%			
	Location:	Lobby						
	Explanatio	n : Comp	oact Fluorescent Li	ght Fixtı	ures.			
Fluorescent	2%			2034	* *	10	\$800	
		nd Fixtu	res, Extent : Light,		fected : 100%		4000	
			out The Building					
Egress Lighting								
Emergency, Service	50%			2029	\$11,500	1		
Exit, Service	50%			2029	\$6,300	1		
Exterior Lighting	3070			2027	\$0,500	1		
HID	100%			2029	\$177,100	10	\$100	
larm	10070			2027	φ1//,100	10	\$100	
Security System								
No Component	70%							
Generic	30%			2029	\$42,600	1	\$5,000	
Generic		vation E	xtent : Light, Area			1	\$5,000	
	Location:			Пуссиса	. 10070			
				l Video	Surveillance Systen	n		
Fire/Smoke Detection	Блринино		ici i roiocoi Digita	i riueu L	on veniance system			
	100%			2029	\$485,600	1-3	\$27,700	
Generic, Analog		vation F	xtent : Light, Area		· ·	1-3	\$47,700	
			xieni . Ligni, Area out The Building	11jjecieu	. 100/0			
		-	-	11 C+~+:	n, Strobe Lights An	d Cm al-	Dataatows	
	Елріанано	n . Aturn	i Dells, Manual Pu	и манот	i, Sirove Lights All	и этоке	Delectors.	

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

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

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

Asset #: 13556

Current Rep	air Futu	re Replacement	M	aintenance	
% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
1000/	2040	* *	1		
100%	2049		1		
Location : Basement - E	Boiler Room		1	\$10,000	
			ecuve sa		
Other Observation, Exter Location : Basement - I	nt : Light, Area Affected Boiler Room	l : 100%	1 alled In .		
	T				
100%	2045	* *	4	\$3,300	
100%	2034	* *	1	\$14,500	
100%	2045	* *	1		
48%	2029	\$170,700	2	\$1,300	
Location : Roof Other Observation, Exter					
	Duinin al To The Devildin	-			
48%	2037	* *	2	\$1,300	
Location: Rooftop		1 : 100%			
4%	2024	\$37,500			
100%	LIFE	* *	2	\$58,500	
100%		* *	2-5	\$25 100	
10070	LIIL		2-3	\$23,100	
100%	2034	* *	2	\$1,400	
100.0	2001			Ψ1,100	
100%	2049	* *	1		
	100%  50% Now Other Observation, Extent Location: Basement - Explanation: 1 Unit Co.  50% Other Observation, Extent Location: Basement - Explanation: 1 Unit Co.  100%  100%  100%  R-22 Refrigerant, Extent Location: Roof Other Observation, Extent Location: Roof Other Observation, Extent Location: Rooftop Explanation: 2 Units Of 48%  Other Observation, Extent Location: Rooftop Explanation: 2 Units In 4% Other Observation, Extent Location: Server Room Explanation: 4 Units  100%  100%	Years   Total   Years   Years   Total   Years   Years   Total   Years   Years   Total   Years   Year	Now   S3,400   2027   \$169,300	Now	Now

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

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

Asset #: 13556

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing									
Water Heater									
Gas Fired	100%	2027	\$26,800	2	\$700				
	Other Observation, Extent:	Light, Area Affected: 10	00%						
	Location: Basement - Boil	ler Room							
	Explanation: 1 Unit. Capa	acity 87 Gallons. Installe	ed 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 Ma Water System. Both Have I		For Sprinkler S	Syste, 1 I	For Domestic				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *						
•	Other Observation, Extent:	Light, Area Affected: 10	00%						
	Location: Basement To 2r	ad Floor							
	Explanation: One Unit								
Fire Suppression									
Sprinkler									
Generic	100%	2039	* *	1-2	\$12,600				

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

<sup>\*\*</sup> 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 ACADEMIC VILLAGE

Address : 1915 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : KG117-097

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



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

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

Asset #: 13594

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Infiltro	ation, Exten	t : Light, Area Affe	ected : 20	0%				
	Location	: Through	out						
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 Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%				
	Location	: Small Ro	of Section						
	Explana	tion : Block	Pavers Over Men	brane					
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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

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

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

Asset #: 13594

Electrical	Current Repair	Future F	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2047	* *	5	\$200		
	Other Observation, Extent: Moderate	e, Area Affecte	ed : 100%				
	Location: Electrical Room	D . 1 . 1 . 1 . 0 . 0					
Tf	Explanation: Main Service Switch	Ratea At 1600	Amperes.				
Transformers Dry Type	100%	2040	* *	5	\$200		
Dry Type	Other Observation, Extent : Moderate		ed · 100%	3	\$200		
	Location : Electrical Room	с, лиси луусск	Cu . 100/0				
	Explanation: 2- 150 Kilovolt-ampe	re. 480hv/208.	-120 Lv				
Switchgear / Switchboard	zapanamon . 2 100 iznovon-umpe	. 5, 100111/200	120 27				
Fused Disc Sw	100%	2047	* *	5	\$200		
Raceway		<u> </u>					
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	1000/	20.10	ala -4-	-	<b>**</b>		
Locally Mounted	100%	2040	* *	5	\$300		
Grounding Davises							
Grounding Devices Generic	100%	LIFE	* *	5	\$700		
Stand-by Power	100/0	LIFE		J	\$700		
Transfer Switches							
Automatic	100%	2040	* *	1	\$15,500		
Lighting	20070	2010			<b>\$15,500</b>		
Interior Lighting							
Fluorescent	95%	2032	* *	10	\$43,900		
	T-8 Lamps And Fixtures, Extent : Mo		Affected : 100%				
	Location : Throughout The Building	3					
Fluorescent	5%	2032	* *	10	\$2,300		
	Compact Fluorescent Light, Extent :	Moderate, Are	ea Affected : 100	%			
	Location : Hallways						
Egress Lighting							
Emergency, Service	50%	2032	* *	1			
Exit, LED	50%	2055	* *	1			
Exterior Lighting	200/	2622	ala -4-	10	***		
Fluorescent	20%	2032	* *	10	\$900		
	Compact Fluorescent Light, Extent : Location: Roof	моаerate, Are	га Ајјестеа : 100	70			
N. C.	<u> </u>						
No Component	80%						

Alarm

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

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

Asset #: 13594

Electrical	Current Repair	Current Repair Future Replacemen		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Alarm							
Security System							
No Component	70%						
Generic	30%	2032	* *	1	\$5,700		
	Other Observation, Extent:	Moderate, Area Affected : 10	00%				
	Location: Hallways						
	Explanation: CCTV Surve	illance Camera					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2032	* *	1-3	\$9,300		
	Other Observation, Extent:	Moderate, Area Affected : 10	00%				
	Location : Hallways						
	Explanation : Strobe Light	s, Manual Pull Stations, Smo	ke Detecto	ors, Horn	s And Alarm Bells		

Mechanical	Current Repair	Future Replace	ment	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	d Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
HTHW/HW	100%	2037	* *	1		
	Other Observation, Extent : Light, Area					
	Location: 1st Floor Mechanical Room					
	Explanation : Hot Water Provided Fr	om Building P				
Conversion Equipment			de de			
HTHW/HW Exchanger	100%	2036	* *	2	\$3,100	
	Other Observation, Extent : Light, Area					
	Location: 1st Floor Mechanical Equi	pment Room				
	Explanation: 5 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2043	* *	4	\$2,500	
Terminal Devices						
Air Handler	80%	2032	* *	1	\$25,000	
Convector/Radiator	20%	2040	* *	1	\$3,300	
Air Conditioning						
Energy Source						
District Chilled Water	100%	2047	* *	1		
	Other Observation, Extent : Light, Area	ı Affected : 100%				
	Location: Mechanical Room					
	Explanation : Chilled Water Provided	l From Building P				
Distribution			ata at			
CW & CHW Wtr	100%	2047	* *	4	\$2,500	
Pipe/Pump						
Terminal Devices			ata at			
Air Handler/Cool/Ht	100%	2032	* *	1	\$31,200	
Ventilation						
Distribution	1000/	LIDE	ala	2.5	<b>#20.100</b>	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$28,100	

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

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

Asset #: 13594

Mechanical	Current Repair	Future I	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 : Liga	ht, 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	

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

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

**CITY UNIVERSITY OF NEW YORK - FY 2020** Print Date: 12-Sep-2019

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG

Address : 2001 ORIENTAL BLVD.

Agency's Number **Borough** : BROOKLYN : 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 Landmark Status** : NONE : 03-Feb-2016

**Areas Surveyed** : Roof, Floors 1,2

Block : 8760 Lot BIN : 60 : 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

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



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

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

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

Asset #: 2795

Architecture	Current	Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	050/ N	¢264 400	LIEE	* *	-	¢04.100	
Masonry: Brick	85% Now Diagonal Cracks, Ex		LIFE rea Affecte		5	\$84,100	
	Location: Through Rusting Masonry Su		to Area As	facted : 10%			
		ge Connecting G Bi					
	Water Penetration, I		_	-			
	Location : Through	_					
Window Wall	15%		2047	* *	5	\$55,600	
Windows							
Aluminum	95% Now	\$163,000	2035	* *	5	\$9,300	
	Caulking Deteriorat		ite, Area Ą	ffected : 25%			
	Location: Through Water Penetration, I		Area Affect	ad · 10%			
	Location : Offices	Extent : Moderate, 1	пеи лујесі	ей . 10/0			
Metal Louvers	5%		2036	* *	10	\$6,100	
Parapets	370		2030		10	ψ0,100	
Metal Rail	100% Now	\$34,700	2032	* *	5	\$88,500	
	Deteriorated Finish,		Area Affe	cted : 25%			
	Location : Through	hout					
Roof	070/ 34	Ф <b>2</b> 02 400	2022	Φ1 41 <b>7</b> 000			
Single Ply Membrane	97% Now Water Penetration, I	\$283,400 Extent: Moderate	2022 1rag Affact	\$1,417,000			
		Offices And Corrid		ей . 10/0			
	Other Observation,			ted : 100%			
	Location : Through						
	Explanation: Miss	sing Drain Covers					
Skylight, Plastic	3%		2040	* *	1		
Interior							
Floors	450/ NI	¢(0,400	2022	£246,000	2	¢20,100	
Carpet	45% Now Punct/Tear/Impact I	\$69,400 Damage Frient : M	2023 oderate A	\$346,900 rea Affected : 309	3	\$39,100	
	Location: Through	-	ouer are, 11	ca nyecica . 50	. 0		
Cast in Place Concrete	5% Now	\$3,100	LIFE	* *	5	\$6,300	
Cust in Tiuce Concrete	Cracking/Crumbling			ected : 10%	3	ψ0,500	
	Location : Mechan	•	. 55				
Ceramic Tile	5%		2036	* *	5	\$2,900	
Vinyl Tile	45% Now	\$46,200	2027	\$231,000	3	\$9,800	
	Cracking/Crumbling		, Area Affe	ected : 30%			
	Location : Through	hout					
Interior Walls	50/		2026	* *	5	<b>#2 (00</b>	
Ceramic Tile Concrete Masonry Unit	5% 10%		2036 LIFE	* *	5 5	\$3,600 \$2,900	
Glass: Single Pane	5%		LIFE	* *	5	\$2,700	

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

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

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

Asset #: 2795

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimat (Years)	ted Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%	Now \$	31,800	2032	* *	5	\$18,800	
	Staining/Di	scoloring, Extent :	Moderate	Area A	ffected : 10%			
	Location .	Corridors, Throug	ghout					
	Water Pene	tration, Extent : M	oderate, A	rea Affe	cted : 15%			
	Location .	Various Offices A	nd Corrid	ors, Thre	oughout			
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 A	At North S	de Near	Connecting Bridge	e		
	Worn/Eroded, Extent: Moderate, Area Affected: 50%							
		Exterior Ceiling A		00		e		
Plaster	5%			LIFE	* *	5	\$1,800	

ectrical	Current Repair	Future I	Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$21,700	5	\$100	
	Other Observation, Extent : Mod	lerate, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation : Main Service Dis	sconnect Switches	Rated At 1- 3000	) Ampere	es, 1- 2000	
	Amperes And 2- 1200 Amperes					
Transformers						
Dry Type	100%	2025	\$16,500	5	\$100	
	Other Observation, Extent: Mod	lerate, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation: 750 Kilovolt-amp	pere, 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

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

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

Asset #: 2795

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground						
Grounding Devices						
Generic	100% Now \$9,900	LIFE	**	5	\$500	
	Other Observation, Extent : Moderate, Location : Sprinkler Room	Агеа Ајјесњ	ea : 100%			
	Explanation: Covered With Paint					
Stand-by Power	ziiptananon i ee vereu // tiiv 1 aiiti					
Transfer Switches						
Automatic	100%	2025	\$9,300	1	\$9,900	
Generators						
Diesel	100%	2023	\$76,300	1	\$12,400	
	Other Observation, Extent: Moderate,	Area Affecte	ed : 100%			
	Location : Generator Room					
·	Explanation : Emergency Generator I	Rated At 205	5 Kilowatts			
Batteries	1000/	2021	¢1 (00	~	Ф <b>7.2</b> 00	
Nickel Cadmium	100%	2021	\$1,600	5	\$7,200	
Fuel Storage	500/	2026	¢1 500	-	¢2 (00	
Day Tank	50% Other Observation, Extent: Moderate,	2026	\$1,500	5	\$3,600	
	Location: Generator Room	<i>Агеи Ајјеси</i>	ea . 100/o			
	Explanation: 50 Gallons Capacity					
Main Tank	50%	2030	\$2,400	5	\$600	
Main Tank	Other Observation, Extent: Moderate,			3	\$000	
	Location: Underground	Агеи Ајјеск	га . 100/0			
	Explanation: 600 Gallons Capacity					
Lighting	Explanation: 000 Gations Capacity					
Interior Lighting						
Fluorescent	3%	2022	\$6,900	10	\$1,100	
	Compact Fluorescent Light, Extent : Mo	oderate, Are	ea Affected : 100		. ,	
	Location : Hallways					
Fluorescent	97%	2027	\$222,900	10	\$34,400	
	T-8 Lamps And Fixtures, Extent : Mode				42 1,100	
	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	1000/	2022	<b></b>	_	***	
Generic	100%	2030	\$70,400	5	\$900	

Alarm

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

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

Asset #: 2795

Electrical	Current Repair	Future Repla	acement	M	aintenance		
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Alarm							
Security System							
No Component	70%						
Generic	30%	2032	* *	1	\$3,600		
	Other Observation, Extent : Mode	rate, Area Affected : I	100%				
	Location : Hallways						
	Explanation: CCTV Surveillanc	e 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, Ma	nual Pull Stations, Ho	rns, Smoke	Detector	s And Alarm Bells		

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2037	* *	1		
			Extent : Light, Area		: 100%			
	Location	: 1st Floor	r Mechanical Roon	ı				
	Explana	tion : Hot V	Vater Provided Fro	m Buildi	ing P			
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$2,900	2035	* *	4	\$1,900	
	Corroded,	Extent: M	oderate, Area Affe	cted : 10	%			
	Location	: Mechani	cal Room					
Terminal Devices								
Air Handler	70%			2022	\$372,000	1	\$16,800	
Convector/Radiator	30%			2025	\$60,700	1	\$3,800	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2037	* *	1		
		ervation, E : Mechani	Extent : Light, Area Ccal Room	Affected	: 100%			
	Explana	tion : Chill	ed Water Provided	From Bi	iilding P			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,300	2037	* *	4	\$1,900	
	Corroded,	Extent: M	oderate, Area Affe	cted : 10	%			
	Location	: Mechani	cal Room					
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	\$423,800	1	\$23,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,600	

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

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

Asset #: 2795

Mechanical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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: I	Light, Area Affected	: 100%			
	Location: Mechanical Roo	m				
	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 : I	Light, Area Affected	: 100%			
	Location: 1-2					
	Explanation: 1 Unit. Share	The Same Elevator	With Pac Building	g		
Fire Suppression	_					
Standpipe						
Generic	100%	2047	* *	1-5	\$19,500	
Sprinkler						
No Component	80%					
Generic	20%	2037	* *	1-2	\$2,200	

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

<sup>\*\*</sup> 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 ART AND SCIENCE BLDG - S

Address : 2120 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230S

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



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

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

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

Asset #: 2106

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior	•				
Exterior Walls Masonry: Brick	88% Now \$1,050,400  Jnt Mortar Miss/Erod, Extent: Modera  Location: At Lintels, Throughout.  Water Penetration, Extent: Light, Area  Location: Throughout		5	\$167,000	
Pre-Cast Concrete	2%	LIFE **	5	\$12,300	
Window Wall	10% Now \$285,400 Caulking Deteriorated, Extent: Modera Location: Throughout Water Penetration, Extent: Light, Area Location: Classrooms At West Wing,	n Affected : 10%	5	\$35,600	
Windows					
Aluminum	90% Now \$66,300 Caulking Deteriorated, Extent: Moderate, Location: Throughout Water Penetration, Extent: Moderate, Location: Classrooms, Throughout.		5	\$2,500	
Metal Louvers	10%	2036 **	10	\$3,500	
Parapets Masonry: Brick	95% Now \$85,800  Vertical Cracks, Extent: Moderate, Arc Location: East Parapet  Water Penetration, Extent: Light, Area Location: Throughout		5	\$14,300	
Pre-Cast Concrete	5% Now \$2,800 Jnt Mortar Miss/Erod, Extent: Light, A Location: Coping	LIFE ** Area Affected : 25%	5	\$4,700	
Roof					
Copper/Terne Modified Bitumen	25% 45% Now \$145,800 Ponding, Extent: Light, Area Affected Location: Throughout Water Penetration, Extent: Light, Area Location: Throughout		10	\$71,600	
Single Ply Membrane	20% Now \$75,600  Ponding, Extent: Moderate, Area Affect Location: West Wing, Throughout.  Water Penetration, Extent: Light, Area Location: Room 162, Throughout.				
Skylight, Plastic	5% Now \$27,500 Water Penetration, Extent : Light, Area Location : Throughout	2040 ** a Affected : 10%	1		
Sloped Glazing	5% Now \$69,800 Water Penetration, Extent: Light, Area Location: Throughout	LIFE ** a Affected : 10%	5	\$76,300	

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

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

Asset #: 2106

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Carpet	15%		\$92,600	2023	\$308,700	3	\$34,800	
	Staining/Dis Location :	_	Extent : Moderate	e, Area A	ffected : 25%			
		_	ли : Light, Area Affec	eted · 250	%			
	Location:		0 00	леа . 257	. 0			
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	
			Extent : Light, Are	ea Affecto	ed : 40%			
	Location:							
			: Moderate, Area	Affected	: 40%			
T	Location:	Corridor	S					
Interior Walls	20%	Now	\$37,200	LIFE	* *	5	\$12,900	
Concrete Masonry Unit			هۍ ,200 nt : Moderate, Are			5	\$12,900	
			loor Corridor Of 2					
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	**			
		_	xtent : Moderate, A 59, Throughout.	Area Affe	ected: 5%			
			39, Inrougnoui. : Moderate, Area .	Affactad	. 100/			
		-	. Moderaie, Area . Throughout.	Ајјестеи	. 10/0			
Exposed Struc: Steel	15%			LIFE	* *			
Fiber Board		Now	\$157,900	2027	\$526,500			
2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -			Extent : Light, Are					
	Location:							
	Staining/Dis	coloring,	Extent: Moderate	, Area A	ffected : 25%			
	Location:	_						
			: Light, Area Affec	ted : 209	%			
G 5 1	Location:	1 nrough	эш	TIPE	راب دولو داد دولو		#0 <b>#</b> 0 \$	
Gypsum Board	5% Water Para	tuation F	utout Light A	LIFE	**	5	\$9,700	
			xtent : Light, Area 2, Throughout.	Ајјестеа	. 10/0			

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

Over 600 Volts

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

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

Asset #: 2106

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts Service Equipment Fused Disc Sw	100% Enclosure Corroded, Extent : Moderat Location : Outside	2027 e, Area Aff	\$49,900 ected : 100%	3	\$500	
Transformers Dry Type	100% Other Observation, Extent: Moderate, Location: Outside Explanation: 2,000 Kilovolt-ampere,			3	\$600	
Feeders	*	-				
Cable	100%	2026	\$16,100	1		
Raceway						
Conduit	100%	2027	\$42,700	1		
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: Three 3000 Ampere Mo			5	\$500	
Transformers	*					
Dry Type	100% Other Observation, Extent: Moderate, Location: Electrical And Mechanica Explanation: 1-300 Kilovolt-ampere	l Rooms		5 75 Kilov	\$400	
Switchgear / Switchboard	zipiananon : 1 200 iine on amper	,, 1 11211		, , ,	on umpere	
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	100%	2027	\$311,100	1		
Thermoplastic  Motor Controllers	100%	2027	\$311,100	1		
Locally Mounted	10%	2025	\$12,000	5	\$100	
Motor Control Center	90%	2025	\$677,600	5	\$2,600	
Ground	2070	2023	ψ077,000		Ψ2,000	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,600	
Stand-by Power						
Transfer Switches						
Automatic	100%	2025	\$22,900	1	\$32,500	
Generators						
Diesel	100% Other Observation, Extent: Moderate, Location: Outside Explanation: Generator Rated At 15			1	\$40,900	

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

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

Asset #: 2106

Electrical	Current Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Stand-by Power									
Batteries				_					
Nickel Cadmium	100%	2021	\$1,600	5	\$23,600				
Fuel Storage	500/	2026	Ф2 000	-	ФО (ОО				
Day Tank	50%	2026	\$3,900	5	\$9,600				
	Other Observation, Extent: Moderate,	Area Ajje	ctea : 100%						
	Location: Outside								
M : T 1	Explanation: 8 Gallons Capacity	2020	Ø6 <b>7</b> 00	-	Ф1 700				
Main Tank	50%	2030	\$6,500	5	\$1,500				
	Other Observation, Extent: Moderate,	Area Ajje	ctea : 100%						
	Location: Underground								
T : 1/:	Explanation: 600 Gallons Capacity								
Lighting									
Interior Lighting Fluorescent	8%	2022	\$19,000	10	\$7,600				
Fluorescent	Compact Fluorescent Light, Extent : M.				\$7,000				
	Location : Lobby	ioueruie, 2	1reu Аујестеа . 100	770					
Fluorescent	90%	2027	\$213,800	10	\$85,300				
	T-8 Lamps And Fixtures, Extent: Mod Location: Throughout The Building	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
Incandescent	2%	2022	\$23,900	2					
Egress Lighting	<del></del>		4-2,200						
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 Affe	ected : 100%						
	Location: Outside								
	Explanation : CCTV Surveillance Ca	mera							
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%	2032	* *	1-3	\$19,500				
	Other Observation, Extent : Moderate,		cted : 100%						
	Location: Hallways And Mechanica		~ · ·						
	Explanation : Strobe Lights, Manual	Pull Statio	ons, Smoke Detecto	ors, Horr	ıs, Alarm Bells				

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

Heating

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

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

Asset #: 2106

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source HTHW/HW	100%			2037	* *	1		
11111 W/11 W		ervation. F	Extent : Light, Area		: 100%	1		
			or Mechanical Roo		0 0 , 0			
	Explana	tion : Hot V	Water Provided Fre	om Buildi	ing P			
Conversion Equipment HTHW/HW Exchanger	100%			2030	\$29,200	2	\$6,300	
Distribution								
Hot Wtr Piping/Pump		Now	\$15,700	2035	* *	4	\$5,100	
			evere, Area Affecte or Mechanical Roo		anious Othon Locat	ions		
Terminal Devices	Locuiton	. 2nu F100	n wiechanicai R00	m Anu V	irious Oiner Local	ions		
Air Handler	50%	0-2	\$709,400	2037	* *	1	\$28,800	
III IIIIIIII			evere, Area Affecte			*	\$20,000	
			he Rtus On The Ro					
			evere, Area Affecte					
			Rtus Rotted Out -		•	ir		
		-	tent : Severe, Area					
	Location	: 4 Rtus O	n Roof And 1 In 2r	ıd Floor I	Mechanical Room			
Air Handler	10%			2027	\$141,900	1	\$6,400	
Convector/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		
District Chinica Water		ervation. F	Extent : Light, Area		: 100%	1		
			or Mechanical Roo					
	Explana	tion : Chill	ed Water Provided	From Bi	iilding P			
Distribution								
CW & CHW Wtr	100%	Now	\$12,300	2037	* *	4	\$5,100	
Pipe/Pump	C 1.1	F , , G	1 100	1 200/				
			evere, Area Affecte or Mechanical Roo		arious Other Locat	ions		
Terminal Devices	Locuiton	. 2114 1 100	n meenamear 100	7171 7 C	irious other Locui	10113		
Air Handler/Cool/Ht	100%			2022	\$1,131,600	1	\$63,900	
Ventilation					. ,,		~	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$57,600	
Exhaust Fans					<b>*</b> - * * ·			
Interior	10%			2027	\$35,900	2	\$300	
Roof Plumbing	90%			2022	\$150,800	2	\$2,800	
H/C Water Piping								
Brass/Copper	100%	Now	\$37,600	2037	* *	1		
21400/ Copper			oderate, Area Affe		%	•		
			ing Valve And Hea			anical R	оот	
Brass/Copper	Corroded,	Extent: M	loderate, Area Affe	ected: 10	%		oom	

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

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

Asset #: 2106

Mechanical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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%	Ó			
	Location : 1st To 3rd Floor, Roo	f				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$52,100	
Sprinkler						
No Component	90%					
Generic	10%	2037	* *	1-2	\$2,900	

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

<sup>\*\*</sup> 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 CENTRAL SERVICES - P

Address : 1813 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230P

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



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

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

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

Asset #: 2105

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior					
Exterior Walls Cast in Place Concrete	2% Now \$26,40 Cracking/Crumbling, Extent: Mode Location: Courtyard Wall, Loadin	erate, Area Affected : 10% ng Dock	5	\$11,200	
	Spalling, Extent: Moderate, Area A Location: Courtyard, Loading Do				
Concrete Masonry Unit Masonry: Brick	8% 75% Now \$265,10 Cracking/Crumbling, Extent: Light Location: Throughout		5 5	\$5,600 \$84,300	
	Expansion Jnt Failure, Extent : Mod Location : West Facade Staining/Discoloring, Extent : Mode	•			
	Location : South Facade Water Penetration, Extent : Light, A Location : Throughout	Area Affected : 10%			
Metal Coiling Doors	10% Now \$66,50 Deteriorated Finish, Extent: Moder Location: Loading Dock Area		5	\$17,600	
Stucco Cement	5%	2040 **	5	\$14,000	
Windows Aluminum	85% Now \$10,90 Caulking Deteriorated, Extent: Mod Location: Throughout		5	\$1,300	
	Water Penetration, Extent : Modera Location : Offices	ite, Area Affected : 25%			
Metal Louvers	15%	2036 **	10	\$2,800	
Parapets Concrete Masonry Unit	15%	LIFE **	5	\$5,500	
Metal Rail	85% Now \$77,00 Deteriorated Finish, Extent: Moder Location: Throughout	00 2032 **	5	\$196,600	
Roof					
Cast in Place Concrete	10% Recent Repair Evident, Extent: Ligi Location: Throughout	LIFE ** ht, Area Affected : 66%			
IRMA/Protected Membrane	5%  Recent Replace Evident, Extent: Lig	2022 \$76,600	10	\$9,200	
	Location: Throughout	gni, Area Ajjeciea . 100/6			
Modified Bitumen	15% Recent Replace Evident, Extent : Lig Location : Throughout	2032 ** ght, Area Affected : 100%	10	\$27,700	
Single Ply Membrane	70%  Recent Replace Evident, Extent: Lig  Location: Throughout	2037 ** ght, Area Affected : 100%	10	\$129,000	

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

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

Asset #: 2105

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	20%	Now	\$68,600	2023	\$342,800	3	\$38,600	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location	: Offices						
	Staining/L	oiscoloring,	Extent: Moderate	, Area Ą	ffected : 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 A				
	Location	: Corridor	s					
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 A	nd Corridors, Thre	oughout.				
Exposed Struc: Steel	70%			LIFE	* *			

ectrical	Current Repair	Future Replaceme	ent	Maintenance				
stem Component Type	% of Fail Date Estimated Co Total (Years)	St Year Estimated (	Cost Cycle (Yrs)	e Estimated Cost	Priority			
der 600 Volts								
Service Equipment								
Fused Disc Sw	75%	2027 \$3,	800 5	\$300				
	Other Observation, Extent : Moderat	e, Area Affected : 100%						
	Location : Electrical Room							
	Explanation : Main Service Discon Amperes	nect Switches Rated At 2	- 4000 Ampe	res And 1- 3000				
Fused Disc Sw	25%	2053	** 5	\$100				
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: 1-1200 Ampere Mai	n 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-ampe 480/208/120 Volts	ere, 1- 75 Kilovolt-amper	e, 2- 30 Kilo	volt-ampere,				
Switchgear / Switchboard								
Fused Disc Sw	10%	2053	** 5					
Fused Disc Sw	90%	2027 \$573,	600 5	\$300				

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

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

Asset #: 2105

Electrical	Current F	Current Repair		e Replacement	Maintenance		
System	% of Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component	Total (Years)		FY		(Yrs)		ľ
Type							
Jnder 600 Volts Raceway							
Conduit	90%		2027	\$627,800	1		
Conduit	10%		2053	**	1		
Panelboards	1070		2033		1		
Fused Disc Sw	10%		2026	\$8,700	5	\$200	
Molded Case Bkrs	80%		2026	\$69,400	5	\$1,700	
Molded Case Bkrs	10%		2049	\$09, <del>4</del> 00 * *	5	\$200	
	1070		2049		3	\$200	
Wiring Thermoplastic	90%		2027	¢144 900	1		
Thermoplastic	10%		2053	\$144,800 * *	1 1		
	1070		2033		1		
Motor Controllers Locally Mounted	10%		2025	\$7,900	5	\$100	
Motor Control Center	20%		2023	\$7,900 **	5 5	\$400	
Motor Control Center	60%		2032				
				\$150,500 * *	5	\$1,300	
Variable Frequency	10%		2044				
Drive							
fround							
Grounding Devices Not Accessible	100%						
	100%						
tand-by Power Transfer Switches							
Automatic	50%		2025	\$4,600	1	\$12,200	
Automatic	50%		2044	\$ <del>4</del> ,000 * *	1 1	\$12,200	
	30%		2044		1	\$12,200	
Generators Diesel	30%		2023	\$22,900	1	\$9,200	
Diesei	Other Observation, E.	rtant : Modarata A			1	\$9,200	
	Location : Chiller R		1 eu 11jje	cied . 10070			
	Explanation: Diese		1+ 675 K	Tilowatts			
Notare LC		i Generator Ratea 2		**	1	¢21 400	
Natural Gas	70%	utant i Madauata A	2040		1	\$21,400	
	Other Observation, E. Location : Outside	xieni : Moaeraie, A	rea Ajje	eciea : 100%			
			D4 - J	44 250 V:1	7 1.		
D. //	Explanation: 2- Em	ergency Generator	s Katea	At 250 Kilowatts E	zacn		
Batteries	700/		2022	¢1 100	-	¢2.000	
Lead/Acid	70%		2022	\$1,100	5	\$2,000	
Nickel Cadmium	30%		2021	\$500	5	\$5,300	
Fuel Storage	500/		2026	¢2.200	-	<b>40,000</b>	
Day Tank	50%	16 1	2026	\$3,300	5	\$8,000	
	Other Observation, E.		rea Affe	ected : 100%			
	Location : Chiller R						
	Explanation: 50 Ga	illons Capacity					
Main Tank	50%		2030	\$5,400	5	\$1,300	
	Other Observation, E.		rea Affe	ected : 100%			
	Location : Undergro						
ighting	Explanation: 3000	Gallons Capacity					

Lighting

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

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

Asset #: 2105

Electrical	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	97%	2027	\$879,700	10	\$76,600	
	T-8 Lamps And Fixtures, Ex Location : Throughout Th		a Affected : 100%			
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 Affe	ected : 100%			
	Location: Hallways And	Outside				
	Explanation: CCTV Surv	eillance Camera				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2022	\$255,800	1-3	\$14,600	
	Other Observation, Extent :	Moderate, Area Affe	ected : 100%			
	Location : Hallways					
	Explanation : Alarm Bells	And Manual Pull St	ation			

Mechanical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating							
Energy Source							
Interruptible Gas/Dual	100%	2037	* *	1			
Fuel							
Conversion Equipment							
Hot Water Boiler	100%	2044	* *	1	\$42,600		
	Recent Replace Evident, Extent : L	ight, Area Affecte	d : 100%				
	Location: 3 Brand New Units, Bo	oiler 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

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

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

Asset #: 2105

Mechanical		Current Rep	air	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source	1000/			2025	ate ate			
Electricity	100%			2035	* *	1		
Conversion Equipment	0.50/			2020	£002 500	1	\$00 <b>5</b> 00	
Centrifugal, Elec Chille		rvation Exte	ıt : Light, Ared	2030 Affected	\$903,500	1	\$88,500	
		: AC Room	ii . Ligiii, mee	і Пурестей	. 7570			
	Explanation: 4 Units - Major Air Conditioning Source For The Entire Campus, Not For							
		ding. Refriger		Ö			1	
Reciprocating	5%			2032	* *	1	\$2,000	
Compr/Chiller								
	R-22 Refrigerant, Extent: Light, Area Affected: 5%							
	Location	: 2 Units, 2nd	Floor Commu	inication l	Room			
Distribution	0.70/			•••	ate ate			
CW & CHW Wtr	95%	Now	\$4,900	2037	* *	4	\$4,000	
Pipe/Pump	Comodad	Eutout - Modo	rate, Area Affe	acted . 200	2/			
	Location		rate, Area Ajje	ectea : 20)	<b>∕</b> ′0			
N. C.		. various						
No Component Terminal Devices	5%							
Air Handler/Dir	5%			2032	* *	1		
Expansion	370			2032		1		
No Component	95%							
Heat Rejection	,,,,,							
Air Cooled Condenser Unit	5%			2027	\$8,500	2	\$3,000	
	Other Obse		ıt : Light, Ared	a Affected	: 5%			
	Explanati	on: 2 Units						
Water Cooling Tower	45%	2-4	\$143,500	2032	* *	2	\$31,200	
			e, Area Affecte					
	Location	: Cooling Tow	er And Suppo	rt Column	S			
			vere, Area Aff	ected : 5%	ó			
	Location	-						
			ent : Severe, A	rea Affeci	ed: 45%			
		: 2 Units. Roo						
Water Cooling Tower		Now	\$8,000	2025	\$159,500	2	\$34,600	
			e, Area Affecte	ed : 10%				
	Location	: Support Col	umns					
Ventilation								
Distribution	1000/			T TEE	* *	2.5	¢40,000	
Ductwork/Diffusers	100%			LIFE	~ ^	2-5	\$48,000	
Exhaust Fans Interior	100%			2022	\$299,000	2	\$2,600	
	10070			2022	\$499,000	2	\$4,000	
Plumbing H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Diassi Copper	100/0			2031		1		

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

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

Asset #: 2105

Mechanical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 A	4re Equipped Wi	th Pressure Regul	ator Val	ves			
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	1000/	2025	* *		<b># 12 100</b>			
Generic	100%	2037	* *	1-5	\$43,400			
Sprinkler	000/							
No Component	90%		404 400		<b>DA</b> 100			
Generic	10%	2027	\$82,300	1-2	\$2,400			
Fire Pump	1000/	2022	Φ.5.4.4.0.0		016100			
Generic	100%	2023	\$54,100	1	\$16,100			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: 1st Floor							
	Explanation: Covers Most Of T	ne Buildings On	Campus					

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

<sup>\*\*</sup> 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 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



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

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

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

Asset #: 2108

rchitecture	Current	Repair Future Replacement Maintenance		aintenance			
vstem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
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 : Exterio	r Stairs On South F	acade				
Concrete Masonry Unit	5%		LIFE	* *	5	\$4,000	
Masonry: Brick	70% Now Cracking/Crumblin, Location: Throug Water Penetration,	hout Extent : Light, Area			5	\$90,000	
M ( 1D ) 1	Location : Throug		20.47	* *		#12 000	
Metal Panel	5% Now Deformed/Dented, I Location: Through		2047 Affected .		5	\$12,000	
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 Deteriorated Finish Location: Throug		2032 Area Aff	* * Tected : 25%	5	\$133,800	
Roof							
Cast in Place Concrete	15% Recent Replace Evil Location : Throug	-	LIFE Area Affa	* * ected : 100%			
Copper/Terne	25% Recent Replace Evi Location : Throug		2067 Area Affa	* * ected : 100%	10	\$104,900	
Single Ply Membrane	60%  Recent Replace Evil  Location : Throug		2037 Area Affa	* * Pected : 100%	10	\$100,700	

Interior

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

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

Asset #: 2108

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet		0-2 r/Impact D : Through	-	2026 oderate,	\$375,000 Area Affected : 30	3	\$42,300	
Cast in Place Concrete	Cracking/	Now Crumbling, : Mechani	\$15,300 Extent : Moderate cal Room	LIFE , Area Ą	* * ffected : 10%	5	\$30,800	
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	
	Location	Crumbling, : Through	Extent : Moderate out		ffected : 30%			
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	Water Pen	Now netration, E	\$43,600 xtent : Light, Area	2040 Affected	* *	5	\$51,700	
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		ctent : Moderate, A		cted : 20%			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2027 \$38,600	5 \$400	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location : Electrical Room			
	Explanation : Main Service Disconnec	ct Switch Rated At 3000 Am	peres.	

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

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

Asset #: 2108

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•	•				
Transformers						
Dry Type	100%	2025	\$16,500	5	\$400	
	Other Observation, Extent: Model	rate, Area Affect	ted : 100%			
	Location : Electrical Room					
<del></del>	Explanation: 500 Kilovolt-ampe	ere, 480/208/120	Volts			
Switchgear / Switchboard	1000/	2025	<b>0.1 -</b> 0.000	_		
Fused Disc Sw	100%	2027	\$178,300	5	\$400	
Raceway	050/	2027	¢170.000	1		
Conduit	95%	2027	\$170,900 * *	1		
Conduit	5%	2037		1		
Panelboards Fused Disc Sw	50/	2026	¢0.200	5	\$100	
	5% 90%		\$9,300	5		
Molded Case Bkrs Molded Case Bkrs	90% 5%	2026 2035	\$168,300 * *	5 5	\$2,300 \$100	
	370	2033		3	\$100	
Wiring Thermoplastic	95%	2027	\$253,000	1		
Thermoplastic	5%	2027	\$233,000 * *	1 1		
Motor Controllers	370	2037		1		
Locally Mounted	25%	2025	\$19,700	5	\$200	
Motor Control Center	75%	2025	\$228,700	5	\$2,000	
Ground	7370	2023	\$220,700		Ψ2,000	
Grounding Devices						
Not Accessible	100%					
1,00110000000			00/			
	Other Observation, Extent: Light,	Area Affected:	0%			
	Other Observation, Extent : Light, Location : Sprinkler Room	Area Affected :	0%			
				sible; Co	overed With	
Stand-by Power	Location : Sprinkler Room  Explanation : Connected To Wat			sible; Co	overed With	
Stand-by Power Transfer Switches	Location : Sprinkler Room  Explanation : Connected To Wat			sible; Co	overed With	
	Location : Sprinkler Room  Explanation : Connected To Wat			sible; Cc	overed With \$30,300	
Transfer Switches	Location : Sprinkler Room Explanation : Connected To Wat Insulation	ter Pipe. Point C	Of Contact Not Vi			
Transfer Switches Automatic	Location: Sprinkler Room Explanation: Connected To Wat Insulation 100%	ter Pipe. Point C	Of Contact Not Vi.	1	\$30,300	
Transfer Switches Automatic Lighting	Location : Sprinkler Room Explanation : Connected To Wat Insulation	ter Pipe. Point C	Of Contact Not Vi	1		
Transfer Switches Automatic Lighting Interior Lighting	Location: Sprinkler Room Explanation: Connected To Wat Insulation  100%  2% Other Observation, Extent: Model	2025 2027	\$22,900 \$4,500	1	\$30,300	
Transfer Switches Automatic Lighting Interior Lighting	Location: Sprinkler Room Explanation: Connected To Wat Insulation  100%  2% Other Observation, Extent: Model Location: Lobby	2025 2027 2027 rate, Area Affect	\$22,900 \$4,500	1	\$30,300	
Transfer Switches Automatic Lighting Interior Lighting	Location: Sprinkler Room Explanation: Connected To Wat Insulation  100%  2% Other Observation, Extent: Model	2025 2027 2027 rate, Area Affect	\$22,900 \$4,500	1	\$30,300	
Transfer Switches Automatic Lighting Interior Lighting	Location: Sprinkler Room Explanation: Connected To Wat Insulation  100%  2% Other Observation, Extent: Model Location: Lobby	2025 2027 2027 rate, Area Affect	\$22,900 \$4,500	1	\$30,300	
Transfer Switches Automatic Lighting Interior Lighting Fluorescent	Location: Sprinkler Room Explanation: Connected To Wat Insulation  100%  2% Other Observation, Extent: Model Location: Lobby Explanation: Compact Fluoresc 98% T-8 Lamps And Fixtures, Extent:	2025  2027 rate, Area Affectent Fixtures 2027 Moderate, Area	\$22,900 \$4,500 ted: 2%	1 10	\$30,300 \$1,800	
Transfer Switches Automatic Lighting Interior Lighting Fluorescent	Location: Sprinkler Room Explanation: Connected To Wat Insulation  100%  2% Other Observation, Extent: Model Location: Lobby Explanation: Compact Fluoresce 98%	2025  2027 rate, Area Affectent Fixtures 2027 Moderate, Area	\$22,900 \$4,500 ted: 2%	1 10	\$30,300 \$1,800	
Transfer Switches Automatic Lighting Interior Lighting Fluorescent	Location: Sprinkler Room Explanation: Connected To Wat Insulation  100%  2% Other Observation, Extent: Model Location: Lobby Explanation: Compact Fluoresc 98% T-8 Lamps And Fixtures, Extent:	2025  2027 rate, Area Affectent Fixtures 2027 Moderate, Area	\$22,900 \$4,500 ted: 2%	1 10	\$30,300 \$1,800	
Transfer Switches Automatic Lighting Interior Lighting Fluorescent  Fluorescent	Location: Sprinkler Room Explanation: Connected To Wat Insulation  100%  2% Other Observation, Extent: Model Location: Lobby Explanation: Compact Fluoresc 98% T-8 Lamps And Fixtures, Extent:	2025  2027 rate, Area Affectent Fixtures 2027 Moderate, Area	\$22,900 \$4,500 ted: 2%	1 10	\$30,300 \$1,800	
Transfer Switches Automatic Lighting Interior Lighting Fluorescent  Fluorescent  Egress Lighting	Location: Sprinkler Room Explanation: Connected To Wat Insulation  100%  2% Other Observation, Extent: Model Location: Lobby Explanation: Compact Fluoresce 98% T-8 Lamps And Fixtures, Extent: Location: Throughout The Build	2025  2027 rate, Area Affect rent Fixtures 2027 Moderate, Area	\$22,900 \$4,500 ted: 2% \$222,200 Affected: 100%	10 10	\$30,300 \$1,800	
Transfer Switches Automatic Lighting Interior Lighting Fluorescent  Fluorescent  Egress Lighting Emergency, Service	Location: Sprinkler Room Explanation: Connected To Wat Insulation  100%  2% Other Observation, Extent: Mode Location: Lobby Explanation: Compact Fluoresc 98% T-8 Lamps And Fixtures, Extent: Location: Throughout The Build 50% 50%	2025  2027 rate, Area Affect rent Fixtures 2027 Moderate, Area ding  2027 2027	\$22,900 \$4,500 ted: 2% \$222,200 Affected: 100%	10 10 1 1 1	\$30,300 \$1,800 \$88,600	
Transfer Switches Automatic Lighting Interior Lighting Fluorescent  Fluorescent  Egress Lighting Emergency, Service Exit, Service	Location: Sprinkler Room Explanation: Connected To Wat Insulation  100%  2% Other Observation, Extent: Model Location: Lobby Explanation: Compact Fluoresc 98% T-8 Lamps And Fixtures, Extent: Location: Throughout The Build 50%	2025  2027 rate, Area Affect rent Fixtures 2027 Moderate, Area ding 2027	\$22,900 \$4,500 ted: 2% \$222,200 Affected: 100%	1 10 10	\$30,300 \$1,800	

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

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

Asset #: 2108

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jarm						
Security System						
No Component	70%					
Generic	30%	2027	\$93,300	1	\$11,100	
	Other Observation, Extent: Mo	derate, Area Affec	eted : 100%			
	Location : Hallways					
	Explanation: CCTV Surveilla	nce Camera				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2022	\$319,400	1-3	\$18,200	
, ,	Other Observation, Extent: Mo	derate, Area Affec	rted : 100%			
	Location : Hallways					
	Explanation : Manual Pull Sta	tions, Alarm Bells	s, Smoke Detector	S		

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estir (Years)	nated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2037	* *	1		
		ervation, Extent .	-		: 100%			
		: 1st Floor Mech		•				
	Explanat	ion : Hot Water I	Provided Fro	om Buildi	ing P			
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$7,500	2035	* *	4	\$4,900	
		Extent : Modera			%			
	Location	: 2nd Floor Med	hanical Roo	m				
Terminal Devices								
Air Handler	70%			2022	\$947,700	1	\$42,700	
Convector/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		
		ervation, Extent .			: 100%			
	Location	: 1st Floor Mech	hanical Roon	n				
	Explanat	ion : Chilled Wa	ter Provided	From Bu	iilding P			
Distribution								
CW & CHW Wtr	100%	0-2	\$5,900	2027	\$117,400	4	\$4,900	
Pipe/Pump								
		Extent : Modera			%			
	Location	: 2nd Floor Med	hanical Roo	m				
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	\$1,079,800	1	\$61,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,000	

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

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

Asset #: 2108

Mechanical	Current Repair	Future R	Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Ventilation								
Exhaust Fans								
Interior	90%	2022	\$308,300	2	\$2,700			
Roof	10%	2035	* *	2	\$300			
Plumbing								
H/C Water Piping	1000/	2027	* *					
Brass/Copper	100%	2037	* *	1				
Water Heater	1000/	2025	<b>604 000</b>	4	¢000			
Electric	100%	2025	\$84,800	4	\$900			
	Other Observation, Extent : Light, An Location : 1st Floor Mechanical Eq							
	Explanation: 2 Units, For Emerger							
HW Heat Exchanger	Explanation . 2 Units, For Emerger	ncy Ose Only						
Steam Fired	100%	2037	* *	4	\$14,600			
Steam Fried	Other Observation, Extent : Light, A		00%	4	\$14,000			
	Location: 1st Floor Mechanical Equipment Room							
	Explanation: 2 Units	үшртен 100т	,					
Sanitary Piping	Explanation . 2 Ontis							
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping	10070	LIIL		-				
Cast Iron	100%	LIFE	* *	1				
Fixtures	10070	<u> </u>		-				
Generic	100%							
Vertical Transport	10070							
Elevators								
Hydraulic	100%	LIFE	* *					
,	Other Observation, Extent : Light, Ai	rea Affected : 1	00%					
	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, An	rea Affected : 1	00%					
	Location: Kitchen							
	Explanation: 6 Sets							

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

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

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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

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



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

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

Asset #: 2126

rchitecture	Current Repair	Future Replacement	Maintenance		
vstem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Exterior Walls					
Cast in Place Concrete	5% Now \$142,200		5	\$60,500	
	Cracking/Crumbling, Extent : Modera Location : Exterior Stairs	ite, Area Affected : 15%			
	Exposed Reinforcement, Extent: Mod	arata Araa Affactad : 15%			
	Location: Exterior Stairs	eraic, mea myecica . 1570			
Masonry: Brick	80% Now \$304,300	LIFE **	5	\$193,500	
wasomy. Drick	Efflorescence, Extent : Moderate, Are		3	\$175,500	
	Location : South Facade	33			
	Horizontal Cracks, Extent : Moderate	, Area Affected : 5%			
	Location: South Facade				
	Vertical Cracks, Extent : Moderate, A	rea Affected : 5%			
	Location : South Facade	100			
	Water Penetration, Extent: Light, Are	ea Affected : 10%			
**** 1 *** 11	Location: Throughout	2047 **		<b></b>	
Window Wall	15% Now \$363,800 Water Penetration, Extent: Moderate	2047	5	\$68,000	
	Location: East Facade, West Facad	**			
	Other Observation, Extent: Moderate				
	Location : East Facade, West Facad	**			
	Explanation : Soft Joints Are Deterio	orated			
Windows					
Aluminum	95% Now \$10,200		5	\$600	
	Caulking Deteriorated, Extent : Mode	rate, Area Affected : 25%			
	Location: Throughout Water Penetration, Extent: Moderate	Avea Affected : 100/			
	Location: East Facade, West Facad				
Metal Louvers	5%	2036 **	10	\$400	
Parapets	370	2030	10	ψ100	
Masonry: Brick	70%	LIFE **	5	\$27,200	
Metal Rail	25% Now \$27,000	2032 **	5	\$68,900	
	Deteriorated Finish, Extent: Moderate	te, Area Affected : 25%			
	Location : Throughout				
Pre-Cast Concrete	5% Now \$72,500		5	\$12,200	
	Broken/Missing Elements, Extent: Se	vere, Area Affected : 50%			
	Location: Coping	Auga Affanta J : 500/			
	Jnt Mortar Miss/Erod, Extent : Severe Location : Coping	, Area Ajjeciea : 50%			
	Caulking Deteriorated, Extent: Mode	rate Area Affected · 25%			
	Location: Coping	iaic, m ca mjecica . 25/0			

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

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

Asset #: 2126

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof							
Single Ply Membrane	85% Now Seams Open/Split, Ex Location: Through Water Penetration, E Location: Gymnas	out Extent : Moderate, A					
Sloped Glazing	15% Now Caulking Deteriorate Location: Over Po Water Penetration, E Location: Pool Are	ol Area Extent : Moderate, A			5	\$265,400	
Interior							
Floors	10%		2022	¢170 200	2	¢20 100	
Carpet Cast in Place Concrete	5% Now	\$7,300	2023 LIFE	\$178,300 * *	3 5	\$20,100 \$14,700	
Cast III Flace Collecte	Cracking/Crumbling Location: Locker I	, Extent : Moderate			3	\$14,700	
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 Cracking/Crumbling Location: Pool Wa Water Penetration, E Location: Pool Wa	all Extent : Moderate, A					
Ceramic Tile	5%		2036	* *	5	\$3,500	
Concrete Masonry Unit	65% Now Cracking/Crumbling Location: Through Water Penetration, E Location: East Exi	out Extent : Moderate, A			5	\$17,900	
Glass: Single Pane	5%		LIFE	* *	5	\$2,600	
Gypsum Board	15%		LIFE	* *	5	\$6,200	
Metal Panel	5%		LIFE	* *		, , , , ,	

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

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

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

Asset #: 2126

Architecture	Current Rep	air	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	20% Now	\$9,500	2032	* *	5	\$5,600	
	Cracking/Crumbling, Ext	tent : Light, Ar	ea Affected	d : 20%			
	Location : Throughout						
Exposed Concrete	20% Now	\$75,400	LIFE	* *	5	\$1,800	
-	Water Penetration, Exten	it : Light, Area	Affected:	20%			
	Location : Corridor Ne	ar Room G207	, Through	out			
Exposed Struc: Steel	45% Now	\$277,500	LIFE	* *			
•	Water Penetration, Exten	nt : Moderate, A	Area Affec	ted : 10%			
	Location : Gymnasium						
Metal Panel	15%		LIFE	* *	5	\$10,500	

Electrical	Current Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2027	\$49,900	3	\$300			
	Other Observation, Extent : Moderate, 2	Area Affe	ected : 100%					
	Location : Electrical Room							
	Explanation: 4,160 V Supplying Mari	ne Devel	opment Building					
Transformers								
Dry Type	100%	2025	\$143,300	3	\$400			
	Other Observation, Extent : Moderate, A Location : Electrical Room	Area Affe	ected : 100%					
	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			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room							
	Explanation: Main Service Switches I	Rated At	-	l 2000 Ar	nperes			
Fused Disc Sw	30%	2037	* *	5	\$100			
	Other Observation, Extent: Moderate, 2	Area Affe	ected : 100%					
	Location : Electrical Room							
	Explanation : Main Service Switch Ra Building	ted At 40	000 Amperes Suppl	ying The	High School			
Transformers								
Dry Type	100%	2025	\$16,500	5	\$300			
	Other Observation, Extent: Moderate, 2		ected : 100%					
	Location: Electrical And Mechanical							
	Explanation: 45 Kilovolt-ampereva, 3	0 Kilovo	lt-ampere, 480/208	8/120 Vo	lts			

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

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

Asset #: 2126

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	1000/	• • • • • • • • • • • • • • • • • • • •		ماد ماد	_	<b>#1.100</b>	
Generic	100%	. ,	LIFE	**	5	\$1,100	
		ervation, Extent : Moderate, .	Area Affe	ected: 100%			
		: Water Main Room					
a 11 P	Explanat	tion : Corroded					
Stand-by Power							
Transfer Switches	1000/		2025	<b>#22</b> 000	1	¢22.200	
Automatic	100%		2025	\$22,900	1	\$22,200	
Generators	1000/		2022	Φ1 <b>2</b> 6 600	1	<b>#20.000</b>	
Diesel	100%		2023	\$126,600	1	\$28,000	
		ervation, Extent : Moderate, . : Generator Room	<i>4rea А</i> јје	ectea : 100%			
			1.4.	120 K:1			
D. //	Expianai	tion : Emergency Generator F	tatea At .	130 Kilowatts			
Batteries	1000/		2021	¢1 (00	-	¢17,100	
Nickel Cadmium	100%		2021	\$1,600	5	\$16,100	
Fuel Storage	500/		2026	<b>#2 400</b>	-	<b>40.200</b>	
Day Tank	50%		2026	\$3,400	5	\$8,300	
		ervation, Extent : Moderate, A	4rea А <u></u> ЈЈе	ectea : 100%			
		: Generator Room	_:4				
		tion : 10 Gallons Rated Capa	•	<b></b>		<b>**</b>	
Main Tank	50%		2030	\$5,700	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%						
		: Underground					
Lighting	Explanat	tion : 600 Gallons Rated Cap	acity				

Lighting

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

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

Asset #: 2126

Electrical	Current Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting			****					
Fluorescent	70%	2027	\$144,100	10	\$57,500			
	T-8 Lamps And Fixtures, Extent: Ma Location: Throughout The Buildin		a Affected : 100%					
Fluorescent	5%	2022	\$10,300	10	\$4,100			
	Compact Fluorescent Light, Extent : Location : Lobby	Moderate, 2	Area Affected : 100	)%				
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			
	Compact Fluorescent Light, Extent : Location : Outside	Moderate, 2	Area Affected : 100	0%				
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%	2030	\$105,600	5	\$1,400			
Alarm								
Security System	500/							
No Component	70%	2025	<b>#</b> 60 400		<b>#0.100</b>			
Generic	30%	2027	\$68,400	1	\$8,100			
	Other Observation, Extent: Modera		ected : 100%					
	Location : Hallways And Gymnasia							
E: /G 1 D / /:	Explanation : CCTV Surveillance (	Camera						
Fire/Smoke Detection	70%							
No Component	30%	2032	* *	1.2	¢12 400			
Generic, Digital				1-3	\$13,400			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways							
	Explanation: Strobe Lights, Manu	al Pull Stati	ons Alarm Ralla L	Jorna Am	d Smoka Dataatawa			
	Explanation . Strove Lights, Manu	ai i un siano	ms, Alui iii Dells, I.	iorns An	u smoke Detectors			

Mechanical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Fro	m Buildi	ing P			
Distribution						
Hot Wtr Piping/Pump	100%	2035	* *	4	\$4,400	

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

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

Asset #: 2126

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Terminal Devices	000/	0.2	фоо <b>о</b> 100	2025	* *		<b>#20.000</b>		
Air Handler	80%	0-2	\$983,400 evere, Area Affecte	2037	* *	1	\$39,900		
			ie Rtus, Roof	a : 00%					
			Extent : Severe, Ai	rea Affec	ted · 80%				
		: 9 Units,		cu rijjec	. 0070				
Convector/Radiator	20%			2032	* *	1	\$5,800		
Air Conditioning									
Energy Source									
District Chilled Water	95%			2037	* *	1			
			xtent : Light, Area		! : 100%				
			Mechanical Room						
		ion : Chille	ed Water Provided						
Electricity	5%			2035	* *	1			
Conversion Equipment	<b>5</b> 0/			2022	<b>#0.100</b>				
Window/Wall Unit	5%			2022	\$9,100	1			
No Component Distribution	95%								
CW & CHW Wtr	30%	Now	\$300	2037	* *	4	\$1,300		
Pipe/Pump	3070	INOW	Ψ300	2037		7	\$1,500		
1 1p 0/1 minp	Corroded,	Extent : Se	evere, Area Affecte	d : 20%					
	Location	: Pump Ro	oom And Roof						
No Component	70%								
Terminal Devices									
Air Handler/Cool/Ht	30%			2022	\$14,700	1	\$16,600		
No Component	70%								
			xtent : Light, Area	Affected	! : 0%				
	Location								
37 - <del>(1 )</del>	Explanat	ion : Build	ing Needs Additior	ıal Air C	onditioning				
Ventilation Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900		
Exhaust Fans	10070			<b>L</b> 11 L			ψπ2,200		
Interior	25%	Now	\$7,800	2022	\$77,800	2	\$500		
-	Malfunctio	oning, Exte	nt : Severe, Area Ą		·	-	40		
D 0		: Pool Pui	np Room	2022	<b>0.1</b> 00.000		<b>**</b> ***		
Roof	75%			2022	\$108,900	2	\$2,100		

Plumbing

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

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

Asset #: 2126

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	60% Now \$39,100		* *	1		
	Corroded, Extent : Severe, Area Affect	cted : 10%				
	Location: Water Main, 1st Floor					
Galvanized Steel	40% Now \$153,400		* *	1		
	Corroded, Extent : Severe, Area Affec					
	Location: Bad Condition, Pool Pur	•				
	Not Insulated, Extent : Moderate, Are	ea Affected :	30%			
	Location: Pool Pump Room					
	Pump(s) Malfunctioning, Extent: Sev		fected : 50%			
	Location: Valves Pumps, Pool Pun	np Room				
Water Heater					****	
Electric	100%	2025	\$77,000	4	\$800	
HW Heat Exchanger	1000/	2027	Ф120 200	4	ΦΩ ΩΩΩ	
Steam Fired	100%	2027	\$139,200	4	\$8,900	
Sanitary Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE		1		
Storm Drain Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE		1		
Pool Filter/Treatment Diatomaceous Earth	100%	2025	\$2,060,600	4	\$22.200	
Fixtures	100%	2025	\$2,969,600	4	\$33,300	
Generic	100%					
Vertical Transport	10070					
Elevators						
Hydraulic	100%	LIFE	* *			
11) dradite	Other Observation, Extent : Light, Ar		100%			
	Location: 1st To 2nd Floor	35				
	Explanation: One Unit					
Fire Suppression	•					
Standpipe						
Generic	100%	2037	* *	1-5	\$45,100	

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

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

**CITY UNIVERSITY OF NEW YORK - FY 2020** Print Date: 12-Sep-2019

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR

: 2001 ORIENTAL BLVD. Address

Agency's Number **Borough** : BROOKLYN : 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 Landmark Status** : NONE : 03-Feb-2016

**Areas Surveyed** : Roof, Floors 1,2

Block : 8760 BIN Lot : 60 : 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

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



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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		Now	\$29,600	2032	* *			
		etration, E. : Through	xtent : Light, Area out	Affected	: 20%			
Single Ply Membrane	20%	Now	\$34,500	2022	\$172,400			
į,		etration, E. : Through	xtent : Light, Area		· ·			
nterior								
Floors								
Carpet	50%	Now	\$77,100	2026	\$385,400	3	\$43,400	
		r/Impact D : Through	amage, Extent : Mo out	oderate,	Area Affected : 30	%		
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	
. ,	_	Crumbling, : Through	Extent : Moderate out	, Area Ą	ffected : 20%			
Exposed Struc: Steel	70%			LIFE	* *			

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

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

<sup>\*\*</sup> 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	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	T-8 Lamps And Fixtures, Extent : Mo Location : Workshops And Offices	oderate, Ared	a Affected : 100%			
HID	5%	2022	\$3,200	10	\$100	
Incandescent	75%	2027	\$336,100	2	\$600	
	Other Observation, Extent: Moderat Location: Main Stage Explanation: Stage Lights	te, Area Affe	cted : 100%			
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	
	Other Observation, Extent: Moderat Location: Throughout The Building		cted : 100%			

Mechanical	<b>Current Repair</b>	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
HTHW/HW	100%	2037	* *	1		
	Other Observation, Extent : L.	ight, Area Affected	: 100%			
	Location : Mechanical Room	i				
	Explanation : Hot Water Pro	ovided From Buildi	ing P On Campus			
Distribution			-			
Hot Wtr Piping/Pump	100% 0-2	\$2,900 2035	* *	4	\$1,900	
1 5 1	Corroded, Extent: Moderate,	Area Affected : 10	%			
	Location: Mechanical Room	ı				
Terminal Devices						
Air Handler	80%	2022	\$425,100	1	\$19,200	
Convector/Radiator	15%	2025	\$30,300	1	\$1,900	
Induction Unit	5%	2030	\$7,700	1	\$600	

Explanation: Strobe Lights, Manual Pull Stations, Horms And Alarm Bells

Air Conditioning

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source								
District Chilled Water	100%	_		2037	**	1		
		ervation, E : Mechani	xtent : Light, Area cal Room	Affected	: 100%			
<u> </u>	Explana	tion : Chille	ed Water Provided	From Bi	iilding P			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,300	2037	* *	4	\$1,900	
1 1	Corroded,	Extent : M	oderate, Area Affe	cted : 10	%			
	Location	: Mechani	cal 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	4000			• • • •			440	
Generic	100%			2037	* *	1-5	\$19,500	
Sprinkler								
No Component	50%			2025	* *	1.0	0.5.400	
Generic	50%			2037	* *	1-2	\$5,400	

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

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

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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



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

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

Architecture		Current Re	pair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior	•			•				
Exterior Walls								
Masonry: Brick		Now	\$23,900	LIFE	* *	5	\$15,200	
			nt : Moderate, Ai	rea Affec	ted : 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		Now	\$152,500	2047	* *	5	\$28,500	
	_		Extent : Modera	ite, Area	Affected: 15%			
		: Rotunda						
			ent : Moderate, 2	4rea Affe	ected : 10%			
-	Location	: Rotunda						
Windows	000/		<b></b>	20.42		_	<b>45.5</b> 00	
Aluminum		Now	\$66,900	2043	**	5	\$7,700	
			, Extent : Light, 1	Area Affe	cted: 20%			
		: Throughor	it					
Metal Louvers	10%			2036	* *	10	\$10,600	
Parapets	000/				יט יט	_	<b>412</b> 000	
Masonry: Brick	80%			LIFE	* *	5	\$12,900	
Metal Rail	15%	3.7	<b>#2</b> 000	2040	* *	5-10	\$43,800	
Pre-Cast Concrete		Now	\$3,000	LIFE		5	\$5,100	
	Location		Extent : Modera	ie, Area 2	Affectea : 25%			
			Extent : Modera	uta Amaa	Affactad . 250/			
	Location		Extent . Modert	ие, Агеи	Affecteu . 25/0			
Roof	Locuiton	. Coping						
Cast in Place Concrete	2%	Now	\$1,700	LIFE	* *			
Cust in 1 lace Concrete			ent : Moderate, 2		cted : 10%			
		: Over Rooi						
IRMA/Protected	10%			2032	* *	10	\$12,100	
Membrane	10/0			2032		10	\$12,100	
Wemorane	Paver Bloc	k Ballast. E	xtent : Moderate,	Area Af	fected : 100%			
		: Lower Ter			,			
Modified Bitumen		Now	\$436,800	2032	* *			
Modified Bitumen			·		rea Affected : 25%			
		: Over Thir	_	c. a.c., 111	- 11,,			
			ent : Moderate, 2	Area Affe	ected · 5%			
		: Over Rooi						
Skylight, Metal/Glass	3%			2047	* *	10	\$12,100	
Interior	3/0			2UT/		10	Ψ12,100	
111101101								

Interior

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

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

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Carpet		Now	\$179,600	2026	\$898,000	3	\$101,200	
		r/Impact D : Through	amage, Extent : Lig out	ght, Area	a Affected : 30%			
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	
·	_	Crumbling, : Through	Extent : Light, Are out	ea Affecto	ed : 10%			
Folding Partition	5%	Now	\$39,800	2049	* *	5	\$12,000	
e e e e e e e e e e e e e e e e e e e		ssing Elem : Through	ents, Extent : Light	t, Area A	ffected : 10%		, ,,,,,	
Glass: Single Pane	5%			LIFE	* *	5	\$7,200	
Gypsum Board	75%	Now	\$62,100	LIFE	* *	5	\$86,200	
	-	Crumbling, : Through	Extent : Light, Are	ea Affecti	ed : 10%			
Ceilings								
AcousTileConcealSpLn	-	Now	\$11,400	2040	* *	5	\$8,400	
		Crumbling, : Through	Extent : Light, Are out	ea Affecto	ed : 10%			
AcousTileSusp.Lay-In	5%	Now	\$11,400	2040	* *	5	\$6,700	
1	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Corridor	Near Room 226					
			xtent : Severe, Ared Near Room 226	a Affecte	d : 10%			
AcousTileSusp.Lay-In	75%			2040	* *	5	\$202,500	
1 3	Water Pen	etration, E : Room M	xtent : Moderate, A 402		ected : 5%	-	¥ - 7- ¥	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$16,900	
Gypsuin Bourd	370			LII L			Ψ10,700	

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

Under 600 Volts

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

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

Electrical	Current Repair	Future Replace	Future Replacement			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	49%	2037	* *	5	\$2,600	
	Other Observation, Extent: Moderate,	Area Affected : 100	%			
	Location: Electrical Room	. 1.4.1600.4	<i>r r</i>	,	D: / :I /:	
DI . L. D. 1()	Explanation : Main Service Switch Ra				y Distribution.	
Photovoltaic Panel(s)	1%	2030	\$900	1		
No Component	50%	Affactad . 00/				
	Other Observation, Extent : Light, Area Location :	Affectea : 0%				
	Explanation : Fed From Other Buildin	nα				
Transformers	Explanation . Lea From Other Bullati	<i>'</i> 8				
Dry Type	100%	2040	* *	5	\$800	
Dry Type	Other Observation, Extent: Moderate,		1%	3	ΨΟΟΟ	
	Location : Electrical Room					
	Explanation: 1-500 Kilovolt-ampere,	1-300 Kilovolt-am	pere, 1	225 Kilor	volt-ampere, 1-150	
	Kilovolt-ampere , 480/208/120 Volts	1	-		* '	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2037	* *	5	\$5,400	
Raceway						
Conduit	100%	2037	* *	1		
Panelboards	-0.4		ala ala	_	4.00	
Fused Disc Sw	5%	2035	* *	5	\$200	
Molded Case Bkrs	95%	2035	* *	5	\$5,100	
Wiring	1000/	2027	* *	1		
Thermoplastic  Motor Controllers	100%	2037		1		
Locally Mounted	10%	2032	* *	5	\$100	
Motor Control Center	90%	2032	* *	5	\$5,000	
Ground	9070	2032			\$5,000	
Grounding Devices						
Not Accessible	100%					
Stand-by Power						
Transfer Switches						
Automatic	100%	2032	* *	1	\$62,800	
Generators						
Diesel	100%	2030 \$1	26,600	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	

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

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

Electrical	Current Repair Future Replacement		Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage	-00/		di di	_	440.000	
Day Tank	50%	2035	**	5	\$18,900	
	Other Observation, Extent: Moderate, A	Area Affec	cted: 100%			
	Location: Generator Room					
M : T 1	Explanation: 60 Gallons Capacity	20.42	* *		Φ2.000	
Main Tank	50%	2042		5	\$3,000	
	Other Observation, Extent: Moderate, A	Area Affec	cted: 100%			
	Location: Underground					
Lighting	Explanation: 1,000 Gallons Capacity					
Lighting Interior Lighting						
Fluorescent	3%	2027	\$14,100	10	\$5,600	
radieseent	Other Observation, Extent : Moderate, 2			10	ψ5,000	
	Location: Lobby					
	Explanation : Compact Fluorescent F	ixtures				
Fluorescent	97%	2032	* *	10	\$181,500	
Tuorescent	T-8 Lamps And Fixtures, Extent: Mode		Affected: 100%	10	Ψ101,500	
	Location: Throughout The Building	,	33			
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	<b>500</b> /					
No Component	70%	2027	Ø102 000	1	<b>#22</b> 000	
Generic	30%	2027	\$193,000	1	\$22,900	
	Other Observation, Extent: Moderate, Location: Hallways	Area Ajjec	ctea : 100%			
	Explanation: CCTV Surveillance Syst	tom				
Fire/Smoke Detection	Explanation . CC1 v Surveillance Syst	em				
No Component	70%					
Generic, Digital	30%	2027	\$660,800	1-3	\$38,900	
Generic, Digital	Other Observation, Extent : Moderate, 2			1-3	ψ50,500	
	Location: Hallways	11,,,00				
	Explanation: Strobe Lights, Manual I	Pull Statio	ns. Alarm Rells F	Horns An	d Smoke Detectors	

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

Heating

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

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

Mechanical	C	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source HTHW/HW	100%		2037	* *	1		
11111 W/11 W		vation, Extent : Light, Are		: 100%	1		
	Location:	lst Floor Mechanical Roo	om				
	Explanation	ı : Hot Water Provided F	rom Buildi	ng P			
Conversion Equipment	1000/		2020	Φ.5.7. 7.0.0 	2	¢12.500	
HTHW/HW Exchanger	100%	vation, Extent : Light, Are	2030	\$57,700	2	\$12,500	
		lst Floor Mechanical Roo		. 100/0			
	Explanation	ı: 4 Units					
Distribution							
Hot Wtr Piping/Pump	100%		2043	* *	4	\$10,100	
Terminal Devices	700/		2027	¢1 000 000	1	<b>\$99.200</b>	
Air Handler Convector/Radiator	70% 20%		2027 2032	\$1,960,600 * *	1 1	\$88,300 \$13,200	
Fan Coil Unit/Heat	10%		2032	\$298,300	1	\$6,600	
Air Conditioning	1070		2021	\$270,500		ψο,οσο	
Energy Source							
District Chilled Water	90%		2037	* *	1		
		vation, Extent : Light, Are		: 80%			
		lst Floor Mechanical Roc 1 : Chilled Water Provide		uilding P			
Electricity	10%	i . Chillea waler i roviae	2043	**	1		
Conversion Equipment	1070		2043		1		
Reciprocating	10%		2027	\$169,100	1	\$9,500	
Compr/Chiller						. ,	
		rant, Extent : Light, Area					
		2nd Floor Mechanical Eq	uipment Re	oom - For The The	atre Onl	y	
No Component	90%						
Distribution  CW & CHW Wtr	100%		2037	* *	4	\$15,100	
Pipe/Pump	10070		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 U/C Water Pining							
H/C Water Piping Brass/Copper	100%		2047	* *	1		
Diass/Copper	10070		207/		1		

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

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

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater Electric	100%	2025	\$175,500	4	\$1,800	
HW Heat Exchanger Steam Fired	100% Now \$63, Corroded, Extent : Severe, Area A Location : Mechanical Room		**	4	\$20,200	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Pool Filter/Treatment Sand	100% Other Observation, Extent : Light, Location : Mechanical Room		**	4	\$50,500	
	Explanation: 1 Unit For The Fig.	sh Tank				
Sewage Ejector(s) Electric	100% Other Observation, Extent: Light, Location: Room # M158d Explanation: 1 Unit	2027 Area Affected : I	\$57,400 700%	4	\$8,100	
Fixtures Generic	100%					
Vertical Transport Elevators Hydraulic	100% Other Observation, Extent : Light, Location : 2 Units From 1st To 4 Explanation : 4 Units			rd Floor		
Fire Suppression Standpipe	4000/	•••	ato ato		4402 000	
Generic	100%	2047	* *	1-5	\$102,800	
Sprinkler No Component Generic	60% 40%	2047	* *	1-2	\$22,900	
Chemical System Generic	100% Other Observation, Extent: Light, Location: 2nd Floor Explanation: 2 Sets	2025 Area Affected : I	\$27,200	1-3	\$3,700	

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

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

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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

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



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

<sup>\*\*</sup> 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

rchitecture	Current Repair	Future Replacement	M	laintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior					
Exterior Walls Masonry: Brick	80% Now \$766,800 Cracking/Crumbling, Extent: Modera Location: Throughout Water Penetration, Extent: Moderate Location: Throughout	te, Area Affected : 20%	5	\$121,900	
Window Wall	20% Now \$305,600 Water Penetration, Extent: Light, Are Location: Throughout		5	\$57,100	
Windows					
Aluminum	95% Now \$51,900 Caulking Deteriorated, Extent: Mode Location: Throughout Water Penetration, Extent: Moderate Location: 8th Floor, Throughout	rate, Area Affected : 25%	5	\$2,000	
Metal Louvers	5%	2036 **	10	\$1,300	
Parapets Cast Stone/Terra Cotta	10% Now \$6,100 Cracking/Crumbling, Extent : Light, A Location : Throughout	rea Affected : 20%	5	\$3,500	
	Water Penetration, Extent : Light, Are Location : Throughout	a Affected : 20%			
Masonry: Brick	60% Now \$33,100 Cracking/Crumbling, Extent: Light, A Location: Throughout Water Penetration, Extent: Light, Are Location: Throughout	rea Affected : 20%	5	\$2,700	
Metal Panel	5%	2047 **	5	\$900	
Metal Rail	25%	2040 **	5-10	\$20,700	
Roof Cast in Place Concrete	10% Recent Replace Evident, Extent : Ligh Location : Throughout	LIFE ** t, Area Affected : 100%			
Copper/Terne	35% Recent Replace Evident, Extent : Ligh Location : Throughout	2067 ** t, Area Affected : 100%	10	\$119,900	
Modified Bitumen	45% Recent Replace Evident, Extent : Ligh Location : Throughout	2037 ** t, Area Affected : 100%	10	\$61,700	
Sloped Glazing	10% Now \$167,200 Caulking Deteriorated, Extent: Mode Location: Over Reception Area, The Water Penetration, Extent: Moderate Location: Over Information Area, R	rate, Area Affected : 25% oughout. . Area Affected : 25%	5	\$182,700	

#### Interior

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

<sup>\*\*</sup> 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

rchitecture		Current I	Repair Future Replac		e Replacement	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors			****		****		*	
Carpet	35%	0-2	\$346,400	2023	\$865,900	3	\$97,600	
		r/Impact D : Through	amage, Extent : Mo out	oderate,	Area Affected : 30'	%		
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 A	ffected : 30%			
	Location	: Through	out					
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	
	_	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 30%			
		etration, E : Through	xtent : Moderate, A out	lrea Affe	ected : 20%			
Ceilings								
AcousTileSusp.Lay-In	Cracking/	Now Crumbling, : Through	\$80,800 Extent : Light, Are out	2032 ea Affect	* * ed : 10%	5	\$23,900	
Exposed Concrete	35%	Now	\$224,900	LIFE	* *	5	\$10,500	
1	Water Pen	etration, E	Extent : Light, Area r Under Ramp And	Affected		-		
Gypsum Board	40%	Now	\$161,600	LIFE	* *	5	\$95,800	
<b>J</b> 1	Water Pen	etration, E	xtent : Light, Area	Affected				
	Location	: Near Rej	ference Desk On Fi	rst Floo	r, Throughout.			

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
er 600 Volts						
Service Equipment						
Not Accessible	100%					
Transformers						
Dry Type	100%	2025	\$143,300	3	\$700	
	Other Observation, Extent: Moderate, A	Area Affec	eted : 100%			
	Location : Electrical Room					
	Explanation: 2-2,000 Kilovolt-amper Arts And Science Building.	e, 4,160/	480/ 277 Volts Sei	rving Bui	ildings T5 And	
Feeders						
Busway	100%	2025	\$16,100	1		
Raceway						
Tray	100%	2025	\$42,700	1		

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

<sup>\*\*</sup> 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

Electrical	Current Repair	Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment Air Circuit Breaker	20% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: 1, 4000 Ampene Main		\$4,300 0%	5	\$100	
Air Circuit Breaker	Explanation: 1- 4000 Ampere Main 160% Other Observation, Extent: Moderate,	2027	\$13,000 0%	5	\$400	
	Location : Electrical Room Explanation : 2- 3000 Ampere Mains Science Building	Service Switches S	Serving TS	5 Buildin	g And Arts And	
Fused Disc Sw	20% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: 1-3000 Ampere Main I			5 Iac Build	\$100	
Transformers					6.	
Dry Type	100% Other Observation, Extent: Moderate, Location: Electrical Room	Area Affected : 10	\$16,500 0%	5	\$500	
	Explanation: 750 Kilovolt-ampere, 4	180/208/120 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%		\$76,600 * *	1		
Thermoplastic	10%	2037	* *	1		
Motor Controllers Locally Mounted	20%		\$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	1000/	2022	h=< 600		ф. <del>г.</del> 105	
Diesel	100% Other Observation, Extent: Moderate, Location: Generator Room Explanation: Generator Rated At 28.	Area Affected : 10	\$76,300 <i>0%</i>	1	\$47,400	
Batteries						
Nickel Cadmium	100%	2021	\$1,600	5	\$27,300	

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

<sup>\*\*</sup> 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

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2026	\$4,700	5	\$11,500	
	Other Observation, Extent : Moderate	, Area Affected : 10	0%			
	Location: Generator Room					
	Explanation: 25 Gallons Capacity					
Main Tank	50%	2030	\$7,800	5	\$1,800	
	Other Observation, Extent : Moderate	, Area Affected : 10	0%			
	Location: Underground					
	Explanation: 600 Gallons Capacity					
Lighting						
Interior Lighting Fluorescent	3%	2022	20 000	10	¢2 400	
Fluorescent			\$38,900	10	\$3,400	
	Other Observation, Extent : Moderate Location : Lobby	, Area Ajjeciea : 10	070			
	-	Eintung				
DI .	Explanation: Compact Fluorescent		257 700	10	Ø110.700	
Fluorescent	97%	·	257,700	10	\$110,500	
	T-8 Lamps And Fixtures, Extent: Moa Location: Throughout The Building	eraie, Area Affecie	a : 100%			
Espesa Lighting	Location . Inroughout The Buttaing					
Egress Lighting Emergency, Service	50%	2027	\$31,900	1		
Exit, Service	50%	2027	\$9,200	1 1		
Exterior Lighting	3070	2027	\$9,200	1		
HID	20%	2022	\$96,300	10	\$100	
No Component	80%	2022	,500,500	10	\$100	
Lightning Protection	0070					
Arresters/Cabling						
Generic	100%	2030 \$	109,000	5	\$1,400	
Alarm	10070	2000 4	200,000		<b>\$1,.00</b>	
Security System						
No Component	90%					
Generic	10%	2027	\$38,600	1	\$4,600	
	Other Observation, Extent: Moderate					
	Location: Outside					
	Explanation: CCTV Surveillance Co	ımera				
Fire/Smoke Detection						
Generic, Digital	100%	2032	* *	1-3	\$75,400	
	Other Observation, Extent: Moderate	, Area Affected : 10	0%			
	Location: Throughout The Building					
	Explanation : Strobe Lights, Manual	Pull Stations, Horn	ıs, Alarm B	ells And	d Smoke Detectors	

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

Heating

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

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

<sup>\*\*</sup> 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

Mechanical		Current Repair Future Replacement			Replacement	ent Maintenance		
System Component Type	% of Total	Fail Date E (Years)	Sstimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•							
Energy Source								
HTHW/HW	100%			2037	* *	1		
			ent : Light, Area	Affected :	100%			
		: Mechanica						
	Explanai	ion : Hot Wa	ter Provided Fr	om Buildin	g P			
Distribution								
Hot Wtr Piping/Pump		Now	\$9,500	2035	* *	4	\$6,100	
			lerate, Area Affe	ected : 10%	ó			
	Location	: Mechanica	l Room					
Terminal Devices								
Air Handler	80%			2027	\$1,364,400	1	\$61,500	
Convector/Radiator	20%			2025	\$129,900	1	\$8,000	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2037	* *	1		
			ent : Light, Area	Affected:	100%			
		: Mechanica						
	Explanai	ion : Chilled	Water Provided	From Bui	lding P			
Distribution								
CW & CHW Wtr	100%	Now	\$7,400	2037	* *	4	\$6,100	
Pipe/Pump					,			
			lerate, Area Affe	cted : 10%	Ó			
	Location	: Mechanica	l Room					
Terminal Devices	4000/			•••	44.000.000		<b>*</b> = < 000	
Air Handler/Cool/Ht	100%			2027	\$1,360,300	1	\$76,800	
/entilation								
Distribution	1000/			TIPE	* *		<b>#</b> < 0. <b>2</b> 0. 0	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$69,300	
Exhaust Fans	0.50/			2027	Ø 400 000	2	<b>#2</b> (00	
Interior	95%			2027	\$409,900	2	\$3,600	
Roof	5%			2027	\$10,100	2	\$200	
Plumbing								
H/C Water Piping	1000/			2027	* *	1		
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger	1000/			2025	ماديات	,	<b>#</b> 10.400	
Steam Fired	100%			2037	* *	4	\$18,400	
Sanitary Piping	1000/			LIEE	ala -4-			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping					a. ·			
	100%			LIFE	* *	1		
Cast Iron	10070			LIIL				
Cast Iron Fixtures Generic	100%			LII L				

Vertical Transport

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

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

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

Ass	at.	#	21	11	2
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Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Vertical Transport Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent : Ligh Location : 1st To 8th Floor Explanation : Two Units	t, Area Affected : 100%	<b>/</b> /0				
Fire Suppression Standpipe							
Generic	100%	2037	* *	1-5	\$62,600		
Sprinkler							
No Component	85%						
Generic	15%	2037	* *	1-2	\$5,200		

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

<sup>\*\*</sup> 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 #1 (UAPC)

Address : 2085 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230T

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



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

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

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

Asset #: 2109

rchitecture	Current Repair	Future R	eplacement	М		
stem Component Type	% of Fail Date Estimated Co Total (Years)	year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior						
Exterior Walls						
Metal Panel	100%	2057	* *	5-10	\$154,600	
	Recent Replace Evident, Extent : Lig Location : Throughout	ht, Area Affecte	ed : 100%			
Windows						
Aluminum	100%	2052	* *	5	\$900	
	Recent Replace Evident, Extent : Lig Location : Throughout	ht, Area Affecte	ed : 100%			
Roof	0					
Metal Panel	95%	2047	* *	10	\$94,200	
	Recent Installation, Extent : Light, A	rea Affected : 1	00%		,	
	Location : Throughout					
Skylight, Plastic	5%	2047	* *	1		
Shynghi, Thustre	Recent Replace Evident, Extent : Lig		ed : 100%	•		
	Location : Throughout	33				
erior						
Floors						
Carpet	80%	2029	\$301,800	3	\$34,000	
	Recent Replace Evident, Extent : Lig	ht, Area Affecte	ed : 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 : Lig	ht, Area Affecte	ed : 100%			
	Location : Throughout					
Interior Walls						
Gypsum Board	100%	LIFE	* *	5	\$14,500	
••	Recent Replace Evident, Extent : Lig	ht, Area Affecte	ed : 100%		•	
	Location : Throughout					
Ceilings						
AcousTileSusp.Lay-In	100%	2047	* *	5	\$28,400	
- ,	Recent Replace Evident, Extent : Lig	ht, Area Affecte	ed : 100%			
	Location : Throughout					

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

Lighting

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

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

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

Asset #: 2109

Electrical	С	urrent Repair	Future Replacement		Maintenance		
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting	000/			di di	4.0		
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 Fluc Location : H	orescent Light, Extent : Mo Iallways	oderate, 2	Area Affected : 100	)%		
Fluorescent	15%		2035	* *	10	\$2,600	
	T-5 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%						
	Location : L	obby					
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%						
		torage Area And Hallways					
<del></del>	Explanation	: CCTV Surveillance Can	iera				
Fire/Smoke Detection	1000/		2025	ماد ماد	1.0	<b>#11</b> 000	
Generic, Digital	100%		2035	**	1-3	\$11,800	
	Other Observation, Extent: Moderate, Area Affected: 100%						
		Throughout The Building	. 11.0	41 0 21 1	T .	10 1 D	
	Explanation	: Strobe Lights, Manual F	uli Stati	ons, Atarm Bells, F	torns An	a Smoke Detectors	

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

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

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

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

Asset #: 2109

Mechanical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices							
Air Handler	50%		2035	* *	1	\$5,900	
Fan Coil Unit/Heat	50%		2035	* *	1	\$3,100	
	Other Observation, E	0	Affected	! : 50%			
	Location: Various	_					
	Explanation : Induc	t Reheat Coils					
Air Conditioning							
Energy Source	1000/		• • • • •				
Electricity	100%		2049	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%		2035	* *	1	\$8,900	
Compi/Cimici	Other Observation, E Location: Gas Room	-	Affected	! : 100%			
	Explanation: 2 Nev	v Units. R-410 Refi	rigerant				
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	1000/						
Brass/Copper	100%		2037	* *	1		
Water Heater	1000/						
Not Accessible	100%						
Sanitary Piping	1000/						
Cast Iron	100%		LIFE	* *	1		
Fixtures	1000						
Generic	100%						
Fire Suppression							
Sprinkler	1000/		20.52	عان با	1.2	0.5.400	
Generic	100%		2053	* *	1-2	\$5,400	

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

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

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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



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

<sup>\*\*</sup> 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			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
kterior								
Exterior Walls	1000/ 37	Φ72 400	2027		-	0.00,400		
Metal Panel	100% Now	\$72,400	2037	**	5	\$60,400		
	Corrosion/Rusting, Ex		Area Affecto	ed: 20%				
	Location: Througho		1 1664	.1. 200/				
	Deformed/Dented, Ext Location: Througho		ігеа Ајјесте	ea : 20%				
Windows	Location . Througho							
Aluminum	95%		2043	* *	5	\$4,100		
Steel	5% Now	\$11,700	2052	* *	5	\$1,300		
	Corrosion/Rusting, Ex		Area Affecto	ed : 25%		. ,		
	Location: Connectin	g Corridor To T	!					
	Deteriorated Finish, E	xtent : Moderate,	Area Affec	cted : 50%				
	Location: Connectin	g Corridor To T	!					
	Thermally Inefficient,	Extent : Moderate	e, Area Affe	ected : 50%				
	Location: Connectin	g Corridor To T	!					
Roof	4000/ 37	<b>** ** ** ** * * * * *</b>	•••	44.004.400				
Single Ply Membrane	100% Now	\$360,400	2027	\$1,802,100				
	Water Penetration, Ex		Area Affecto	ed: 20%				
	Location : Througho	ut						
erior Floors								
Carpet	25% 0-2	\$173,300	2029	\$173,300	3	\$19,500		
F	Loose/Miss Fasteners,	· ·				4-2,4-4		
	Location : Classroon							
	Worn/Eroded, Extent :	Moderate, Area	Affected : 5	50%				
	Location : Classroon		55					
	Wrinkling, Extent: Moderate, Area Affected: 25%							
	Location : Classroon							
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 Eleme	nts, Extent : Mod	lerate, Area	Affected: 25%				
	Location: Connecting Corridor To T1							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Connecting Corridor To T1							
	Poor Subfloor Evident	, Extent : Modera	ite, Area Af	fected : 25%				
	Location: Connecting	g Corridor To T	!					
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, Ext			ed : 25%				
<u> </u>	Location: Connectin	g Corridor To Ti	!					

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

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

Asset #: 2110

Architecture	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	ited Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	80%	2032	* *	5	\$41,700	
AcousTileSusp.Lay-In	20%	2044	* *	5	\$10,400	
	Recent Replace Evident, Extend	: Light, Area Affected : 1	00%			
	Location: Rooms 248, 252 A	nd Various Others				

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•						
Service Equipment							
Fused Disc Sw	100%		2027	\$2,600	5	\$200	
	Other Obs	ervation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical Room					
	Explanai	ion : Main Service Switch Ra	ted At 16	600 Amperes.			
Switchgear / Switchboard							
Fused Disc Sw	100%		2027	\$33,700	5	\$200	
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	100%		2044	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	
Lighting							
Interior Lighting							
Fluorescent	100%		2027	\$375,800	10	\$33,000	
		And Fixtures, Extent: Mode	rate, Are	a 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

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

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

Asset #: 2110

lectrical	Current Repair	Future Repl	acement	M	aintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estim	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2032	* *	1	\$4,000	
	Other Observation, Extent : M	oderate, Area Affected :	100%			
	Location : New Wing					
	Explanation: CCTV Surveill	ance Camera				
Fire/Smoke Detection						
Generic, Digital	100%	2032	* *	1-3	\$22,200	
, 2	Other Observation, Extent : M	oderate, Area Affected :	100%			
	Location : Throughout The B	uilding				
	Explanation: Strobe Lights,	Manual Pull Stations, Ho	orns, Smoke	Detector	rs And Alarm Bells	

Mechanical	Current Ro	epair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100% Now	\$200	2037	* *	1		
	Corroded, Extent : Mo Location : Incoming		cted : 5%	•			
Conversion Equipment							
Furnace	60% 0-2	\$49,700	2037	* *	1	\$9,600	
	Corroded, Extent : Mo Location : Throughor		cted : 50%	%			
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : Various L	ocations In The C	eiling, O	ld Section			
	Explanation: 8 Old	Units - Each Unit	Has 2 Ga	as Fired Heaters			
Hot Water Boiler	40%		2044	* *	1	\$7,100	
	Other Observation, Ex	tent : Light, Area	Affected	: 40%			
	Location : New Secti	on Mechanical R	oom				
	Explanation: 1 Unit	For New Section					
Distribution							
Hot Wtr Piping/Pump	40%		2049	* *	4	\$1,100	
No Component	60%						
Terminal Devices				de de			
Air Handler	40%		2035	* *	1	\$8,900	
	Other Observation, Ex	_	Affected	: 40%			
	Location : Outside O	-					
	Explanation: 1 New	Unit					
No Component	60%						
Air Conditioning							
Energy Source	1000/		2025	* *	1		
Electricity	100%		2035	* *	1		

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

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

Asset #: 2110

System Component Type  Air Conditioning Conversion Equipment Reciprocating Compr/Chiller  Ext Pkg Unit - Heating/Cooling    Mod Fail Date Estimated Cost FY   Stimated Cost FY   Cycle Estimated Cost FY   FY   Cycle Fail Date FY   Cycle Fail Date FY   FY   FY   FY   FY   FY   FY   FY		
Conversion Equipment Reciprocating Compr/Chiller  R-22 Refrigerant, Extent: Light, Area Affected: 60% Location: 3 Units. Outside Of The Building  Ext Pkg Unit - Heating/Cooling  Conversion Equipment R-227 \$179,000 1 5  Ext Pkg Unit - Heating/Cooling	nted Cost	Priority
Reciprocating 60% 2027 \$179,000 1 State of the State of t		
R-22 Refrigerant, Extent: Light, Area Affected: 60% Location: 3 Units. Outside Of The Building  Ext Pkg Unit - 40% 2035 ** 2  Heating/Cooling	\$10,000	
Heating/Cooling		
	\$900	
Location: Outside Of The Building		
Explanation: 1 Unit For New Section. R-410 Refrigerant		
Terminal Devices Air Handler/Dir 40% 2022 \$157,200 1		
Expansion Air Handler/Dir 20% 2032 ** 1 Expansion		
No Component 40%		
Heat Rejection		
	\$15,000	
No Component 40%		
Ventilation		
Distribution		
	\$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	
	\$300	
Sanitary Piping Cast Iron 100% LIFE ** 1		
Fixtures		
Generic 100%		
Fire Suppression		
Sprinkler		
No Component 60%		
Generic 40% 2053 ** 1-2	\$4,000	

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

<sup>\*\*</sup> 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



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

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

Asset #: 2111

rchitecture		Current Re	pair	Futur	e Replacemen	t M	laintenance	
ystem Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Co	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE		* 5	\$1,300	
Metal Panel		Now	\$13,600	2047		* 5	\$33,900	
		_	ent : Moderate, .	Area Affe	cted : 10%			
		: At Base						
	Deformed/	Dented, Exte	ent : Moderate, A	Area Affe	cted : 10%			
	Location	: At Corners	5					
Windows								
Steel	100%	Now	\$102,400	2052	*	* 5	\$11,700	
	Deteriorat	ed Finish, Ex	xtent : Moderate	, Area Afj	fected : 50%			
	Location	: Throughou	ıt					
	Glazing Br	oken/Cracke	ed, Extent : Mod	erate, Are	ea Affected : 10	%		
	Location	: North Fac	ade					
	Thermally	Inefficient, E	Extent : Moderat	e, Area A	ffected : 100%			
	Location	: Throughou	ıt					
Roof								
Spray-on Foam	100%	Now	\$114,400	2037	*	* 5	\$20,100	
1 2	Punct/Tear	r/Impact Dar	nage, Extent : M	loderate,	Area Affected :	25%		
	Location	: Throughou	ıt					
	Water Pen	etration, Ext	ent : Moderate,	Area Affe	cted : 10%			
	Location	: Various Ci	lassrooms					
	Worn/Eroc							
		led, Extent :	Moderate, Area	Affected	: 50%			
		tea, Extent : : Throughoi	Moderate, Area ıt	Affected	: 50%			
terior				Affected	: 50%			
				Affected	: 50%			
Floors	Location		ıt	Affected 2023	\$29,00	00 3	\$3,300	
	Location 15%	: Throughou		2023	\$29,00		\$3,300	
Floors	Location  15% Punct/Tean	: Throughou	\$2,900 nage, Extent : Li	2023	\$29,00		\$3,300	
Floors Carpet	Location  15%  Punct/Tean Location	: Throughou  Now  r/Impact Dan  : Throughou	\$2,900 mage, Extent : Li	2023 ight, Area	\$29,00 a Affected : 20%	ó		
Floors	15% Punct/Teas Location 10%	Now r/Impact Dar : Throughou	\$2,900 mage, Extent : Li t \$1,600	2023 ight, Area	\$29,00 a Affected : 20% *	ó	\$3,300 \$3,200	
Floors Carpet	15% Punct/Tean Location 10% Cracking/0	: Throughou  Now r/Impact Dan : Throughou  Now Crumbling, E	\$2,900 mage, Extent : Lit \$1,600 Extent : Light, Ar	2023 ight, Area	\$29,00 a Affected : 20% *	ó		
Floors Carpet  Cast in Place Concrete	15% Punct/Tean Location 10% Cracking/C	: Throughou  Now  r/Impact Dan : Throughou  Now  Crumbling, E : Throughou	\$2,900 mage, Extent : Li ut \$1,600 Extent : Light, Ar ut	2023 ight, Area LIFE rea Affecta	\$29,00 u Affected : 20% * ed : 20%	* 5	\$3,200	
Floors Carpet	15% Punct/Tean Location 10% Cracking/C Location 5%	Now r/Impact Dan : Throughou Now Crumbling, E : Throughou Now	\$2,900 mage, Extent : Li \$1,600 Extent : Light, Ar ut \$4,500	2023 ight, Area LIFE rea Affects	\$29,00 u Affected : 20% * ed : 20%	ó		
Floors Carpet  Cast in Place Concrete	Location  15% Punct/Teas Location 10% Cracking/C Location 5% Cracking/C	Now r/Impact Dar : Throughou Now Crumbling, E : Throughou Now Crumbling, E	\$2,900 mage, Extent : Lit \$1,600 Extent : Light, Art tt \$4,500 Extent : Light, Ar	2023 ight, Area LIFE rea Affects	\$29,00 u Affected : 20% * ed : 20%	* 5	\$3,200	
Carpet  Cast in Place Concrete  Mosaic Tile	15% Punct/Tean Location 10% Cracking/C Location Cracking/C Location	Now  r/Impact Dan  : Throughou  Now  Crumbling, E  : Throughou  Now  Crumbling, E  : Throughou	\$2,900 mage, Extent : Li tt \$1,600 Extent : Light, Ar tt \$4,500 Extent : Light, Ar	2023 ight, Area LIFE rea Affecto 2032 rea Affecto	\$29,00 a Affected : 20% * ed : 20% * ed : 10%	* 5	\$3,200 \$900	
Floors Carpet  Cast in Place Concrete	Location  15% Punct/Tean Location  10% Cracking/C Location  5% Cracking/C Location 70%	Now r/Impact Dan : Throughou Now Crumbling, E : Throughou Now Crumbling, E : Throughou	\$2,900 mage, Extent : List \$1,600 Extent : Light, Ar ut \$4,500 Extent : Light, Ar ut \$27,000	2023 ight, Area  LIFE rea Affecto  2032 rea Affecto  2027	\$29,00 a Affected : 20%  * ed : 20%  * ed : 10%  \$90,00	* 5	\$3,200	
Floors Carpet  Cast in Place Concrete  Mosaic Tile	Location  15% Punct/Tean Location  10% Cracking/C Location  5% Cracking/C Location  70% Cracking/C	Now  r/Impact Dan  : Throughou  Now  Crumbling, E  : Throughou  Now  Crumbling, E  : Throughou  Now  Crumbling, E	\$2,900 mage, Extent : Li \$1,600 Extent : Light, Ar it \$4,500 Extent : Light, Ar it \$27,000 Extent : Moderate	2023 ight, Area  LIFE rea Affecto  2032 rea Affecto  2027	\$29,00 a Affected : 20%  * ed : 20%  * ed : 10%  \$90,00	* 5	\$3,200 \$900	
Floors Carpet  Cast in Place Concrete  Mosaic Tile  Vinyl Tile	Location  15% Punct/Tean Location  10% Cracking/C Location  5% Cracking/C Location  70% Cracking/C	Now r/Impact Dan : Throughou Now Crumbling, E : Throughou Now Crumbling, E : Throughou	\$2,900 mage, Extent : Li \$1,600 Extent : Light, Ar it \$4,500 Extent : Light, Ar it \$27,000 Extent : Moderate	2023 ight, Area  LIFE rea Affecto  2032 rea Affecto  2027	\$29,00 a Affected : 20%  * ed : 20%  * ed : 10%  \$90,00	* 5	\$3,200 \$900	
Floors Carpet  Cast in Place Concrete  Mosaic Tile  Vinyl Tile  Interior Walls	Location  15% Punct/Tean Location  10% Cracking/C Location  70% Cracking/C Location  70% Cracking/C Location	Now  r/Impact Dan  : Throughou  Now  Crumbling, E  : Throughou  Now  Crumbling, E  : Throughou  Now  Crumbling, E	\$2,900 mage, Extent : Li \$1,600 Extent : Light, Ar it \$4,500 Extent : Light, Ar it \$27,000 Extent : Moderate	2023 ight, Area LIFE rea Affecto 2032 rea Affecto 2027 e, Area A	\$29,00 a Affected : 20%  ed : 20%  ed : 10%  \$90,00 ffected : 30%	* 5	\$3,200 \$900 \$3,800	
Floors Carpet  Cast in Place Concrete  Mosaic Tile  Vinyl Tile  Interior Walls Concrete Masonry Unit	Location  15% Punct/Tean Location  10% Cracking/C Location  70% Cracking/C Location  70% Cracking/C Location	Now  r/Impact Dan  : Throughou  Now  Crumbling, E  : Throughou  Now  Crumbling, E  : Throughou  Now  Crumbling, E	\$2,900 mage, Extent : Li \$1,600 Extent : Light, Ar it \$4,500 Extent : Light, Ar it \$27,000 Extent : Moderate	2023 ight, Area LIFE rea Affecto 2032 rea Affecto 2027 e, Area A	\$29,00 a Affected : 20%  ed : 20%  ed : 10%  \$90,00 ffected : 30%	* 5	\$3,200 \$900 \$3,800 \$2,200	
Floors Carpet  Cast in Place Concrete  Mosaic Tile  Vinyl Tile  Interior Walls	Location  15% Punct/Tean Location  10% Cracking/C Location  70% Cracking/C Location  70% Cracking/C Location	Now  r/Impact Dan  : Throughou  Now  Crumbling, E  : Throughou  Now  Crumbling, E  : Throughou  Now  Crumbling, E	\$2,900 mage, Extent : Li \$1,600 Extent : Light, Ar it \$4,500 Extent : Light, Ar it \$27,000 Extent : Moderate	2023 ight, Area LIFE rea Affecto 2032 rea Affecto 2027 e, Area A	\$29,00 a Affected : 20%  ed : 20%  * ed : 10%  \$90,00 ffected : 30%	* 5	\$3,200 \$900 \$3,800	

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

<sup>\*\*</sup> 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 Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	100% Now	\$12,200	2032	* *	5	\$7,300	
	Cracking/Crumbling, E.	xtent : Light, Are	ea Affected	l : 10%			
	Location : Throughou	t					
	Water Penetration, Exte	ent : Light, Area	Affected :	25%			

Location : Various Classrooms

Electrical		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•			•				
Service Equipment Fused Disc Sw	Location	ervation, E : Electrica			\$1,500 ected : 100% Rated At 600 Amp	5 eres		
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 Thermoplastic	90% 10%			2027 2037	\$26,000 * *	1 1		
Motor Controllers Locally Mounted	100%			2025	\$31,500	5	\$100	
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting Fluorescent		s And Fixtur	res, Extent : Model out The Building	2027 rate, Are	\$105,400 a Affected : 100%	10	\$9,300	
HID	1%			2027	\$700	10		
Egress Lighting	1 70			ZUZ /	\$700	10		
Emergency, Battery	50%			2027	\$7,200	10	\$1,200	
Exit, Service	50%			2027	\$800	10	Φ1,200	
Exterior Lighting	5070			2021	ψουσ	1		
HID	20%			2022	\$8,000	10		
No Component	80%				40,000			

#### Alarm

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

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

Asset #: 2111

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

Mechanical		Current I	Repair	Futur	re Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	* *	1		
Conversion Equipment								
Furnace	60%	0-2	\$14,100	2037	* *	1	\$2,700	
			loderate, Area Affe	cted : 25	· %			
		: Mechani						
			Extent : Light, Area	Affected	l : 60%			
		: Mechani						
		tion : 4 Ob.	solete 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		Now	\$85,000	2037	* *			
	v	_	nt : Severe, Area A mn Units, Backyare		40%			
	-	gerant, Ex : Backyar	tent : Severe, Area d	Affected	: 40%			
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								

Plumbing

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

<sup>\*\*</sup> 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

lechanical	Current Rep	pair Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
umbing						
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%					

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

<sup>\*\*</sup> 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

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



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

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

Asset #: 2112

Architecture	Current Ro	epair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior	•						
Exterior Walls							
Cast in Place Concrete	10% Now Cracking/Crumbling, I Location: Througho Water Penetration, Ex Location: Througho	ut tent : Light, Area			5	\$28,900	
Concrete Masonry Unit		\$49,600	LIFE	* *	5	\$3,600	
Concrete Masonry Onic	Diagonal Cracks, Exte Location: Stair(s) Jnt Mortar Miss/Erod, Location: North Fac	ent : Moderate, Ai Extent : Modera	ea Affecte	ed : 10%	3	\$3,000	
Metal Panel	80% Now	\$34,700	2047	* *	5	\$86,700	
Wictai i anci	Corrosion/Rusting, Ex Location: Througho	tent : Moderate, 2		ted : 20%	3	\$60,700	
Windows							
Aluminum	5%		2043	* *	5	\$400	
Steel	95% Now Deteriorated Finish, E Location: Througho Thermally Inefficient, Location: Througho	ut Extent : Moderate			5	\$41,500	
	Caulking Deteriorated Location: Througho	, Extent : Moderd	ite, Area A	Iffected : 50%			
Roof							
Spray-on Foam	100% Now Punct/Tear/Impact Da Location : Througho		2037 oderate, A	* * rea Affected : 259	5%	\$54,300	
	Water Penetration, Ex Location : Over Room			ted : 20%			
	Worn/Eroded, Extent : Location : Througho		Affected :	20%			
nterior							
Floors Carpet	30% Now Punct/Tear/Impact Da Location: Througho		2029 vere, Ared	\$305,200 a Affected : 100%	3	\$34,400	
	Wrinkling, Extent : Mo Location : Througho	oderate, Area Affe	ected : 15%	6			
Cast in Place Concrete	5%		LIFE	* *	5	\$8,400	
Mosaic Tile	5%		2032	* *	5	\$9,600	
Vinyl Tile	60% Now Cracking/Crumbling, I Location: Througho		2027	\$406,600 fected : 30%	3	\$17,200	

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

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

Asset #: 2112

Architecture		Current R	epair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$10,200	
Gypsum Board	75%	Now	\$33,100	LIFE	* *	5	\$45,900	
	U	Crumbling, : Througho	Extent : Moderate out	, Area A	ffected : 20%			
		O	ctent : Light, Area	Affected	: 20%			
		: Througho	-	33				
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	\$644,700	2047	* *	5	\$38,200	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Througho	out					
	Staining/L	iscoloring,	Extent : Moderate	, Area A	ffected : 50%			
	Location	: Througho	out					
	Water Per	etration, Ex	ctent : Moderate, A	lrea Affe	ected : 20%			
		: Througho		55				

Electrical	Current Repa	ir Futu	e Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$5,000	5	\$200	
	Other Observation, Exten	t : Moderate, Area Affe	ected : 100%			
	Location : Electrical Ro	om				
	Explanation : No Availa	ble Ratings				
Switchgear / Switchboard						
Fused Disc Sw	100%	2027	\$33,700	5	\$200	
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	
Ground						
Grounding Devices						
Not Accessible	100%					

Lighting

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

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

Asset #: 2112

Electrical	Current Repair	Futui	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	98%	2027	\$549,500	10	\$48,300	
	T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building	erate, Are	a Affected : 100%			
Fluorescent	2%	2027	\$11,200	10	\$1,000	
	Compact Fluorescent Light, Extent : M Location : Hallways And Staircase	oderate, .	Area Affected : 100	0%		
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, Location : Hallways	Area Affe	ected : 100%			
	Explanation : CCTV Surveillance Car	m awa				
Fire/Smoke Detection	Explanation . CC1 v Surveillance Car	пени				
No Component	80%					
		2022	¢116 000	1 2	\$6,600	
Generic, Analog	20%	2022	\$116,000	1-3	\$6,600	
	Other Observation, Extent: Moderate,	Area Affe	естеа : 100%			
	Location: Hallways	1 41	D 11			
	Explanation : Manual Pull Station An	d Alarm	Bells			

Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2037	* *	1		
Conversion Equipment							
Furnace	100% 0	-2 \$123,500	2037	* *	1	\$23,900	
	Other Observa	tion, Extent : Light, Area	Affected	! : 100%			
	Location: In	The Ceiling					
	Explanation:	4 Obsolete Units - Each	Has 4 G	as Fired Heaters			
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		

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

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

Asset #: 2112

Mechanical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost 'ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment Reciprocating Compr/Chiller		9-2 \$267,100	2037	* *	1	\$13,500	
		ent : Severe, Area Affecte	d : 30%				
	Location: T	-		CC 1 COO/			
	Not Energy Ej Location : T	ficient, Extent : Moderate hroughout	, Area Aj	ffected : 60%			
		ant, Extent : Light, Area A	ffected :	60%			
	Location: 4	Units, Ceiling					
Ext Pkg Unit - Heating/Cooling	30%		2032	* *	2	\$1,000	
Treating/Cooming		ant, Extent : Light, Area A		30%			
	Location: 1	Unit, Outside Of The Bui	lding				
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	1000/			<b>***</b>			
Brass/Copper	100%		2027	\$391,000	1		
Water Heater							
Gas Fired	100%		2025	\$32,000	2	\$800	
Sanitary Piping	1000/						
Cast Iron	100%		LIFE	* *	1		
Fixtures	1000/						
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.

<sup>\*\*</sup> 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



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

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

Asset #: 2113

Architecture	Current Repa	ir	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls					_	**- ***	
Metal Panel	100% Now	\$44,400	2037	**	5	\$37,000	
	Corrosion/Rusting, Extend Location: At Eaves	: Moaerate, Al	rea Ајјеси	ea : 10%			
	Deformed/Dented, Extent	· Moderate Ar	ea Affecte	od · 10%			
	Location : South Facade		eu rijjeeie	u . 1070			
	Water Penetration, Extend		Iffected:	20%			
	Location : Throughout	. –	55				
Windows							
Steel	100% Now	\$120,300	2052	* *	5	\$13,800	
	Corrosion/Rusting, Exten	t : Moderate, Ai	rea Affecti	ed : 25%			
	Location: Throughout	16.1	1 100	. 1 500/			
	Deteriorated Finish, External Location: Throughout	nt : Moderate, 2	Area Affec	cted: 30%			
	Thermally Inefficient, Ext	ant : Modarata	Area Affa	ected : 100%			
	Location: Throughout	em . Moderate,	лгей лује	ссей . 100/0			
	Caulking Deteriorated, E.	xtent : Moderat	e. Area Ai	ffected : 50%			
	Location : Throughout		J,	,			
Roof							
Single Ply Membrane	100%		2037	* *	10	\$48,200	
	Recent Installation, Exten Location: Throughout	t : Light, Area 2	Affected :	100%			
nterior	Location : Infoughout						
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$5,400	
Mosaic Tile	5% Now	\$7,700	2032	* *	5	\$1,500	
	Broken/Missing Elements, Location: North Entran		rate, Area	Affected: 20%			
Vinyl Tile	85% Now	\$37,000	2027	\$185,200	3	\$7,800	
	Cracking/Crumbling, Exte	ent : Light, Ared	a Affected	: 20%			
	Location: Throughout						
Interior Walls	250/		LIPP	* *	_	<b>#2 100</b>	
Concrete Masonry Unit	25% 50%		LIFE	* *	5	\$3,100	
Gypsum Board Gypsum Board	50% 15% Now	\$2,000	LIFE LIFE	* *	5 5	\$9,300 \$2,800	
Gypsuiii Boaid	Cracking/Crumbling, Exte				3	\$2,000	
	Location : Corridors	m. mouei ale,	11. cu 11jje	. 10/0			
	Water Penetration, Extend	: Light, Area A	Iffected :	10%			
	Location : Throughout	<b>0</b> ,					
Metal Panel	10%		LIFE	* *			

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

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

Asset # : 2113

Architecture	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	100% 4+	\$207,300 2047	* *	5	\$12,300	
	Broken/Missing Elements, E	Extent : Moderate, A	rea Affected : 25%			
	Location : Throughout					
	Staining/Discoloring, Exten	t : Moderate, Area A	Affected : 50%			
	Location : Throughout					
	Water Penetration, Extent:	Moderate, Area Aff	ected : 20%			
	Location : Throughout					

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2027	\$1,500	5	\$100		
	Other Observation, Extent : Moderat	'e, Area Affeci	ted : 100%				
	Location : Electrical Room						
	Explanation: Main Service Switch	Rated At 120	0 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 : Mo		Affected : 100%				
	Location: Throughout The Building	g					
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

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

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

Asset # : 2113

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Natural Gas	100%	2037	* *	1		
Conversion Equipment	10070	2037		1		
Furnace	100% Now	\$41,000 2037	* *	1	\$7,900	
1 urnace	Corroded, Extent : Severe, 1	. ,		1	\$7,500	
	Location : Various Areas	area affected . 5070				
	Not Energy Efficient, Exten	t · Severe. Area Affec	ted · 100%			
	Location: Throughout					
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : 2 In Mechanica					
	Explanation: 5 Obsolete		G			
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Reciprocating	35%	2022	\$51,800	1	\$2,900	
Compr/Chiller						
	R-22 Refrigerant, Extent : I		35%			
	Location: 2 Units, Outsid	le 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 1/D:cc	1000/ 31	#2.200 IEEE	<b>.</b>	2.5	Ø10.000	
Ductwork/Diffusers	100% Now	\$3,200 LIFE	* *	2-5	\$10,000	
	Insul. Deteriorating, Extent Location : In The Ceiling	. Moaerate, Area Af	iectea : 10%			
	Location . In The Ceiling					

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

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

Asset #: 2113

Mechanical		<b>Current Repair</b>	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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%						

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

<sup>\*\*</sup> 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



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

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

Asset #: 2114

Architecture	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls	4000/ 37	**************************************	de de	_	001000	
Metal Panel	100% Now	\$40,800 2037	**	5	\$34,000	
	Corrosion/Rusting, Extent : Location : At Base					
	Deformed/Dented, Extent : I	Light, Area Affected : 1	10%			
	Location: Throughout					
	Water Penetration, Extent:	Light, Area Affected : .	20%			
W/' - 1	Location : Throughout					
Windows Steel	100% Now 5	\$101,900 2052	* *	5	\$11,700	
Steel	Deteriorated Finish, Extent	,	cted · 50%	3	\$11,700	
	Location: Throughout	. 1120001 000, 111 00 11,500				
	Thermally Inefficient, Exten Location: Throughout	t : Moderate, Area Affe	ected : 100%			
	Caulking Deteriorated, Exte	ent : Moderate, Area Aj	ffected : 50%			
Roof	200anon . Imougnout					
Spray-on Foam	100% Now 5	\$124,500 2037	* *	5	\$21,800	
. ,	Punct/Tear/Impact Damage Location: Throughout	Extent : Moderate, Ar	rea Affected : 259	%		
	Water Penetration, Extent:	Moderate, Area Affect	ed : 10%			
	Location : Various Classro	ooms				
	Worn/Eroded, Extent: Mod	erate, Area Affected : 5	50%			
	Location: Throughout					
terior						
Floors Mosaic Tile	5%	2032	* *	5	\$2,000	
Vinyl Tile	50%	2027	\$70,500	3	\$4,000	
Vinyl Tile Vinyl Tile	45% Now	\$31,700 2027	\$63,500	3	\$2,700	
v myr rne	Cracking/Crumbling, Extent	. ,		5	Ψ2,700	
	Location : Throughout					
Interior Walls						
Concrete Masonry Unit		\$9,100 LIFE	* *	5	\$1,600	
	Cracking/Crumbling, Extend	t : Light, Area Affected	! : 20%			
	Location: Throughout		• • • •			
	Water Penetration, Extent:	Light, Area Affected : .	20%			
	Location: Throughout					
Gypsum Board	65%	LIFE	**	5	\$10,200	
	Cracking/Crumbling, Extend	t : Moderate, Area Affe	ected: 20%			
	Location: Throughout	Moderate Aug 400	ad . 200/			
	Water Penetration, Extent: Location: Throughout	моаеrаtе, Area Affect	ea : 20%			
Motal Devi-1	20%	TIDE	* *			
Metal Panel	20% Deformed/Dented, Extent : I	LIFE Moderate Area Affecte				
	Dejormen/Dentea, Extent : I	vioueruie, Area Ajjecte	cu . 2070			

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

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

Asset #: 2114

Architecture	Current Repa	air	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	90% Now	\$11,700	2032	* *	5	\$7,000	
	Cracking/Crumbling, Ext	ent : Moderate,	Area Af	fected : 20%			
	Location: Throughout						
	Water Penetration, Exten	t : Light, Area A	Affected .	: 50%			
	Location : Various Clas	srooms					
AcousTileSusp.Lay-In	10%		2040	* *	5	\$1,500	

Electrical		Current Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
		s And Fixtures, Extent : Mode : Throughout The Building	rate, Are	a Affected : 100%			
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	
	Location	ervation, Extent : Moderate, : Hallways And Outside tion : CCTV Surveillance Can		ected : 100%			

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

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

Asset #: 2114

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

Current Repair		Future Replacement		Maintenance	
% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
		•			
100%	2037	* *	1		
100%	2022	\$27,800	1	\$6,000	
Other Observation, Extent : Light, Ar	rea Affected	: 100%			
Location: In The Ceiling					
Explanation: 3 Units					
100%	2035	* *	1		
20%	2027	\$20,000	1	\$1,100	
R-22 Refrigerant, Extent : Light, Area	a Affected :	20%			
Location: 1 Unit, Outside Of The B	Building				
80%	2022	\$19,600	1		
20%	2027	\$26,400	1		
80%					
20%	2027	\$12,800	2	\$1,700	
80%					
100%	LIFE	* *	2-5	\$6,700	
				-	
80%	2022	\$33,500	2	\$300	
20%	2022	\$3,900	2	\$100	
100%	2027	\$87,900	1		
100%	2021	\$7,200	2	\$200	
	% of Fail Date Estimated Control (Years)  100%  100%  Other Observation, Extent: Light, And Location: In The Ceiling Explanation: 3 Units  100%  R-22 Refrigerant, Extent: Light, Area Location: 1 Unit, Outside Of The Explanation: 30%  80%  20%  80%  20%  80%  20%  80%  100%	% of Total (Years)   Year FY	100%   2037   **   100%   2022   \$27,800     Other Observation, Extent: Light, Area Affected: 100%     Location: In The Ceiling Explanation: 3 Units     100%   2035   **   20%   2027   \$20,000     R-22 Refrigerant, Extent: Light, Area Affected: 20%     Location: I Unit, Outside Of The Building     80%   2022   \$19,600     20%   2027   \$26,400     80%   2027   \$12,800     100%   LIFE   **   80%   2022   \$33,500     20%   2022   \$33,500     20%   2022   \$33,900     100%   2022   \$33,900     100%   2022   \$33,900	No of Fail Date   Estimated Cost   Year   FY   Estimated Cost   Cycle   (Yrs)	Note   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   (Yrs)

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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Sanitary Piping				
Cast Iron	100%	LIFE **	1	
Fixtures				
Generic	100%			

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

<sup>\*\*</sup> 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.

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

Asset #: 2115

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls Metal Panel	100%			2047	* *	5-10	\$168,700	
Windows Aluminum	Broken/M	Now issing Elem : Through	\$4,200 eents, Extent : Ligh out	2043 t, Area A	* * ffected : 10%	5	\$500	
Roof Built-Up (BUR)	Drains Inc Location Ponding, L Location Water Pen	: Through Extent : Mo : At Drain	derate, Area Affec s xtent : Moderate, A	ted : 20%	6			
Skylight, Metal/Glass	2%			2037	* *	10	\$2,400	
Interior Floors Carpet	Location Wrinkling,	: Classroo	loderate, Area Affe			3	\$19,100	
Cast in Place Concrete	10%			LIFE	* *	5	\$8,000	
Mosaic Tile	5%			2040	* *	5	\$4,600	
Vinyl Tile	Cracking/	Now Crumbling, : Through	\$14,500 Extent : Light, Ar out	2027 ea Affect	\$145,400 ed : 10%	3	\$6,200	
Vinyl Tile	Location		\$16,200 Extent : Moderate, . At Corridors Files	2037 Area Affe	* * ected : 100%	3	\$700	
Interior Walls	500/	<b>3.</b> 7	<b>#40.600</b>	LIDD	*	_	Φ0.600	
Concrete Masonry Unit	Cracking/	Now Crumbling, : Through	\$49,600 Extent : Light, Ar out	LIFE ea Affect	* * ed : 10%	5	\$8,600	
Gypsum Board	Cracking/	Now Crumbling, : Through	\$9,300 Extent : Light, Ar out	LIFE ea Affect	* * ed : 10%	5	\$12,900	

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

<sup>\*\*</sup> 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 Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$6,100	2032	* *	5	\$1,800	
	O	Crumbling, I : Throughor	Extent : Moderate, ut	Area Af	fected : 20%			
	U	iscoloring, 1 : Throughou	Extent : Moderate ut	, Area A <u>f</u>	fected : 25%			
Exposed Concrete	80%			LIFE	* *	5	\$4,600	
Gypsum Board	10%	Now	\$7,700	LIFE	* *	5	\$4,600	
	U	Crumbling, I : Throughor	Extent : Moderate, ut	Area Af	fected : 30%			

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$2,600	5	\$100	
	Other Observation, Extent: M	oderate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : Main Service S	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	1000/					
Not Accessible	100%					
ighting						
Interior Lighting	000/	2027	<b>#27</b> 6.000	1.0	<b>#24200</b>	
Fluorescent	98%	2027	\$276,900	10	\$24,300	
	T-8 Lamps And Fixtures, Exter Location : Throughout The B		Affectea : 100%			
Fluorescent	2%	2027	\$5,700	10	\$500	
	Compact Fluorescent Light, Ex Location : Hallways	xtent : Moderate, Ai	rea Affected : 100	)%		
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%		•			

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

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

Asset #: 2115

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	80%						
Generic	20%		2027	\$17,100	1	\$2,000	
	Other Observa	tion, Extent : Moderate,	Area Affe	ected : 100%			
	Location : He	allways					
	Explanation .	: CCTV Surveillance Car	mera				
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%		2022	\$58,500	1-3	\$3,300	
	Other Observa	tion, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Ho	allways					
	Explanation	: Alarm Bells And Manu	al Pull Sto	ation			

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating							
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 Affecte	d : 60%				
	Location	: Insulation Peeling Off, Roo	f				
	Malfunctio	oning, Extent : Severe, Area A	ffected :	75%			
	Location	: Roof					
	Other Obs	ervation, Extent : Light, Area	Affected	: 90%			
	Location	: Roof					
	Explana	tion : 7 Obsolete Rtu Package	Units No	eed To Be Replace	d Soon		
Radiant Heater	10%		2027	\$46,800	2	\$1,300	
	Other Obs	ervation, Extent : Light, Area	Affected	1:10%			
	Location	: Various					
	Explana	tion : 5 Ele. Units					
ir Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%		2022	\$330,900	2	\$1,700	
Heating/Cooling							
2 2	Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
	Location	: Roof					
	Explana	tion : 7 Obsolete Rtu Package	Units No	eed To Be Replace	d Soon.		
Heat Rejection				*			
Air Cooled Condenser	100%		2022	\$53,300	2	\$18,900	
Unit							

#### Ventilation

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

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

Asset #: 2115

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$48,700	LIFE	**	2-5	\$15,100	
		_	Extent : Severe, Ar	00				
	Location	: Ductwor	k On Roof Is Dama	ged 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 Evide	ent, Extent	: Severe, Area Affe	cted : 10	0%			
	Location	: 2nd Floo	r Rm#7214					
	Not Energ	y Efficient,	Extent : Severe, An	ea Affec	ted : 100%			
	Location	: 2nd Floo	r 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	* *			
,		ervation, E	xtent : Light, Area		: 100%			
		: 1st To 2r						
	Explanat	ion : 1 Uni	t					

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

<sup>\*\*</sup> 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



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

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

Asset #: 2095

Architecture	Current Rep	air Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls						
Concrete Masonry Unit	Diagonal Cracks, Extent Location: North Facad Jnt Mortar Miss/Erod, E Location: North Facad	xtent : Moderate, Area Aj	Sected : 20%	5	\$11,200	
	Location : South Facad		cica . 1070			
	Rusting Masonry Supt, E Location : South Facac Vertical Cracks, Extent :	Extent : Moderate, Area A de Moderate, Area Affected				
	Location : North Facad		* *			
Pre-Cast Concrete	Location : Throughout	\$1,300 LIFE tent : Light, Area Affected nt : Light, Area Affected :	d : 10%	5	\$1,300	
Window Wall	5% Now Caulking Deteriorated, 1 Location: Throughout	\$4,800 2037 Extent : Light, Area Affect	* * red : 10%	5	\$1,800	
	Water Penetration, Extended Location: Throughout	nt : Light, Area Affected :	20%			
Windows						
Steel	Location : Throughout	\$105,600 2052 ent : Moderate, Area Affe etent : Moderate, Area Aff		5	\$12,100	
	Location : Throughout	Extent : Moderate, Area A				
Parapets						
Metal Rail	100%	2040	* *	5-10	\$38,600	
Roof				_		
Modified Bitumen Skylight, Metal/Glass	95% 5%	2032 2047	* *	10 10	\$25,700 \$4,500	
nterior	570	2017		10	ψ 1,500	

Interior

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

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

Asset #: 2095

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Carpet	15%	0-2	\$52,000	2029	\$52,000	3	\$5,900	
		led, Extent : Corridor	: Moderate, Area A s	4ffected	: 100%			
	0.	Extent : M : Corridor	loderate, Area Affe s	cted : 25	5%			
Cast in Place Concrete	10%	Now	\$2,800	LIFE	* *	5	\$5,700	
	Cracking/0	Crumbling,	Extent : Moderate	, Area Ą	ffected : 10%			
	Location	: Through	out					
Quarry Tile	15%	Now	\$11,700	2040	* *	5	\$2,900	
·	_	Crumbling, : Through	Extent : Light, Are	ea Affect	ed : 10%			
Vinyl Tile	60%	Now	\$27,700	2027	\$138,600	3	\$5,900	
, 111y 1 1 110			Extent : Moderate			Ü	<i>\$2,700</i>	
	_	: Through						
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 Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$1,500	5	\$100	
	Other Observation, Exten	nt : Moderate, Area Affe	ected : 100%			
	Location: Electrical R	oom				
	Explanation : Main Ser	vice Disconnect Switch	Rated At 1200 Am	peres		
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

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

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

Asset #: 2095

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	98%	2027	\$186,000	10	\$16,300	
	T-8 Lamps And Fixtures, Extent : Mod Location : Throughout The Building	lerate, Are	ea Affected : 100%			
Fluorescent	2%	2027	\$3,800	10	\$300	
	Compact Fluorescent Light, Extent : M Location : Hallways	Ioderate, .	Area Affected : 100	)%		
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 Affe	ected : 100%			
	Location : Hallways					
	Explanation: CCTV Surveillance Co	ımera				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2022	\$58,900	1-3	\$3,400	
_	Other Observation, Extent: Moderate	Area Affe	ected : 100%			
	Location : Hallways					
	Explanation: Manual Pull Station A	nd Alarm	Bells			

Mechanical		Current F	lepair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
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 Obs Location		xtent : Light, Area	Affectea	l : 60%			
	Explanat Upgrade		- There Are 2 Gas	Fired C	oils In It. Inefficien	t Unit. N	leeds To Be	
Radiant Heater	40%	0-2	\$125,900	2037	* *	2	\$2,700	
	Damaged,	Extent : Se	vere, Area Affecte	d : 25%				
	Location	: Various 2	Areas					
	Other Observation, Extent: Light, Area Affected: 40%							
	Location	: Various						
	Explanat	tion : 23 Un	nits					

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

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

Asset #: 2095

Mechanical	Current Repair		Futu	re Replacement	M		
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning				-			
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%		2022	\$222,300	2	\$1,100	
Heating/Cooling							
		_	ight, Area Affected				
	Location	: 1 Package Uni	t On Roof. Inefficie	nt Unit. Needs To E	Be Upgra	de.	
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				
			Light, Area Affecte	d : 100%			
		: 1st To 2nd Floo	or				
	Explanat	ion : 1 Unit					

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Metal Panel	80%	Now	\$16,400	2047	* *	5	\$13,700	
	-		tent : Moderate, A cade, North Facad		cted : 10%			
Metal Coiling Doors	20%			2040	* *	5	\$5,700	
Windows								
Aluminum	50%			2043	* *	5	\$600	
Metal Louvers	50%	Now	\$3,700	2036	* *			
	Corrosion	Rusting, E.	xtent : Light, Area	Affected	: 20%			
	Location	: Through	out					
Roof								
Metal Panel	100%			2040	* *	10	\$11,400	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$13,100	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 10%			
	Location	: Through	out					
Ceilings								
Exposed Struc: Steel	35%			LIFE	* *			
Metal Panel	65%			LIFE	* *	5	\$4,900	

Electrical	Current Repair	Future R	eplacement	M			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Transformers							
Dry Type	100%	2032	* *	5			
	Other Observation, Extent: Moder Location: Electrical Room Explanation: 45 Kilovolt-ampere	30					
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		

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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	Other Obs	ervation, E	xtent : Moderate, 2	Area Affe	ected : 100%			
	Location	: Open Spo	ace Electrical Sect	ion				
	Explanat	ion : Bells,	Manual Pull Stati	on				

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Radiant Heater	100%	2027	\$70,300	2	\$1,900	
	Other Observation, Extent:		: 100%			
	Location : Various Location	ons				
	Explanation: 6 Gas Fired	Modine Units				
Ventilation						
Exhaust Fans						
Wall Unit	100%	2022	\$1,400	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2047	* *	1		
Water Heater						
Electric	100%	2022	\$3,500	4		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2032	* *	1	\$300	
Fire Suppression						
Sprinkler						
Generic	100%	2037	* *	1-2	\$1,100	
Chemical System						
Dry	100%	2022	\$27,200	1-3	\$3,600	
	Dry System, Extent : Light,		Ó			
	Location : Gas Station, Or	ıtside				

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

<sup>\*\*</sup> 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



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

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

Asset #: 2122

rchitecture	Current Repair	<b>Future Replacement</b>	Maintenance		
vstem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Exterior Walls	000/ 31	n iiee **	-	Ф20 400	
Masonry: Brick	80% Now \$248,00		5	\$39,400	
	Location : North Facade	zontal Cracks, Extent : Moderate, Area Affected : 10%			
	Jnt Mortar Miss/Erod, Extent : Mod	erate. Area Affected · 15%			
	Location : North Facade				
Metal Panel	5%	2047 **	5-10	\$16,900	
Window Wall	15% Now \$74,10		5	\$13,900	
	Caulking Deteriorated, Extent : Mod	derate, Area Affected : 20%			
	Location: Throughout				
	Water Penetration, Extent : Modera Location : Throughout	te, Area Affected : 20%			
Windows					
Aluminum	95% Now \$16,20		5	\$900	
	Ctrwt/Balnc Not Funct, Extent : Light	ht, Area Affected : 20%			
	Location: Throughout Caulking Deteriorated, Extent: Mod	danata Anna Affantad : 250/			
	Location: Throughout	ieraie, Area Affectea . 25/6			
	Water Penetration, Extent: Modera	te. Area Affected : 10%			
	Location : Offices	<i>JJ</i>			
Metal Louvers	5%	2036 **	10	\$600	
Parapets					
Masonry: Brick	85% Now \$40,60		5	\$3,400	
	Diagonal Cracks, Extent : Moderate	, Area Affected : 5%			
	Location: West Facade				
	Horizontal Cracks, Extent : Modera Location : West Facade	te, Area Affected : 10%			
	Int Mortar Miss/Erod, Extent : Mod	arata Araa Affactad : 25%			
	Location: West Facade	eruie, Areu Ajjecieu . 25/0			
Metal Panel	5%	2047 **	5	\$800	
Metal Rail	10%	2032 **	5-10	\$7,200	

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

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

Asset #: 2122

	Total  10%  aver Block Location	(Years) Now	Estimated Cost \$13,800	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Roof IRMA/Protected Membrane Po	aver Bloc Location		\$13,800		•			
IRMA/Protected Membrane	aver Bloc Location		\$13,800					
Membrane Po	aver Bloc Location		\$13,800					
	Location	ck Ballast		2027	\$34,400			
$V_{i}$	eaetation	: Lower To	Extent : Moderate, errace	Area Afj	fected : 50%			
			Extent : Moderate,	Area Affe	ected : 20%			
		: Lower To		1 100	. 1 100/			
		etration, E. : Offices	xtent : Moderate, 2	area Ajje	ctea : 10%			
Single Ply Membrane		Now	\$185,700	2027	\$464,300			
		-	ings, Extent : Mod	'erate, Ar	ea Affected : 30%			
		: Through	out xtent : Moderate, 1	Area Affe	cted · 20%			
		: Through		11 ca 11990	cica . 2070			
Skylight, Metal/Glass		Now	\$76,500	2047	* *			
		-	ings, Extent: Mod	'erate, Ar	ea Affected : 20%			
			obby, Throughout xtent : Moderate, 1	Area Affe	cted · 20%			
		: Lobby, T		пец Ајје	cieu . 20/0			
Interior		<u> </u>						
Floors	2-0/		<b>***</b>		<b>4.62.600</b>		<b>#10.100</b>	
Carpet Pr		Now r/Impact D	\$32,700 amage, Extent : M	2023 oderate,	\$163,600 Area Affected : 309	3	\$18,400	
	Location	: Through	out					
	_	iscoloring, : Through	Extent : Moderate out	e, Area A	ffected : 20%			
Cast in Place Concrete	20%			LIFE	* *	5	\$21,500	
Ceramic Tile	5%	0-2	\$5,000	2036	* *	5	\$1,200	
	_	Crumbling, : Through	Extent : Moderate	e, Area Aj	ffected : 20%			
Panel/Paver: Cer/Brk	15%			2043	* *	5	\$16,600	
Vinyl Tile	35%	0-2	\$15,300	2027	\$152,600	3	\$6,500	
	_	_	Extent : Light, Ar	ea Affecto	ed : 10%			
	Location	: Through	out					
Interior Walls	<b>5</b> 0/			LIFE	* *			
Cast in Place Concrete Ceramic Tile	5% 5%			2036	* *	5	\$2,400	
Concrete Masonry Unit	20%	0-2	\$21,800	LIFE	* *	5	\$3,800	
C	racking/0		Extent : Light, Ar		ed : 10%	J	ψ3,000	
Gypsum Board	60%	Now	\$24,500	LIFE	* *	5	\$17,000	
C	racking/0		Extent : Light, Ar		ed : 20%		. ,	
Masonry: Brick	10%			LIFE	* *			

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

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

Asse	4	#	•	2	1	22
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Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Ceilings									
AcousTileConcealSpLn	20%	0-2	\$8,300	2025	\$82,900	5	\$6,100		
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%				
	Location	: Through	out						
AcousTileSusp.Lay-In	35%	0-2	\$14,500	2032	* *	5	\$8,600		
1	Cracking/0	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location	: Through	out						
Exposed Concrete	25%			LIFE	* *	5	\$1,900		
Gypsum Board	20%	Now	\$5,200	LIFE	* *	5	\$12,300		
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%				
	Location	: Lobby Th	iroughout						

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts						
Transformers						
Dry Type	100%	2025	\$16,500	5	\$100	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Mechanical Room					
	Explanation: 75 Kilovolt-ampere, 48	0/208/12	O Volts			
Raceway						
Conduit	90%	2027	\$49,300	1		
Conduit	10%	2037	* *	1		
Panelboards						
Fused Disc Sw	10%	2026	\$7,800	5	\$100	
Molded Case Bkrs	80%	2026	\$62,300	5	\$700	
Molded Case Bkrs	10%	2035	* *	5	\$100	
Wiring						
Thermoplastic	90%	2027	\$62,400	1		
Thermoplastic	10%	2037	* *	1		
Motor Controllers						
Motor Control Center	100%	2025	\$1,500	5	\$900	
ighting						
Interior Lighting						
Fluorescent	2%	2022	\$1,500	10	\$600	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Lobby And Hallways					
	Explanation : Compact Fluorescent F	ixtures				
Fluorescent	98%	2027	\$74,700	10	\$29,800	
1 Idoloseom	T-8 Lamps And Fixtures, Extent: Mode			10	Ψ20,000	
	Location: Throughout The Building	,	55			
Egress Lighting						
Emergency, Service	50%	2027	\$8,500	1		
Exit, Service	50%	2027	\$4,700	1		

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

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

Asset #: 2122

Electrical	Current Repair	Current Repair Future Replacement		М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ighting						
Exterior Lighting						
HID	20%	2022	\$26,100	10		
No Component	80%					
Marm						
Security System						
No Component	70%					
Generic	30%	2027	\$31,300	1	\$3,700	
	Other Observation, Extent : M	oderate, Area Affected	: 100%			
	Location: Hallways					
	Explanation: CCTV Surveill	ance Camera System				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2027	\$107,300	1-3	\$6,300	
	Other Observation, Extent : M	oderate, Area Affected	: 100%			
	Location: Hallways And Me	chanical Room				
	Explanation : Smoke Detecto	rs, Horns, Alarm Bells	, Strobe Light.	s And Ma	anual Pull Stations	

Mechanical		Current Rep	air	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2037	* *	1		
	Other Obse	ervation, Exte	ıt : Light, Area	Affected :	100%			
			Iechanical Roo					
			er Provided Fro	om Building	g P. Building C	And F Sh	nare The Same	
	Mechanic	cal Room.						
Distribution	1000/	3.7	Φ. σ. ο ο ο	2026	<b>0.50</b> 400		<b>#1</b> 600	
Hot Wtr Piping/Pump	100%		\$5,000	2026	\$50,400	4	\$1,600	
			rate, Area Affe		,			
	Location	: Penthouse N	Iechanical Roo	m				
Terminal Devices	<b>=</b> 00/				<b>****</b>		***	
Air Handler	50%			2022	\$227,400	1	\$10,200	
Convector/Radiator	10%			2025	\$17,300	1	\$1,100	
Fan Coil Unit/Heat	40%	0-2	\$193,800	2037	* *	1	\$3,900	
		ed Life, Extent : Various Loc	: Severe, Area ations	Affected :	40%			
	Other Obse	ervation, Exte	ıt : Severe, Are	a Affected	: 20%			
		: Various Loc		33				
	Explanat	ion : Rusted A	nd Leaking					
Air Conditioning	•							
Energy Source								
District Chilled Water	100%			2037	* *	1		
	Other Obse	ervation, Exte	ıt : Light, Area	Affected :	100%			
	Location	: Penthouse M	lechanical Roo	m				
	Explanat	ion : Chilled V	Vater Provided	From Buil	lding P			

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

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

Asset #: 2122

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump		Now	\$2,000	2027	\$39,500	4	\$1,600	
		Extent : M : Penthous	oderate, Area Affe se	cted : 10	%			
Terminal Devices Air Handler/Cool/Ht Fan Coil - 4 Pipe	80% 20%			2022 2022	\$290,200 \$151,500	1 1	\$16,400 \$2,100	
Ventilation	2070			2022	\$131,300	1	\$2,100	
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,500	
Exhaust Fans Interior Roof	95% 5%			2022 2022	\$109,300 \$2,700	2 2	\$1,000 \$100	
Plumbing H/C Water Piping Brass/Copper	100%			2037	**	1	•	
HW Heat Exchanger Steam Fired	100%	ervation. E	xtent : Light, Area	2037	* *	4	\$4,900	
	Location	: Penthous	-					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping  Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
Vertical Transport Elevators								
Hydraulic	Location	ervation, E : 1-3, Pen tion : 1 Uni		LIFE Affected	**!: 100%			
Fire Suppression Standpipe Generic	100%			2027	* *	1.5	\$16,700	
Generic Sprinkler	100%			2037	-1· Tr	1-5	\$10,700	
No Component Generic	80% 20%			2037	* *	1-2	\$1,900	

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

<sup>\*\*</sup> 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

Total	\$169,500	\$62,800	\$152,400	\$18,800
Importance Code C	\$49,700			
Importance Code B	\$89,900	\$53,400	\$152,400	\$18,800
Importance Code A	\$30,000	\$9,400		
Total	\$169,500	\$62,800	\$152,400	\$18,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$15,300	\$9,800	\$7,200	\$4,500
Electrical	\$2,700	\$31,100	\$2,100	\$2,300
Interior Architecture	\$117,500	\$8,600	\$139,200	\$8,000
Exterior Architecture	\$30,000	\$9,400		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 2123

rchitecture	Current Repair	t Maintenance				
vstem Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior						
Exterior Walls Masonry: Brick	80% Now \$248,00 Horizontal Cracks, Extent : Modera		* * cted : 10%	5	\$39,400	
	Location : North Facade Jnt Mortar Miss/Erod, Extent : Mod Location : North Facade	derate, Area A	ffected : 20%			
Metal Panel Window Wall	5% 15% Now \$37,10 Caulking Deteriorated, Extent: Mo Location: North Facade		* * * * Affected : 10%	5-10 5	\$16,900 \$13,900	
	Water Penetration, Extent : Light, A Location : North Facade	Area Affected .	: 30%			
Windows						
Aluminum	95% Now \$16,20 Caulking Deteriorated, Extent : Mo Location : Throughout		* * Affected : 25%	5	\$900	
	Water Penetration, Extent: Modera Location: Offices	ate, Area Affec	cted : 10%			
Metal Louvers	5%	2036	* *	10	\$600	
Parapets Masonry: Brick	85% Now \$40,60 Diagonal Cracks, Extent : Moderate		* * ed : 5%	5	\$3,400	
	Location : North Facade Horizontal Cracks, Extent : Modera Location : North Facade	ute, Area Affec	eted : 10%			
Metal Panel	5%	2047	* *	5	\$800	
Metal Rail	10%	2032	* *	5-10	\$7,200	
Roof IRMA/Protected Membrane	10% Now \$13,80	00 2027	\$34,400			
national control of the control of t	Paver Block Ballast, Extent : Model Location : Lower Terrace	rate, Area Aff	ected : 40%			
	Vegetation Growth, Extent: Modera Location: Lower Terrace	ate, Area Affe	cted : 25%			
	Water Penetration, Extent : Modera Location : First Floor	ate, Area Affec	cted : 20%			
Single Ply Membrane	85% Now \$92,90 Ponding, Extent: Moderate, Area A Location: Over Third Floor Water Penetration, Extent: Light, A	Affected : 15%				
	Location : Over Third Floor	00				
Skylight, Metal/Glass	5% Now \$101,90 Miss/Damaged Flashings, Extent : L Location : Over Lobby		* * ea Affected : 40%			
	Water Penetration, Extent: Modera Location: Over Main Lobby	ate, Area Affec	cted : 20%			

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

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

Asset #: 2123

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	20%	0-2	\$26,200	2023	\$130,900	3	\$14,800	
		~	amage, Extent : M	oderate, .	Area Affected : 20'	%		
		: Through			£4-1.200/			
	_	nscotoring: Through:	Extent : Moderate	e, Area A	ffectea : 20%			
G		. Inrougn	ош	TIPE	* *		Ф10.000	
Cast in Place Concrete	10%			LIFE	* *	5	\$10,800	
Ceramic Tile	5%			2036 2043	* *	5	\$2,500	
Panel/Paver: Cer/Brk Vinyl Tile	15% 50%	0-2	\$21,800	2043	\$217,900	5 3	\$16,600 \$9,200	
Villyl The			Extent : Light, Are			3	\$9,200	
	_	: Through	-	zu zijjeci	ca . 2070			
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	0-2	\$3,400	2036	* *	5	\$1,200	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecto	ed : 5%			
	Location	: Through	out					
Concrete Masonry Unit	20%	0-2	\$21,800	LIFE	* *	5	\$3,800	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecto	ed : 10%			
	Location	: Through	out					
Gypsum Board	60%	Now	\$24,500	LIFE	* *	5	\$17,000	
	_	_	Extent: Moderate	, Area Aj	ffected : 20%			
		: Through						
			xtent : Light, Area	Affected	: 10%			
		: Through	out					
Masonry: Brick	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$8,300	2032	* *	5	\$6,100	
			Extent : Light, Are	ea Affecti	ed : 10%			
		: Through	out					
AcousTileSusp.Lay-In	35%	G 11:	F	2032	**	5	\$17,200	
			Extent : Light, Are	ea Affecti	ed : 10%			
P 1~		: Through	Оиі		als ob-		<b>*</b> * * * * * * * * * * * * * * * * * *	
Exposed Concrete	25%	0.2	<b>#</b> 10.400	LIFE	* *	5	\$1,900	
Gypsum Board	20%	0-2	\$10,400	LIFE		5	\$12,300	
	_	Tumbling, Through:	Extent : Light, Are	га Ајјесю	ea : 10%			
	ьосаноп	. 1 nrough	Oui					

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

Under 600 Volts

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

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

Asset #: 2123

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)		<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$8,700	5	\$200	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : Main Service Disconne	ect Switch	Rated At 2500 Am	peres		
Transformers	1000/	2025	016.500	-	0100	
Dry Type	100%	2025	\$16,500	5	\$100	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Ajje	ectea : 100%			
	Explanation: 2-112.5 Kilovolt-ampe	ana 190/2	09/120 Volta			
Switchgear / Switchboard	Explanation : 2- 112.3 Kitovoti-ampe	700/20	00/120 V 011S			
Fused Disc Sw	100%	2027	\$101,900	5	\$200	
Raceway	10070	2027	Ψ101,500		Ψ200	
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	1000/	LIDE	* *	-	<b>#</b> 500	
Generic	100%	LIFE	<i>*</i> *	5	\$500	
Stand-by Power Transfer Switches						
Automatic	100%	2025	\$22,900	1	\$10,900	
Lighting	10070	2023	\$22,900	1	\$10,900	
Interior Lighting						
Fluorescent	3%	2022	\$2,400	10	\$1,000	
	Other Observation, Extent : Moderate,		•		7 /	
	Location : Lobby And Hallways					
	Explanation: Compact Fluorescent I	Fixtures				
Fluorescent	97%	2027	\$78,900	10	\$31,500	
	T-8 Lamps And Fixtures, Extent: Mod	erate, Are	a 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

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

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

Asset # : 2123

Electrical	Current Repair	nt Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
larm							
Security System							
No Component	70%						
Generic	30%	2027	\$33,500	1	\$4,000		
	Other Observation, Extent: Moderate,	Area Affec	eted : 100%				
	Location : Hallways						
	Explanation: CCTV Surveillance Car	nera Syste	m				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2027	\$114,500	1-3	\$6,700		
_	Other Observation, Extent: Moderate,	Area Affec	eted : 100%				
	Location : Hallways, Mechanical Roo	ms					
	Explanation : Strobe Lights, Smoke De	tectors, Al	larm Bells, Horns	And Ma	nual Pull Stations		

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source	1000/		2025	* *				
HTHW/HW	100%		2037		1			
	Other Observation, Ext	-		: 100%				
	Location: Penthouse				4 1 5 6	ı mı c		
	Explanation : Hot Wa Mechanical Room.	iter Provided Fro	om Build	ing P. Building D	And E Si	nare The Same		
Distribution	меспанісаі коот.							
Hot Wtr Piping/Pump	100% Now	\$5,400	2026	\$53,800	4	\$1,700		
That will riping/rump	Corroded, Extent : Ligh	+-,		\$33,000	7	\$1,700		
	Location : Mechanica		. 2070					
Terminal Devices								
Air Handler	50%		2022	\$242,800	1	\$10,900		
Convector/Radiator	10%		2025	\$18,500	1	\$1,100		
Fan Coil Unit/Heat	40% 0-2	\$206,800	2037	**	1	\$4,100		
1 444 0 044 0 144 11440	Corroded, Extent : Mod			%	-	ψ.,100		
	Location : Various	35						
	On Extended Life, Exte	nt : Severe, Area	Affected	! : 40%				
	Location : Various Lo		33					
Air Conditioning								
Energy Source								
District Chilled Water	100%		2037	* *	1			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Mechanica	ıl Room In Penth	ouse					
	Explanation: Chilled	Water Provided	From Bi	uilding P				
Distribution								
CW & CHW Wtr	100% Now	\$4,200	2027	\$42,100	4	\$1,700		
Pipe/Pump								
	Corroded, Extent : Ligh							
	Location: Penthouse	Mechanical Roo	m					

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

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

Asset #: 2123

Mechanical	Current Re	pair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	1000/			* *	2.5	#10 <b>5</b> 00		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$19,700		
Exhaust Fans	1000/		2022	Ф1 <b>22</b> 000	2	Ø1 100		
Interior	100%		2022	\$122,800	2	\$1,100		
	Other Observation, Ext Location : Roof	ent : Light, Area A	ffectea	: 1%				
	Explanation : There I Is Recommended To I	s A Condemn Roof Be Removed From	Exhau. Roof.	st Fan Has Not Be	en Used	For Long Time, It		
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2027	\$257,400	1			
HW Heat Exchanger								
Steam Fired	100%		2037	* *	4	\$5,200		
	Other Observation, Ext	-		: 100%				
	Location : Penthouse							
	Explanation: Unit Sh	ared With Building	gE					
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, Ext		ffected	: 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		

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

<sup>\*\*</sup> 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

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

\$1,207,700

Total	\$195,300	\$50,000	\$183,800	\$18,600
Importance Code C	\$44,900			
Importance Code B	\$105,300	\$45,200	\$183,800	\$18,600
Importance Code A	\$45,000	\$4,700		
Total	\$195,300	\$50,000	\$183,800	\$18,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$15,300	\$12,700	\$7,200	\$4,500
Electrical	\$1,400	\$28,600	\$700	\$900
Interior Architecture	\$129,500		\$171,900	\$9,200
Exterior Architecture	\$45,000	\$4,700		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 2124

rchitecture	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior					
Exterior Walls	000/ 11	1100 **	_	#20 A00	
Masonry: Brick	80% Now \$248,000 Horizontal Cracks, Extent : Moderate, A	LIFE	5	\$39,400	
	Location: South Facade	чтей Ајјестей . 1070			
	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 15%			
	Location: South Facade				
Metal Panel	5% Now \$18,500	2057 **	5	\$4,600	1
	Broken/Missing Elements, Extent : Seve				
	Location : South Facade Of Lobby Wi	-			
	Deformed/Dented, Extent: Severe, Area				
	Location : South Facade Of Lobby Wi				
Window Wall	15% Now \$74,100	2047 **	5	\$13,900	
	Caulking Deteriorated, Extent: Modera Location: South Facade	ite, Area Affectea : 20%			
	Water Penetration, Extent : Light, Area	Affected: 10%			
	Location : South Facade	33			
Windows					
Aluminum	95% Now \$16,200	2035 **	5	\$900	
	Caulking Deteriorated, Extent : Modera Location : Throughout	ate, Area Affected : 25%			
	Water Penetration, Extent : Moderate, 2 Location : Offices	Area Affected : 10%			
Metal Louvers	5%	2036 **	10	\$600	
Parapets				·	
Masonry: Brick	85% Now \$40,600	LIFE **	5	\$3,400	
	Diagonal Cracks, Extent : Moderate, A	rea Affected : 10%			
	Location: East Facade	1.00/			
	Horizontal Cracks, Extent : Moderate, A Location : East Facade, South Facade				
Metal Panel	5%	2047 **	5	\$800	
Metal Rail	10%	2047 **	5-10	\$7,200	
TVICTOR IXAII	10/0	2032	2 10	Ψ1,200	

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

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

Asset #: 2124

Architecture		<b>Current F</b>	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
IRMA/Protected Membrane	10%	Now	\$10,300	2032	* *			
			Extent : Moderate,		fected : 100%			
	Location	: Lower Te	errace, Throughou	t				
	-		Extent : Moderate, . errace, Throughou		ected : 20%			
		etration, E. : Offices	xtent : Moderate, A	lrea Affe	ected : 20%			
Single Ply Membrane	Miss/Dame	_	\$185,700 ings, Extent : Mod rd Floor, Through		\$464,300 rea Affected : 25%			
			xtent : Moderate, A		ected · 20%			
	Location	: Through	out					
Skylight, Metal/Glass	Miss/Dame Location Water Pen	: Over Ma etration, E	\$101,900 ings, Extent : Mod in Lounge, Throug xtent : Light, Area unge, Throughout	hout				
Interior								
Floors	250/	0.2	¢22.700	2022	¢1(2(00	2	¢10.400	
Carpet		0-2 r/Impact D : Through	\$32,700 amage, Extent : Mo out	2023 oderate,	\$163,600 Area Affected : 30	3	\$18,400	
Cast in Place Concrete	5%			LIFE	* *	5	\$5,400	
Ceramic Tile	5%	0-2	\$5,000	2036	* *	5	\$1,200	
	-	Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 10%			
Panel/Paver: Cer/Brk	15%			2043	* *	5	\$16,600	
Vinyl Tile	50%	0-2	\$21,800	2027	\$217,900	3	\$9,200	
•		Crumbling, : Through	Extent : Light, Are	ea Affect	ed : 20%			

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

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

Asset	· #	•	21	24
7556			_	

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	0-2	\$6,800	2036	* *	5	\$1,200	
	_	Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 10%			
Concrete Masonry Unit	20%	0-2	\$21,800	LIFE	* *	5	\$3,800	
·	_	Crumbling, : Through	Extent : Light, Are out	ea Affect	ed : 10%			
Gypsum Board	20%	Now	\$16,300	LIFE	* *	5	\$5,700	
	Cracking/0	Crumbling,	Extent : Moderate	, Area Ą	ffected : 40%			
	Location	: Below Sh	kylight At Corner C	of Main I	Lounge			
	Water Pen	etration, E	xtent : Light, Area	Affected	: 20%			
	Location	: Below Sh	kylight At Corner C	of Main I	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	
1 2	Cracking/0	Crumbling,	Extent : Light, Are	ea Affect	ed : 20%			
	Location	: Through	out					
Exposed Concrete	30%			LIFE	* *	5	\$2,300	
Gypsum Board		Now	\$6,500	LIFE	* *	5	\$15,400	
<b>71</b>	Cracking/0		Extent : Light, Are		ed : 10%	-	, , , ,	

Electrical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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, Exte	ent : Moderate, Area A	Affected : 100%			
	Location: Throughout The	Building				
Egress Lighting						
Emergency, Service	50%	2027	\$9,100	1		
Exit, Service	50%	2027	\$5,000	1		

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

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

Asset #: 2124

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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: Moder	rate, Area Affected	d: 100%			
	Location : Outside					
	Explanation: CCTV Surveillance	e Camera System				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2027	\$114,500	1-3	\$6,700	
	Other Observation, Extent: Moder	rate, Area Affected	d: 100%			
	Location : Hallways And Mechar	nical Room				
	Explanation: Smoke Detectors, A	Alarm Bells, Manı	ıal Pull Station	s, Strobe	Lights And Horns	

Mechanical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2037	* *	1		
	Other Obse	ervation, Exter	nt : Light, Area	Affected	: 100%			
	Location	: Penthouse M	1echanical Roo	m				
	Explanati Mechanic		er Provided Fro	om Buildi	ng P. Building D	And E Sh	hare The Same	
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$5,400	2026	\$53,800	4	\$1,700	
	Corroded,	Extent : Mode	rate, Area Affe	cted : 209	%			
	Location	: Mechanical	Room					
Terminal Devices								
Air Handler	50%			2022	\$242,800	1	\$10,900	
Convector/Radiator	10%			2025	\$18,500	1	\$1,100	
Fan Coil Unit/Heat	40%	0-2	\$206,800	2037	* *	1	\$4,100	
	Corroded,	Extent : Mode	rate, Area Affe	cted : 209	%			
	Location	: Various						
		ed Life, Extent : Various Loc	: Severe, Area ations	Affected	: 40%			
Air Conditioning								
Energy Source								
District Chilled Water	100%			2037	* *	1		
	Other Obse	ervation, Exter	nt : Light, Area	Affected	: 100%			
	Location	: Penthouse N	1echanical Roo	m				
	Explanati	ion : Chilled V	Water Provided	From Bu	ilding P			

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

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

Asset #: 2124

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$4,200	2027	\$42,100	4	\$1,700	
r ipe/r unip		Extent : M	loderate, Area Affe cal Room	cted : 20	%			
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	0.70/			• • • •	<b>4445</b>	_	44.000	
Interior	95%			2022	\$116,700	2	\$1,000	
Roof	5%			2022	\$2,900	2	\$100	
Plumbing								
H/C Water Piping	1000/			2027	* *	1		
Brass/Copper	100%			2037	7. 7.	1		
HW Heat Exchanger Steam Fired	100%			2037	* *	4	¢5 200	
Steam Fired		amuation E	Extent : Light, Area			4	\$5,200	
		: Penthou	-	Ајјестеи	. 100/0			
			se Shared With Buildi	ino D				
Sanitary Piping	Елрини	ion . Onii	Sharea Wiin Builai	ng D				
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LII L		•		
Cast Iron	100%			LIFE	* *	1		
Fixtures	10070			LII E		-		
Generic	100%							
Vertical Transport	10070							
Elevators								
Hydraulic	100%			LIFE	* *			
J		ervation, E	Extent : Light, Area		! : 100%			
	Location	: 1st To 31	rd Floor					
	Explanai	ion : 1 Uni	it					
Fire Suppression								
Standpipe								
Generic	100%			2037	* *	1-5	\$17,800	
Sprinkler								
No Component	80%							
Generic	20%			2037	* *	1-2	\$2,000	

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

<sup>\*\*</sup> 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

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
Total Importance Code A	<b>\$186,500</b> \$30,000	<b>\$48,000</b> \$5,000	\$183,600	\$18,600
	,	,	<b>\$183,600</b> \$183,600	<b>\$18,600</b> \$18,600
Importance Code A	\$30,000	\$5,000	,	ŕ



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

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

Asset #: 2125

rchitecture	Current Repair Future Replacement					Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
terior								
Exterior Walls Masonry: Brick	80% Now Horizontal Cracks, Ex Location: South Fac Jnt Mortar Miss/Erod, Location: South Fac	cade Extent : Modera			5	\$39,400		
Metal Panel Window Wall	5% 15% Now Caulking Deteriorated Location: South Fac Water Penetration, Ex Location: South Fac	cade tent : Light, Area			5-10 5	\$16,900 \$13,900		
Windows								
Aluminum	95% Now Caulking Deteriorated Location: Througho Water Penetration, Ex Location: Offices	ut			5	\$900		
Metal Louvers	5%		2036	* *	10	\$600		
Parapets Masonry: Brick	85% Now Diagonal Cracks, Exte Location: South Fac Horizontal Cracks, Ex Location: South Fac	cade tent : Moderate, 2			5	\$3,400		
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, E Location: Througho Vegetation Growth, Ex Location: Lower Te Water Penetration, Ex Location: Offices, T	ut xtent : Moderate, rrace, Throughou tent : Moderate, A	Area Affe t	ected : 15%				
Single Ply Membrane	85% Now Miss/Damaged Flashi. Location: Upper Ro Ponding, Extent: Mod Location: Over Thir	of, Throughout. lerate, Area Affec	ted : 20%					
Skylight, Metal/Glass	5% Now Miss/Damaged Flashi. Location: Over Lob. Water Penetration, Ex Location: Over Lob.	by tent : Moderate, 2						

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

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

Asset #: 2125

rchitecture	Curre	ent Repair	Futur	e Replacement	M	aintenance		
vstem Component Type	% of Fail D Total (Year	ate Estimated Cost (rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
erior								
Floors		*** -**				*		
Carpet	Location : Thro	ring, Extent : Moderate			3 %	\$18,400		
Cast in Place Concrete	5%		LIFE	* *	5	\$5,400		
Ceramic Tile	5% 2-4 Cracking/Crumbi Location : Thro	\$5,000 ling, Extent : Light, Ar ughout	2036 ea Affect	* * ed : 10%	5	\$1,200		
Panel/Paver: Cer/Brk	15%		2043	* *	5	\$16,600		
Vinyl Tile	50% 0-2 Cracking/Crumble Location : Thro	\$21,800 ing, Extent : Moderate ughout	2027 e, Area A	\$217,900 ffected : 20%	3	\$9,200		
Interior Walls								
Cast in Place Concrete	5%		LIFE	* *				
Ceramic Tile	5% 0-2 Cracking/Crumbi Location : Thro	\$6,800 ing, Extent : Light, Ar ughout	2036 ea Affect	* * ed : 10%	5	\$1,200		
Concrete Masonry Unit	20% 2-4 Cracking/Crumble Location : Thro	\$21,800 ling, Extent : Moderate ughout	LIFE e, Area A	* * ffected : 20%	5	\$3,800		
Gypsum Board	Location : Thro	ing, Extent : Moderate ughout n, Extent : Moderate, A			5	\$17,000		
Masonry: Brick	10%		LIFE	* *				
Ceilings	<u>-</u>							
AcousTileConcealSpLn	15% Now Broken/Missing E Location: Thro	Elements, Extent : Ligh	2032 at, Area A	* * ffected : 20%	5	\$4,600		
AcousTileSusp.Lay-In	35% Now Cracking/Crumble Location: Thro	ing, Extent : Light, Ar	2032 ea Affect	* * ed : 10%	5	\$8,600		
Exposed Concrete		\$49,500 n, Extent : Moderate, 2 n 327 Below Machine			5	\$2,300		
Gypsum Board	Location : Thro	ing, Extent : Light, Ar ughout n, Extent : Light, Area			5	\$12,300		

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

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

Asset #: 2125

2027 2026 2026 2027 2027 2027 2027 2027	\$54,800 \$15,600 \$62,300 \$69,400 \$76,200 a Affected: 100%	Cycle (Yrs)  1  5 5 1	S200 \$700	Priority
2026 2026 2027 2027 t: Moderate, Area	\$15,600 \$62,300 \$69,400 \$76,200	5 5	·	
2026 2026 2027 2027 t: Moderate, Area	\$15,600 \$62,300 \$69,400 \$76,200	5 5	·	
2026 2026 2027 2027 t: Moderate, Area	\$15,600 \$62,300 \$69,400 \$76,200	5 5	·	
2026 2027 2027 t: Moderate, Area	\$62,300 \$69,400 \$76,200	1	·	
2026 2027 2027 t: Moderate, Area	\$62,300 \$69,400 \$76,200	1	·	
2027 2027 t : Moderate, Area	\$69,400 \$76,200	1	\$700	
2027 t : Moderate, Ared	\$76,200			
2027 t : Moderate, Ared	\$76,200			
t : Moderate, Are		10		
t : Moderate, Are		10		
t : Moderate, Are		10		
	a Affected : 100%	10	\$30,400	
'uulduua	55			
unung				
• • • •	<b>***</b>			
2027	\$8,500	1		
2027	\$4,700	1		
2022	<b>#2</b> < 100	10		
2022	\$26,100	10		
2027	\$31,300	1	\$3,700	
derate, Area Affe		1	\$3,700	
ueruie, Areu Ajje side	ссей . 100/0			
nce Camera Syst	om.			
nee Camera Byst	Citi			
	\$107.300	1-3	\$6,300	
2027		15	ψ0,500	
2027 derate, Area Affe	. 10070		Smoke Detectors	
		derate, Area Affected : 100%	derate, Area Affected : 100%	

Mechanical	Current Repa	air Fu	ture Replacement	M	aintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Ye	ar Estimated Cost Y	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating								
Energy Source								
HTHW/HW	100%	203	**	1				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse M	lechanical Room						
	Explanation : Hot Wate	er Provided From Bi	ilding P. Building C	And F Sh	are The Same			
	Mechanical Room.		8					
Distribution						,		
Hot Wtr Piping/Pump	100% Now	\$5,000 202	26 \$50,400	4	\$1,600			
1 0 1	Corroded, Extent: Model	rate, Area Affected :	20%		·			
	Location: Penthouse M	lechanical Room						

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

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

Asset #: 2125

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Heating	•							•
Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat		0-2	\$193,800 tent : Severe, Area Locations	2022 2025 2037 Affected	\$227,400 \$17,300 * *	1 1 1	\$10,200 \$1,100 \$3,900	
	Other Obs	servation, E	Extent : Severe, Are	a Affecte	ed : 20%			
	Location	ı : Various	Locations					
	Explana	tion : Ruste	ed And Leaking					
Air Conditioning								
Energy Source District Chilled Water	100%			2037	* *	1		
District Cliffied water	Other Obs Location	servation, E 1 : Penthou	xtent : Light, Area se Mechanical Roo ed Water Provided	Affected m	! : 100%	1		
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$2,000	2027	\$39,500	4	\$1,600	
i ipe/i ump		, Extent : M 1 : Penthou	loderate, Area Affe se	cted : 10	%			
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	10070			LII L			ψ10,500	
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%		Extent : Light, Area	2037	**	4	\$4,900	
	Location	ı : Penthou	_		. 100/0			
Sanitary Piping	p.unu		ca ,, un Duna					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							

Vertical Transport

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

<sup>\*\*</sup> 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 Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, A Location : 1-3 Explanation : 1 Unit	rea Affected : 100	9%			
Fire Suppression						
Standpipe Generic	100%	2037	* *	1-5	\$16,700	
Sprinkler						
No Component	80%					
Generic	20%	2037	* *	1-2	\$1,900	

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

<sup>\*\*</sup> 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

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



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

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

Asset #: 4434

Architecture	Current Repair	Future Rep	olacement	M	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior	•	•				
Exterior Walls						
Concrete Masonry Unit	5%	LIFE	* *	5	\$14,900	
	Repairs in Progress, Extend Location : Throughout	: Light, Area Affected : 10	10%			
Masonry: Brick	10%	LIFE	* *	5	\$47,800	
	Repairs in Progress, Extent	: Light, Area Affected : 10	0%			
	Location: Throughout					
	Sidewalk Shed in Use, Exte	nt : Light, Area Affected : 1	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 Repo	uir				
Stucco Cement	5%	2046	* *	5	\$59,800	
Window Wall	2%	2055	* *	5	\$35,900	
<b>Under Construction</b>	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	050/	2024	* *	10	¢220 500	
Modified Bitumen	95% 5%	2034 2055	* *	10 10	\$228,500	
Skylight, Metal/Glass	3%	2033		10	\$40,100	
Interior Floors						
Carpet	5%	2028	\$888,400	3	\$100,100	
Cast in Place Concrete	10%	LIFE	**	5	\$292,100	
Cust in I lace Concrete	Water Penetration, Extent:		10%	3	Ψ272,100	
	Location : Basement					
Ceramic Tile	10%	2038	* *	5	\$133,500	
Quarry Tile	2%	2042	* *	5	\$40,100	
Terrazzo	10%	LIFE	* *	5	\$104,300	
Vinyl Tile		\$149,100 2034	* *	3	\$315,500	
v myr rne	Blisters, Extent : Moderate,			J	ψ312,200	
	Location: Throughout					
	Broken/Missing Elements, I	Extent : Moderate, Area Afj	fected : 5%			
	Location: Throughout					
	Cracking/Crumbling, Extended Location: Throughout	t : Moderate, Area Affected	d : 15%			
	Worn/Eroded, Extent : Mod	lerate, Area Affected : 10%	ó			
	Location: Throughout	50				

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

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

Asset #: 4434

Architecture	Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior								
Interior Walls Cast in Place Concrete	20%		LIFE	* *				
Cast in Place Concrete 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, E Location: Main En	Extent : Severe, Are	a Affecte	d : 10%		. ,		
Masonry: Brick	5% Now	\$144,100	LIFE	* *				
1.1.1.00.1	Diagonal Cracks, Ex Location : Service	tent : Moderate, Ai		ted : 10%				
Ceilings								
AcousTileSusp.Lay-In	75% Now Misaligned/Bulging, Location: Through		2042 Area Aff	* * Gected : 5%	5	\$500,700		
	Staining/Discoloring Location: Through		e, Area Aj	ffected : 10%				
	Water Penetration, E	Extent : Moderate, 2	Area Affe	cted : 5%				
	Location : Through	nout						
Exposed Concrete	10% Paint Peeling, Exten Location: Through		LIFE Affected	* *	5	\$20,900		
Exposed Struc: Steel	1% Now Corrosion/Rusting, I Location: Service		LIFE Area Affe	* * cted : 15%				
	Staining/Discoloring Location: Service	, Extent : Moderate	e, Area Aj	ffected : 25%				
Gypsum Board	10%		LIFE	* *	5	\$166,900		
Metal Panel	4% Now	\$46,500	LIFE	* *	5	\$66,800		
	Corrosion/Rusting, E Location : Service		Area Affe	cted : 20%				
	Water Penetration, E Location : Service		Area Affe	cted : 25%				
Site Pavements Public Sidewalk								
Cast in Place Concrete	56%		2042	* *				
Pavers/Stone	44% 0-2	\$516,100	2038	* *				
	Broken/Missing Elen Location : Through		erate, Ar	ea Affected : 10%	Ó			
	Cracking/Crumbling Location: Through		, Area A <u>j</u>	fected : 10%				
	Misaligned/Bulging, Location: Through		Area Aff	ected : 10%				
Parking/Driveway Under Construction	100%							

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

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

Asset #: 4434

lectrical	Current Repair	Future Replacement	N	laintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts					
Service Equipment					
Fused Disc Sw	33%	2029	5	\$1,300	
	Other Observation, Extent: Light Location: Electrical Room No. I Explanation: 2 - 4000 Amperes		es		
Fused Disc Sw	17%	2055 **	5	\$700	
	Recent Installation, Extent : Light Location : Electrical Room No. 1	00			
	Other Observation, Extent : Light	, Area Affected : 100%			
	Location : Electrical Room No. 1	!			
	Explanation: 1 - 3000 Amperes	And 1 - 2000 Amperes High Pre	ssure Co	ntact 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 Dis	connect S	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-a	mpere, 480/277 Volts - 208 Volts	5		
Dry Type	25%	2046 **	5	\$800	
	Other Observation, Extent : Light	, Area Affected : 100%			
	Location : Electrical Room No. 1	!			
	Explanation: 1 - 500 Kilovolt-a	mpere, 480/277 Volts - 208 Volts	5		
Dry Type	10%	2042 **	5	\$300	
y -yF-	Other Observation, Extent : Light		-	42.0	
	Location : Elevator Mechanical				
	Explanation : 4 - 40 Kilovolt-an	pere, 208 Volts Primary, 230 Vo	olts Secon	darv	
Switchgear / Switchboard	7	<del>(</del>		···· <i>y</i>	
Fused Disc Sw	90%	2029	5	\$3,400	
Fused Disc Sw	5%	2055 **	5	\$200	
Molded Case Bkrs	5%	2029	5	\$1,200	
Raceway				4-,	
Conduit	90%	2039 **	1		
Conduit	10%	2049 **	1		
Panelboards		2027 **	5	Φ2 100	
Panelboards Fused Disc Sw	15%	203/		\$3,100	
Fused Disc Sw	15% 45%	2037	5 5	\$3,100 \$10,600	
Fused Disc Sw Molded Case Bkrs	45%	2037 **	5	\$10,600	
Fused Disc Sw Molded Case Bkrs Molded Case Bkrs		2037 **		·	
Fused Disc Sw Molded Case Bkrs	45%	2037 **	5	\$10,600	

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

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

Asset #: 4434

Electrical	Current Repair	Future	e Replacement	M		
System	% of Fail Date Estimated Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priorit
Component	Total (Years)	FY		(Yrs)		
Type						
Inder 600 Volts						
Motor Controllers	(50/	2027		_	\$2,000	
Locally Mounted	65%	2027	* *	5	\$3,900	
Locally Mounted Motor Control Center	25% 5%	2034 2027		5	\$1,500	
	5%	2046	* *	5 5	\$1,200 \$1,200	
Motor Control Center	370	2040		3	\$1,200	
Ground  Grounding Davison						
Grounding Devices Generic	100%	LIFE	* *	5	\$13,100	
tand-by Power	100%	LIFE		3	\$13,100	
Transfer Switches						
Automatic	100%	2034	* *	1	\$274,500	
Generators	10070	2034		1	\$274,300	
Diesel	100%	2032	* *	1	\$345,500	
Diesei	Other Observation, Extent : Light, Are		. 100%	1	\$545,500	
	Location: Roof	и Пусски	. 100/0			
	Explanation: 600 Kilowatts, 208/120	) Volts Ger	nset			
Batteries	Explanation: 000 Kitowatts, 200/120	rous Ger	isei			
Lead/Acid	100%	2022	\$1,600	5	\$33,000	
Fuel Storage	10070	2022	ψ1,000		\$33,000	
Day Tank	50%	2037	* *	5	\$82,800	
Buy Tunk	Other Observation, Extent : Light, Are		: 100%	5	Ψ02,000	
	Location: Roof	11,5,00000	. 100/0			
	Explanation : No Available Namepla	te Rating (	Capacity			
Main Tank	50%	2032	**	5	\$13,100	
Widin Tunk	Other Observation, Extent : Light, Are		· 100%	3	Ψ15,100	
	Location: Basement	11,5,00000	. 100/0			
	Explanation: 2000 Gallon Capacity					
ighting	Enplanation : 2000 Gainen Capacity					
Interior Lighting						
Fluorescent	90%	2034	* *	10	\$736,400	
	T-8 Lamps And Fixtures, Extent: Ligh	t, Area Aff	ected : 100%		,	
	Location : Throughout The Building					
Fluorescent	2%	2029	\$41,000	10	\$16,400	
Tuorescent	Other Observation, Extent : Light, Are			10	\$10,400	
	Location: Throughout The Building	11,5,00000	. 100/0			
	Explanation: Compact Fluorescent	ight Fixtu	ires			
Fluorescent	5%	2034	* *	10	\$40,900	
Tuorescent	T-5 Lamps And Fixtures, Extent: Ligh		Sected · 100%	10	\$40,200	
	Location: Throughout The Building	i, 111 cu 11jj	естей . 100/0			
LED		2027	* *			
LED	3%	2037	<b>ት</b> ች			
Egress Lighting	500/	2057	* *	1		
Exit, LED	50%	2057		l 10	<b>#20 100</b>	
Exit, Battery	50%	2029	\$428,000	10	\$30,100	
Exterior Lighting	1000/					
Under Construction	100%					

#### Alarm

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

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

Asset #: 4434

Electrical	Cui	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$100,000	
	Other Observat	ion, Extent : Light, Area	Affected	: 100%			
	Location : Ha	llways					
	Explanation:	CCTV Surveillance Can	neras				
Fire/Smoke Detection							
No Component	50%						
Generic, Analog	50%		2034	* *	1-3	\$274,900	
_	Other Observat	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Ha	llways And Mechanical	Spaces				
	Explanation:	Strobe Lights, Manual I	Pull Stati	on And Smoke Det	ectors		

<b>Mechanical</b>	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Natural Gas	100%	2055	* *	1		
	Recent Installation, Extent : Light, Ard Location : Basement	ea Affected :	100%			
Conversion Equipment						
Steam Boiler	100%	2046	* *	1	\$883,500	
	Recent Installation, Extent : Light, Ard Location : Basement	ea Affected :	100%			
	Other Observation, Extent : Light, Are	ea Affected :	100%			
	Location: Basement					
	Explanation: 3 New Units					
Distribution	-					
Steam Piping/Pump	100%	2055	* *			
	Recent Replace Evident, Extent : Ligh Location : Basement	t, Area Affed	cted : 100%			
Terminal Devices						
Air Handler	60%	2029	\$7,348,900	1	\$331,000	
Convector/Radiator	35%	2027	\$1,632,100	1	\$100,800	
Fan Coil Unit/Heat	5%	2029	\$652,300	1	\$14,400	
ir Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		

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

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

Asset #: 4434

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment	6007				_	000	
Int Pkg Unit - Heating/Cooling	60%		2023	\$11,114,600	2	\$32,800	
	R-22 Refrigerant, Ex Location : Mechan	-			Floors		
Reciprocating Compr/Chiller	20%		2037	* *	1	\$82,800	
	R-134a Refrigerant, Location : Mechan		a Affected	l : 100%			
	Recent Replace Evid Location : Mechan		Area Affe	ected : 100%			
Ext Pkg Unit - Heating/Cooling	10%		2037	* *	2	\$5,500	
Treating Cooling	Recent Installation, Location: Rooftop	-	ı Affected	: 100%			
No Component	10%						
Distribution							
CW & CHW Wtr	90%		2029	\$860,600	4	\$59,400	
Pipe/Pump							
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 Evid Location : Rooftop		Area Affe	ected : 100%			
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	1000/		2020	0.501.000	_	012.00	
Gas Fired	100%		2028	\$531,200	2	\$13,000	
	Other Observation, I Location : Boiler R	Coom					
	Explanation: 500	Gallon Tank Used I	For Sumn	ıer			

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

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

Asset #: 4434

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
HW Heat Exchanger	1000/				400.400	
Steam Fired	100%	2055	**	4	\$88,200	
	Recent Replace Evident, Extent : Light	t, Area Affec	eted: 100%			
	Location : Boiler Room					
Sanitary Piping	1000/	TIPE	* *			
Cast Iron	100%	LIFE		1		
	Recent Repair Evident, Extent : Light, Location : Throughout	Area Affect	ed : 30%			
Storm Drain Piping	200mion : 1m oughour					
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)		2.1. 2				
Non-Submersible	100%	2024	\$132,800	4	\$18,800	
Backflow Preventer			4-0-,000		4-0,000	
Generic	100%	2034	* *	1	\$54,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	80%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affected :	80%			
	Location: Basement To 9th Floor					
	Explanation: 11 Units					
Hydraulic	20%	LIFE	* *			
·	Other Observation, Extent : Light, Are	a 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	98%	• • • •	* = * -			
Generic	2%	2024	\$500	1-3	\$100	
	Other Observation, Extent : Light, Are	a Affected :	2%			
	Location: 3rd Floor Kitchen					
	Explanation : For The Stove					

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

<sup>\*\*</sup> 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 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



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

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

## CITY UNIVERSITY OF NEW YORK - 042 LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset #: 2823

Architecture	Current Repair	Future Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Exterior Walls Cement-Fiber Panel	64% Now \$259,200 Cracking/Crumbling, Extent: Moderate Location: E365, Penthouse, Througho Staining/Discoloring, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, A Location: Stairs, E365, E507, Throug	out e, Area Affected : 25% Area Affected : 15%			
Glass Block	10% Now \$28,500  Jnt Mortar Miss/Erod, Extent: Moderat  Location: Library  Water Penetration, Extent: Moderate, A  Location: Library		5	\$17,100	
Masonry: Brick	15% 0-2 \$25,900  Expansion Jnt Failure, Extent: Moderal Location: Throughout  Horizontal Cracks, Extent: Light, Area Location: Rear Of Building		5	\$41,100	
Metal Coiling Doors	3% 0-2 \$24,300  Bent/Warped Elements, Extent: Moderate Location: Bottom  Corrosion/Rusting, Extent: Moderate, A Location: Throughout  Deformed/Dented, Extent: Moderate, A Location: Bottom  Paint Peeling, Extent: Moderate, Area Location: Throughout	Area Affected : 5% rea Affected : 5%	5	\$12,900	
Pre-Cast Concrete	3% Now \$5,700 Cracking/Crumbling, Extent: Moderate Location: At Expansion Joint At Rear Expansion Jnt Failure, Extent: Moderate Location: Between Building E And M	te, Area Affected : 100%	5	\$26,700	
Stucco Cement	5% 0-2 \$8,300 Horizontal Cracks, Extent : Moderate, A Location : Penthouse	2042 ** Irea Affected : 5%	5	\$17,100	
Windows Aluminum	95% Now \$346,000 Ctrwt/Balnc Not Funct, Extent: Modera Location: Throughout Unit Inoperable, Extent: Moderate, Are Location: Throughout		5	\$19,800	
Metal Louvers	5% Now \$1,300  Bent/Warped Elements, Extent: Moderate Location: Rear Of Building  Water Penetration, Extent: Moderate, A Location: Throughout				

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

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

Asset #: 2823

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Parapets						_	****	
Cast in Place Concrete	50%			LIFE	* *	5	\$105,700	
Metal Panel	47%	,· F		2049	**	5	\$37,300	
		ervanon, E : Exterior	xtent : Moderate, .	4rea А <u></u> ЈЈе	ctea : 100%			
			r arapeis Material Is Actuall	v Caman	t Fiber Panal			
Metal Panel	3%	ion . This I	viateriai is Actuali	2049	**	5	\$2,400	
Roof	3 / 0			2049			\$2,400	
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							
	Water Pen Location Worn/Erod	etration, E : Room Es led, Extent	xtent : Moderate, 2 507, Corridor Near : Moderate, Area	Rooms I	E238 And E271, No	ear 5th F	loor Elevator	
Soffits	Water Pen Location Worn/Erod	etration, E : Room Es led, Extent	xtent : Moderate, 2 507, Corridor Near : Moderate, Area	Rooms I	E238 And E271, No	ear 5th F	loor Elevator	
Soffits Cement-Fiber Panel	Water Pen Location Worn/Erod	etration, E : Room Es led, Extent	xtent : Moderate, 2 507, Corridor Near : Moderate, Area	Rooms I	E238 And E271, No	10	loor Elevator	
Cement-Fiber Panel nterior	Water Pen Location Worn/Eroc Location	etration, E : Room Es led, Extent	xtent : Moderate, 2 507, Corridor Near : Moderate, Area	Rooms I Affected .	E238 And E271, No : 25%		loor Elevator	
Cement-Fiber Panel nterior Floors	Water Pen Location Worn/Eroc Location	etration, E : Room Es led, Extent	xtent : Moderate, 2 507, Corridor Near : Moderate, Area	Rooms I Affected .	E238 And E271, No : 25% * *	10		
Cement-Fiber Panel nterior Floors Carpet	Water Pen Location Worn/Eroc Location 100%	etration, E : Room Es led, Extent	xtent : Moderate, 2 507, Corridor Near : Moderate, Area	2034 2025	E238 And E271, No. 25%  ** \$643,500	10	\$72,500	
Cement-Fiber Panel nterior Floors Carpet Cast in Place Concrete	Water Pen Location Worn/Eroc Location 100%	etration, E : Room Es led, Extent	xtent : Moderate, 2 507, Corridor Near : Moderate, Area	2034 2025 LIFE	\$643,500 **	10 3 5	\$72,500 \$158,700	
Cement-Fiber Panel nterior Floors Carpet Cast in Place Concrete Ceramic Tile	Water Pen Location Worn/Eroc Location  100%  10% 15% 5%	etration, E : Room E: ded, Extent : Through	xtent : Moderate, 2 607, Corridor Near : Moderate, Area out	2034 2025 LIFE 2038	\$643,500 **	10 3 5 5	\$72,500 \$158,700 \$24,200	
Cement-Fiber Panel nterior Floors Carpet Cast in Place Concrete	Water Pen Location Worn/Eroc Location  100%  10% 15% 5% 70% Cracking/C Location Loose Unit Location Misaligned Location Patching E	Now Crumbling, : Through  Now Crumbling, : Through  ts, Extent: : Through	\$150,000  Extent: Moderate, Area out  Stephen	2034  2025 LIFE 2038 2029 Area Affected: Area Aff	\$643,500 ** \$3,000,500  *fected: 5%	10 3 5	\$72,500 \$158,700	
Cement-Fiber Panel Interior Floors Carpet Cast in Place Concrete Ceramic Tile	Water Pen Location Worn/Eroc Location  100%  10% 15% 5% 70% Cracking/C Location Loose Unit Location Misaligned Location Patching E Location	Now Crumbling, Ethrough  Now Crumbling, Through ts, Extent: Through d/Bulging, Through tvident, Ex	\$150,000  Extent: Moderate, Area out  Stephen	2034  2025 LIFE 2038 2029 Area Aj	\$643,500 ** \$3,000,500  *fected: 5%  feeted: 5%	10 3 5 5	\$72,500 \$158,700 \$24,200	

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

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

Asset #: 2823

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2038	* *	5	\$43,600	
Concrete Masonry Unit				LIFE	* *	5	\$52,300	
Glass: Single Pane	3%			LIFE	* *	5	\$19,600	
Gypsum Board	57%		\$43,000	LIFE	* *	5	\$298,100	
	_	_	Extent : Moderate	, Area Aj	ffected : 5%			
		-	Laboratory					
			xtent : Moderate, A	1rea Affe	cted : 15%			
	Location	: Library,	Laboratory					
Plaster	15%			LIFE	* *	5	\$39,200	
Ceilings								
AcousTileSusp.Lay-In	70%			2034	* *	5	\$338,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Third Floor Laboratory							
			Extent : Moderate out, Third Floor, L					
	Water Per	etration, E.	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Corridor	Near Room E271,	Room E	238, Near 5th Flo	or Elevat	or	
Exposed Concrete	15%			LIFE	* *	5	\$11,300	
Exposed Struc: Steel	5%			LIFE	* *	-	4,	
Gypsum Board	10%			LIFE	* *	5	\$60,500	
71		netration, E. : Library	xtent : Moderate, A	1rea Affe	cted : 2%		<b>,</b> ,	
Site Pavements		-						
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$8,400	2042	* *			
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecte	ed : 15%			
	Location	: Along Th	ompson Avenue					
On-Site Walkways								
Cast in Place Concrete	50%			2042	* *			
Pavers/Stone	50%			2038	* *			

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2039 **	5	\$1,600	
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location : Electrical Room				
	Explanation : Service A - 2-2500 Amp 1-2000 Ampere And 1-1600 Ampere M		ervice B	- 2-2500 Ampere,	

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

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

Asset #: 2823

Electrical	Current Repair	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Transformers						
Dry Type	100% Other Observation, Extent: Light, Area Location: Electrical Room Explanation: 4 - 750 K V A - 208 Vol.			5 Jecondar	\$1,300	
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, Are Location : Pool Mechanical Room	ea Affecte	d : 100%			
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					, ,- , <u>-</u>	
Diesel	100%	2032	* *	1	\$142,100	
	Other Observation, Extent: Light, Area Location: Generator Room Explanation: Generator Rated At 450				, , , , , ,	
Batteries	1					
Nickel Cadmium	100%	2022	\$1,600	5	\$81,800	
Fuel Storage			4-,000		402,000	
Day Tank	50%	2037	* *	5	\$34,000	
24, 1344	Other Observation, Extent : Light, Area Location : Generator Room		: 100%		\$2.,000	
	Explanation: 460 Gallon Capacity					
Main Tank	50% Other Observation, Extent: Light, Area Location: Generator Room			5	\$5,400	
Lighting	Explanation: No Available Nameplate	e Katıng (	Capacity			

Lighting

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

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

Asset #: 2823

Electrical	Current Repair	Future	Future Replacement Maintenance							
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 L	ight Fixtu	res							
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 Location : Exterior	Affected	: 95%							
	Explanation: Induction Lighting Fixt	ures								
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 Can	neras								
Fire/Smoke Detection										
No Component	50%									
Generic, Analog	50%	2034	* *	1-3	\$113,100					
	Other Observation, Extent : Light, Area		: 100%							
	Location: Hallways And Mechanical									
	Explanation : Strobe Lights, Manual I	Pull Statio	on, Smoke Detector	rs, Alarn	n Bells And Horns					

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

Heating

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

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

Asset #: 2823

Mechanical		Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	Location	a : Roof	xtent : Light, Area oftop Package Unit	-	1 : 5%			
Heat Pump Air Sourced			,	2027		2	\$11,300	
	Location	a : Roof	xtent : Light, Area of Mounted Packag	-	! : 10%			
Steam Boiler	85%			2042	* *	1	\$308,900	
	Location	servation, E n : Boiler Ro tion : 2 Uni		Affected	! : 100%			
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	
Convector/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		

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

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

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

Asset #: 2823

Mechanical	Current Repair	Future	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning		•					
Conversion Equipment							
Centrifugal, Elec Chiller		2032	**	1	\$329,600		
	Other Observation, Extent: Light, A Location: AC Room	rea Affectea :	83%				
	Explanation: 2 Units, Using Refrig	arant R123					
Heat Pump Air Sourced	10%	2027	\$354,500	2	\$2,200		
Treat I timp All Sourced	R-22 Refrigerant, Extent: Light, Are			۷	\$2,200		
	Location: 2 Units, Roof	a nyjecica . 1	070				
Ext Pkg Unit - Heating/Cooling	5%	2034	* *	2	\$1,100		
	R-22 Refrigerant, Extent: Light, Are	ea Affected : 5	7%				
	Location: Roof	1.00	50/				
	Other Observation, Extent: Light, A Location: Roof	rea Affected :	3%				
	Explanation: 1 Roof Mounted Air	Handlor With	Gas Fired Furne	100			
Split Unit	2%	2029	\$153,000	ice			
Spiit Oilit	Other Observation, Extent : Light, A		·				
	Location: Roof	rea rijjecica .	100/0				
	Explanation: 2 Units						
Distribution							
CW & CHW Wtr	85%	2039	* *	4	\$15,400		
Pipe/Pump							
Ductwork/Diffusers	15%	LIFE	* *	2	\$71,600		
Terminal Devices	0.50/	2020	Φ <b>2</b> 41 6 000		#10 <b>2</b> 000		
Air Handler/Cool/Ht	85%	2029	\$3,416,000	1	\$192,900		
No Component Heat Rejection	15%						
Water Cooling Tower	90% Now \$61,20	0 2027	\$1,223,900	2	\$265,900		
water cooming rower	Recent Repair Evident, Extent : Light			2	\$203,700		
	Location: Roof	.,					
No Component	10%						
Ventilation	1070						
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	100%	2049	* *	1			
Brass/Copper Water Heater	10070	2049		1			
Gas Fired	100%	2024	\$218,500	2	\$5,300		
Gas I neu	Other Observation, Extent : Light, A			۷	φ5,500		
	Location: Boiler Room	55 - 20000 .					
	Explanation: 2-500 Gallon Tanks						

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

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

Asset #: 2823

Current Repair	Future R	Future Replacement Maintenance		aintenance		
% of Fail Date Estimated Co Total (Years)	st Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
100%	LIFE	* *	1			
100%	LIFE	* *	1			
100%	2024	\$54,600	4	\$7,800		
100%	2034	* *	4	\$136,300		
100%	2024	\$103,200	4	\$14,600		
100%						
50%		* *				
Other Observation, Extent: Light, A. Location: 1st To 5th Floor Explanation: 2 Units	rea Affected : 5	50%				
50%	LIFE	* *				
Location: 2 Units From 1st To 2nd			d Floor			
100%	2049	* *	1-5	\$185,000		
100%	2039	* *	1-2	\$102.800		
		* *				
	% of Fail Date Estimated Co Total (Years)  100%  100%  100%  100%  100%  100%  50%  Other Observation, Extent: Light, A. Location: 1st To 5th Floor Explanation: 2 Units  50%  Other Observation, Extent: Light, A. Location: 2 Units From 1st To 2nd Explanation: 3 Units	% of Fail Date Estimated Cost Total (Years)	100%   LIFE   **   100%   LIFE   **   100%   LIFE   **   100%   2024   \$54,600     100%   2034   **   100%   2024   \$103,200     100%   2024   \$103,200     100%   LIFE   **    100%   LIFE   **   100%   2014   \$103,200     100%   LIFE   **   Other Observation, Extent: Light, Area Affected: 50%     Location: 1st To 5th Floor   Explanation: 2 Units     50%   LIFE   **   Other Observation, Extent: Light, Area Affected: 50%     Location: 2 Units From 1st To 2nd Floor, 1 Unit From 1st To 3n     Explanation: 3 Units     100%   2049   **   100%   2049   **	No of Total   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   FY	No of Fail Date Estimated Cost   FY   Estimated Cost   Cycle   (Yrs)	

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

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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		

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



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

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

Asset #: 2096

rchitecture	Current Rep	air	Futur	Future Replacement Maintenance				
stem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior	•				•			
Exterior Walls								
Masonry: Brick	94% Now	\$472,800	LIFE	* *	5	\$150,300		
	Broken/Missing Element	s, Extent : Mod	erate, Ar	ea Affected : 2%				
	Location: Penthouse	44 · M- J4-	4	C4-1. 150/				
	Cracking/Crumbling, Ex Location : Penthouse	ieni : Moaeraie	, Area Aj	yeciea : 15%				
	Efflorescence, Extent : M	Moderate Area	Affected	. 15%				
	Location: Penthouse	ioacraic, mrca	1 <i>ууссис</i> и	. 1370				
	Expansion Jnt Failure, E	Extent : Modera	te. Area .	Affected : 10%				
	Location : Throughout			33				
	Horizontal Cracks, Exter	nt : Moderate, A	rea Affe	cted : 5%				
	Location: Penthouse							
	Jnt Mortar Miss/Erod, E Location : Throughout	xtent : Moderat	e, Area A	Affected : 50%				
	Water Penetration, Exter	nt · Moderate. A	lrea Affe	cted · 10%				
	Location : North Facas		• • • • • • • • • • • • • • • • • •	. 10,0				
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, I	Extent : Modera	te, Area	Affected: 25%				
	Location: Throughout							
Metal Louvers	3% Now	\$3,200	2038	**				
	Bent/Warped Elements, I	Extent : Modera	ite, Area	Affected: 5%				
	Location : Throughout Broken/Missing Element	s Extent : Mod	anata Ar	an Affantad : 20/				
	Location : Throughout	s, Extent . Mou	eruie, Ar	ей Ајјестей . 270				
	Deteriorated Finish, Ext	ent · Moderate.	Area Afi	fected · 25%				
	Location : Throughout	,						
Parapets								
Masonry: Brick	85% Now	\$144,500	LIFE	* *	5	\$8,000		
	Jnt Mortar Miss/Erod, E		e, Area A	Affected : 25%				
	Location : Throughout							
	Vegetation Growth, Exte		Area Affe	ected : 10%				
	Location: Throughout		1 100	. 1 100/				
	Water Penetration, Extendation : Throughout		irea Affe	cted : 10%				
Metal Panel	5%		2049	* *	5	\$1,800		
Metal Rail	5%		2034	* *	5-10	\$8,500		
Pre-Cast Concrete	5%		LIFE	* *	5	\$3,000		

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

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

Asset #: 2096

rchitecture	Current Repair	Future R	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior							
Roof							
IRMA/Protected	30% Now \$23	25,800 2029	\$752,700				
Membrane	Cumual/Stone Ballagt Entont	Madausta Augs Affas	tod. 1000/				
	Gravel/Stone Ballast, Extent: Location: Throughout	моиегие, Агеи Ајјест	iea . 10076				
	Insul Deter/Miss, Extent: Mod	lerate Area Affected :	2%				
	Location : At Door To Roof	ieraie, mea myeetea .	270				
	Insul Miss/Displaced, Extent:	Moderate, Area Affec	ted : 20%				
	Location : Over Third Floor	. 55					
	Ponding, Extent : Moderate, A	rea Affected : 5%					
	Location: Throughout						
	Vegetation Growth, Extent : M	oderate, Area Affecte	d : 5%				
	Location: Throughout						
	Water Penetration, Extent : Me						
	Location: Over Third Floor						
	Worn/Eroded, Extent: Modera	ite, Area Affected : 25	%				
	Location: Over Third Floor						
Single Ply Membrane		47,400 2029	\$2,491,200				
	Miss/Damaged Flashings, Exte	ent : Moderate, Area A	Affected: 10%				
	Location : Over 4th Floor						
	Ponding, Extent : Moderate, A	rea Affected : 5%					
	Location: Throughout	1 . 1 . 100 . 1	1.50/				
	Seams Open/Split, Extent : Mo		: 13%				
	Location: Over Gymnasium,		20/				
	Water Penetration, Extent : Lig Location : Gymnasium, Room		)70				
C1 1 C1			* *	-	¢(02,000		
Sloped Glazing	15% Now \$1 Broken/Missing Elements, Exte	10,500 LIFE		5	\$603,800		
	Location: Over Study Loung		ijjecieu . 1070				
	Water Penetration, Extent: Me		1 · 10%				
	Location : Area Near Little T						
Traffic Topping	5%	2029	\$95,600	10	\$25,200		
Soffits	<u> </u>		4,2,000		<del>+,</del>		
Cast in Place Concrete	50%	LIFE	* *	5			
	Paint Peeling, Extent: Modera	ate, Area Affected : 25	%				
	Location: Throughout						
	Staining/Discoloring, Extent:	Moderate, Area Affec	ted : 25%				
	Location : Throughout						
Cement-Fiber Panel	50%	2034	* *	10			
	Staining/Discoloring, Extent:	Light, Area Affected :	10%				
	Location : Throughout						

In

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

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

Asset #: 2096

Architecture		Current F	Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
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	
	Location Worn/Ero	ı : Basemen	: Moderate, Area		-			
Wood	Misaligne	Now d/Bulging, a : Basemen	\$13,200 Extent : Moderate, at Offices	2057 Area Afj	* * fected : 5%	5	\$18,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
		netration, E. n : Foundat	xtent : Moderate, A ion	1rea Affe	ected : 10%			
Ceramic Tile	10%			2038	* *	5	\$49,800	
Concrete Masonry Unit	5%	0-2	\$11,500	LIFE	* *	5	\$10,000	
·	Location Horizonta	ı : Basemen	xtent : Moderate, A					
Gypsum Board		~ <b>-</b>	\$21,500 eents, Extent : Mod out	LIFE erate, Ar	* * rea Affected : 5%	5	\$149,500	
Masonry: Brick	20%			LIFE	* *			
Plaster	Water Per	Now netration, E n : Stairwell	\$8,300 Extent : Moderate, A Is	LIFE	* * ected : 2%	5	\$15,000	

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

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

Asset #: 2096

Architecture		Current Repair Future Replacement Maintenance				laintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	11%			2034	*	5	\$53,000	
AcousTileSusp.Lay-In	24%		\$156,000	2042	*	* 5	\$46,200	
	0	_	Extent: Moderate		ffected : 15%			
		_	out, Basement Cor					
	_		Extent : Moderate,	Area Af	fected : 20%			
		: Through						
			Extent : Moderate	, Area A	ffected : 20%			
	Location	: Through	out					
	Water Pen	etration, E	xtent : Moderate, 2	1rea Affe	ected : 5%			
	Location	: Through	out					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Through	out, Basement Cor	ridor				
AcousTileSusp.Lay-In	35%			2034	*	* 5	\$134,900	
Exposed Concrete	15%			LIFE	*		\$9,000	
Exposed Struc: Steel	5%			LIFE	*		. ,	
Gypsum Board	10%			LIFE	*	* 5	\$48,200	
71	Water Pen	etration, E	xtent : Moderate, 2	1rea Affe	ected : 10%		. ,	
	Location	: Study Lo	unges					
Site Enclosure			-					
Free Standing Walls								
Masonry: Brick	100%	Now	\$7,200	2049	*	*		
·	Cracking/	Crumbling,	Extent : Moderate	, Area Ą	ffected : 5%			
	Location	: Through	out					
	Jnt Morta	· Miss/Ero	d, Extent : Modera	e, Area	Affected : 10%			
	Location	: Through	out					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%	0-2	\$11,500	2046	*	*		
	Cracking/	Crumbling,	Extent : Moderate	, Area Ą	ffected : 5%			
	Location	: Through	out					
	Misaligne	d/Bulging,	Extent : Moderate,	Area Af	fected : 5%			
		: Through						
	Sinking/Su	bsiding, E	xtent : Moderate, A	rea Affe	cted : 15%			
		: Through						
Pavers/Stone	15%			2038	*	*		
1 a. cis, stolle		bsiding. E	xtent : Light, Area		: 5%			
		: Front Oj		33 - 3100				

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

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

Asset #: 2096

Architecture	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Site Pavements Parking/Driveway							
Cast in Place Concrete	100% Now \$	29,000 2042	* *				
0.000 0.000 0.0000	Broken/Missing Elements, Ext. Location: Loading Dock	,	Affected : 5%				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Loading Dock						
	Potholes, Extent : Moderate, Area Affected : 5% Location : Loading Dock						
	Tripping Hazard, Extent : Moderate, Area Affected : 15% Location : Loading Dock						
Activity Yard							
Cast in Place Concrete	40%	2042	* *				
Pavers/Stone	20%	2038	* *				
Rubber Matting	40%	2029	\$10,100				

ectrical	Current Repair	Future I	Replacement	М	aintenance			
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2029	\$87,600	5	\$1,100			
	Other Observation, Extent : Light, A	Area Affected : .	100%					
	Location : Electrical Room							
	Explanation: 2 - 4000 Ampere Ma Disconnect Switch	ain Disconnect	Switches And 1-2	2000 Am	pere Main			
Transformers								
Dry Type	100%	2046	* *	5	\$1,000			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Chiller Area							
	Explanation: 300 Kilovolt-amper	e, 208 Volts Pri	imary, 480/277 V	olts Seco	ondary			
Switchgear / Switchboard								
Fused Disc Sw	100%	2029	\$509,400	5	\$1,100			
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				

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

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

Asset #: 2096

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	100%	LIFE	* *	5	\$2.800			
Generic Stand-by Power	10070	LIFE		5	\$3,800			
Transfer Switches								
Automatic	100%	2027	\$22,900	1	\$80,300			
Generators	10070	2021	Ψ22,700	-	Ψου,5ου			
Diesel	100%	2025	\$126,600	1	\$101,100			
Bieser	Other Observation, Extent			•	Ψ101,100			
	Location : Generator Roc							
	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		: 100%					
	Location : Generator Roo							
	Explanation: 550 Gallon	Capacity						
Lighting								
Interior Lighting	000/	2020	¢522.700	10	¢212.500			
Fluorescent	90% T-8 Lamps And Fixtures, E.	2029 Stant : Light Area Aff	\$532,700	10	\$212,500			
	Location : Throughout Th		естей . 100/0					
DI .			* *	10	<b>#2 400</b>			
Fluorescent	1% Other Observation, Extent	2037		10	\$2,400			
	Location: Gymnasium	. Ligni, Area Ajjeciea	. 100/0					
	Explanation : Induction L	iahtina Firturas						
ШЪ			£4.200	10	\$100			
HID	1% 8%	2029 2037	\$4,300 * *	10	\$100			
LED								
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways And Lobby							
	Explanation : LED Lighti							
Egress Lighting	Sapramanon . DDD Digiti							
Emergency, Service	40%	2029	\$52,800	1				
Emergency, Battery	10%	2029	\$36,200	10	\$6,200			
Exit, LED	20%	2057	**	1	4-7			
Exit, Service	30%	2029	\$21,700	1				

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

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

Asset #: 2096

Electrical	Current Repair	Future Replacement	: <u>N</u>	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	st 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 L							
Fluorescent	1%	2029 \$8,70	00 10	\$200				
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Main Entrance							
	Explanation: Compact Fluorescent I	Lamps						
HID	2%	2029 \$20,60	00 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	e 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 Ca	meras						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2024 \$845,70	00 1-3	\$49,700				
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Hallways And Mechanica							
	Explanation: Alarm Bells And Manu	al Pull Station, Smoke De	etectors					

Mechanical	Current Re	pair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	20%	2039	* *	1		
Fuel Oil No 4	65%	2039	* *	5	\$51,800	
Natural Gas	15%	2039	* *	1		

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

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

Asset #: 2096

Mechanical	Current Repair Future Replacement				M			
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Conversion Equipment	4 = 0 /		• • • •	400.000		010.100		
Furnace	15%		2029	\$88,800	1	\$19,100		
	Other Observation, Extent : Light, Area Affected : 15% Location : Roof							
		·	JI 117:4	l. C. Final France				
H . D . A' G . 1		tion: 1 Roof Mounted Air H		n Gas Firea Furna		Φ1.7. QQQ		
Heat Pump Air Sourced	20%		2027	. 200/	2	\$15,900		
	Location	ervation, Extent : Light, Arc	га Ајјестеа	: 20%				
		: Rooj ion : 5 Rooftop Package Ui	aite					
C. D. I		ion . 3 Koojiop Fackage Or		¢1.057.400	1	Φ1.65.700		
Steam Boiler	65%	J.F II. 4 W 4 F 4 4	2027	\$1,057,400	1	\$165,700		
		d For Hot Water, Extent : I : Boiler Room	лgпі, Area	Ајјества : 100%				
		. вонег коот ervation, Extent : Light, Arc	aa Affaatad	. 650/				
		_	га Ајјестеа	. 03%				
	Location : Boiler Room Explanation : 3 Old Units, No Hot Water Heater So Boilers Have To Run All Summer							
Distribution	Ехріанаі	ion . 5 Ota Ontis, No 110t vi	vaier Heate	or so bollers Have	10 Kun	Au summer		
Distribution  Ductwork/Diffusers	60%		LIFE	* *	2-5	\$86,100		
Central Plant Steam	40%		2039	* *	4	\$5,100		
Piping/Pmp	7070		2037		7	\$5,100		
r iping/r inp	Recent Rei	pair Evident, Extent : Light,	Area Affec	ted : 10%				
	_	: Mechanical Room	33					
	Other Obs	ervation, Extent : Moderate	, Area Affe	cted : 100%				
		: Throughout	. 00					
		tion : No Temperature Zone	Control Sy	estem				
Terminal Devices		-	<u> </u>					
Air Handler	15%		2024	\$530,200	1	\$23,900		
Convector/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			2042	* *	1	\$139,300		
		tallation, Extent : Light, Are	ea Affected	: 50%				
	Location	: Chiller Room						
Reciprocating	50%		2029	\$1,066,800	1	\$59,700		
Compr/Chiller								
		gerant, Extent : Light, Area	Affected:	20%				
	Location	: 1st Floor Chiller Room						
Distribution				ata a	_	<b>.</b>		
CW & CHW Wtr	80%		2055	* *	4	\$10,200		
Pipe/Pump	n : *	. 11	100	1000/				
		tallation, Extent : Light, Ard	ea Affected	: 100%				
		: Chiller Room						
No Component	20%							

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

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

Asset #: 2096

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning								
Terminal Devices								
Air Handler/Dir	20%		2029	\$562,100	1			
Expansion								
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 Re	pair Evident, Extent : Light, A	Area Affe	cted : 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	000/		• • • •	ماد ماد				
Brass/Copper	80%		2039	* *	1			
Galvanized Steel	20%		2034	* *	1			
HW Heat Exchanger	1000/		2020	* *		<b>#25.5</b> 00		
Steam Fired	100%		2039	* *	4	\$25,500		
Sanitary Piping	1000/		LIPP	* *	1			
Cast Iron	100%		LIFE	T T	1			
Storm Drain Piping	1000/		LIEE	* *	1			
Cast Iron	100%		LIFE		1			
Sump Pump(s) Non-Submersible	100%		2024	\$28,000	4	¢5 500		
	100%		2024	\$38,900	4	\$5,500		
Sewage Ejector(s) Under Construction	100%							
Fixtures	10070							
Generic	100%							
	10070							
Vertical Transport Elevators								
Geared Traction	50%		LIFE	* *				
Genred Traction		ervation, Extent : Light, Area		! : 50%				
		: Basement To 4th Floor	33					
		tion: 2 Units						
Hydraulic	50%		LIFE	* *				
11y diadile		ervation, Extent : Light, Area		! : 50%				
	Location	e: One Unit From Basement ! tion: 2 Units			m Basem	ent To 2nd Floor		
Fire Suppression								
Standpipe								
Generic	100%		2039	* *	1-5	\$134,600		

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

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

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### CITY UNIVERSITY OF NEW YORK - 042 LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL

Asset #: 2096

Mechanical	С	Current Repair		Future Replacement		Maintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	

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

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

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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



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

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

Asset #: 2085

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior			ı					
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		
		teriorated, Extent : Moderd Offices On 5th Floor	ate, Area	Affected: 10%				
		ration, Extent : Moderate, 1	Area Affe	ected : 10%				
	Location:	Offices On 5th Floor						
Window Wall	5%		2055	* *	5	\$17,200		
Windows						, , , , , ,		
Aluminum	_	teriorated, Extent : Modero	2037 ate, Area	* * Affected : 50%	5	\$11,300		
		Throughout						
		ration, Extent : Moderate, 2 Throughout	Area Affe	ected : 10%				
Metal Louvers	5%		2038	* *	10	\$7,400		
Parapets								
Masonry: Brick	85%		LIFE	* *	5	\$9,900		
Metal Rail	10%		2042	* *	5-10	\$21,000		
		vation, Extent : Moderate,	Area Affe	ected: 50%				
		Main Roof						
		n : Current Insulation Of R						
Pre-Cast Concrete	5%		LIFE	* *	5	\$3,700		
Roof								
Modified Bitumen	65%		2029	\$426,000	10	\$30,100		
Paver: Asphalt	30%		2038	* *	10	\$20,800		
Single Ply Membrane	5%		2037	* *	10	\$2,300		
Soffits	000/	4. 000	2040	<b>*</b> *	-	<b>#1.000</b>		
Metal Panel	90%	4+ \$200	2049	* * 1. 50/	5	\$1,000		
	Location :	usting, Extent : Light, Area Various	Ајјестеа	2:3%				
		various	2012	di di				
Stucco Cement	10%		2042	* *	5	\$200		
Interior								
Floors	250/		2020	\$2.62.500	2	¢41 000		
Carpet	25% 5%		2028	\$363,500 \$72,700	3	\$41,000 \$10,000		
Carpet Cast in Place Concrete	5% 5%		2030 LIFE	\$/2,/00	3	\$10,900 \$12,000		
Cast in Place Concrete  Cast in Place Concrete	5% 5%		LIFE	* *	5 5			
Cast in Place Concrete Ceramic Tile	5% 5%		2038	* *	5 5	\$12,000 \$5,500		
Slate	5% 5%		LIFE	* *	5	\$5,500 \$5,800		
Vinyl Tile	25%		2034	* *	3	\$3,800		
•	25% 25%							
Vinyl Tile	23%0		2029	\$242,100	3	\$10,200		

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

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

Asset #: 2085

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	Cracking/ Location Staining/L Location Water Per Location	: Through Discoloring, : Through Detration, E. : 4th Floor	Extent : Moderate out xtent : Moderate, A	, Area A Irea Affe	ffected : 25%	5	\$27,600	
		: Through		55				
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	* *			
	_	_	Extent : Moderate Areas Of Asphalt F		ffected : 20%			
Parking/Driveway Asphalt	100%			2038	* *			
Activity Yard Pavers/Stone	100%			2042	* *			
	Other Obs Location	: Terrace	xtent : Light, Area Activity Area caust Museum Add	Affected	! : 100%			

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

Under 600 Volts

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

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

Asset #: 2085

Electrical	Current Repair	Future R	eplacement	M				
System Component Type	% of Fail Date Estimated (Years)	Cost Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Inder 600 Volts								
Service Equipment	1000/		de de	_				
Air Circuit Breaker	100%	2059	**	5	\$400			
	Other Observation, Extent : Light, Location : Electrical Room	Area Affectea : 1	00%					
	Explanation: Newly Installed Lo	ow Voltage Power	Circuit Breake	r Rated	4t 4000 Amneres			
Switchgear / Switchboard	Explanation . Newly Installed De	ow rounge I ower	Circuit Breake	- Raica 2	11 7000 11mperes.			
Molded Case Bkrs	100%	2059	* *	5	\$1,900			
	Other Observation, Extent : Light,	Area Affected : 1	00%					
	Location : Electrical Room							
	Explanation : Newly Installed M	ain Distribution S	witchboard Wit	h 2 Verti	ical Sections.			
Raceway	0.00 (		<b>417.</b>					
Conduit	98%	2029	\$117,300 * *	1				
Conduit	2%	2059		1				
	Other Observation, Extent : Light, Location : Electrical Room	Area Affectea : 1	00%					
	Explanation: Newly Installed Re	acoway						
Panelboards	Explanation . Newly Installed Re	iceway						
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,		* *	1				
	Insulation Aged, Extent : Moderat		100%					
	Location : Throughout The Build							
Thermoplastic	2%	2059	* *	1				
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Electrical Room	·-						
	Explanation: Newly Installed W		<b>***</b>					
Thermoplastic	28%	2029	\$45,000 * *	1				
Thermoplastic	20%	2039	* *	1				
Motor Controllers Locally Mounted	100%	2027	\$30,700	5	\$500			
round	10070	2021	\$30,700		\$300			
Grounding Devices								
Generic	100%	LIFE	* *	5	\$1,100			
tand-by Power								
Transfer Switches								
Automatic	100%	2046	* *	1	\$22,200			
Generators			<u> </u>					
Diesel	100%	2042	**	1	\$27,900			
	Other Observation, Extent: Light,	Area Affected : 1	00%					
	Location: Generator Room	n . 1 4 . 100	V:1					
Dattarias	Explanation : Emergency Gener	ator Kated At 100	Kilowatts					
Batteries	100%	2024	\$1.600	5	\$2.700			
Lead/Acid	100%	2024	\$1,600	5	\$2,700			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Electrical	Current Repair	Future	Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Stand-by Power								
Fuel Storage				_				
Day Tank	50%	2051	**	5	\$6,700			
	Other Observation, Extent: Light, Are	a Affected :	100%					
	Location: Generator Room	•,						
	Explanation: 275 Gallons Rated Cap							
Main Tank	50%	2064	**	5	\$1,100			
	Other Observation, Extent : Light, Are	a Affected :	100%					
	Location: Underground							
	Explanation: No Nameplate Rating (	Capacity						
Lighting								
Interior Lighting	(50/	2024	* *	10	¢42.000			
Fluorescent	65%	2034		10	\$42,900			
	Other Observation, Extent : Light, Are Location : Throughout The Building	а Ајјестеа :	100%					
	-							
	Explanation: T-8 Lamps	2024	* *		<b>#100</b>			
Incandescent	5%	2034	**	2	\$100			
LED	30%	2037	~ ~					
Egress Lighting	500/	2024	* *	1				
Emergency, Service	50%	2034	**	1				
Exit, LED	10%	2057	**	1				
Exit, Service	40%	2034	~ ~	1				
Exterior Lighting	2007	2024	Φ0 <b>7</b> 100	1.0	Ф100			
HID	30%	2024	\$85,100	10	\$100			
No Component	70%							
Alarm								
Security System	70%							
No Component Generic	70% 30%	2029	¢ 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	¢0 100			
Generic	30% Other Observation, Extent : Light, Are		\$68,100	1	\$8,100			
	Location: Hallways And Outside	и Ајјестеи .	100/0					
	Explanation : CCTV Surveillance Ca	mara						
Fire/Smoke Detection	Explanation . CCI v Surveillance Ca	meru						
No Component	70%							
Generic, Digital	30%	2029	\$233,300	1-3	\$13,300			
Generic, Digital	Other Observation, Extent : Light, Are			1-3	φ15,500			
	Location: Hallways And Offices	и престеи.	100/0					
	Location . Hattivays Hita Offices							

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Electricity	25%			2049	* *	1		
HTHW/HW	75%			2039	* *	1		
			xtent : Light, Area	Affected	! : 75%			
		: Through						
	Explana	tion : High	Temperature Wate	r From 2	Adjacent Building I	Kennedy	Hall Gymnasium	
Conversion Equipment								
Heat Exchanger, Plate & Frame	75%	Now	\$15,200	2032	* *	1	\$24,000	
			evere, Area Affecte et Mechanical Room					
Heat Pump Air Sourced	25%			2030		2	\$5,600	
1		eriorating,	Extent : Moderate,		fected : 10%		*-,	
	Location	: Lower Re	oof					
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 25%			
		: Lower Re						
	Explana	tion : 3 Roc	ftop Package Unit	S				
Distribution	-							
Central Plant Steam Piping/Pmp	75%	0-2	\$44,600	2039	* *	4	\$2,700	
1 2 1		Extent : M	oderate, Area Affe Areas	cted : 5%	6			
No Component	25%							
Terminal Devices								
Air Handler	40%			2029	\$395,600	1	\$17,800	
Air Handler	10%			2034	* *	1	\$4,500	
Convector/Radiator	25%			2034	* *	1	\$5,800	
No Component	25%							
Air Conditioning								
Energy Source								
District Chilled Water	75%			2039	* *	1		
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 75%			
	Location : Various Areas							
	Explana	tion : Chille	ed Water From Me	dical Arı	ts Building			
Electricity	25%			2045	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	25%			2033	* *	2	\$1,100	
		frigerant, l	Extent : Light, Area		d : 25%	_	¥-,-••	
			v Units, Lower Roc					
No Component	75%							
	, 5 / 0							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Mechanical		Current Repair Future Replacement			M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Distribution							
CW & CHW Wtr	75%		2039	* *	4	\$2,700	
Pipe/Pump	Oth on Oh	servation, Extent : Light, Area	1 Castad	1. 1000/			
		servation, Extent : Light, Area i : Entrance Through First Flo		1. 100%			
		tion : Supplied Form Medical		ldina			
No Component	25%		mis But	iuing			
Terminal Devices	2370						
Air Handler/Cool/Ht	65%		2029	\$128,200	1	\$29,000	
Air Handler/Cool/Ht	10%		2034	**	1	\$4,500	
No Component	25%					* y=	
Heat Rejection							
Air Cooled Condenser	15%		2034	* *	2	\$7,500	
Unit							
No Component	85%						
Ventilation							
Distribution	1000/		LIEE	* *	2.5	\$40,200	
Ductwork/Diffusers Exhaust Fans	100%		LIFE		2-5	\$40,200	
Exhaust Fans Interior	95%		2029	\$237,700	2	\$2,100	
Roof	5%		2034	\$237,700 **	2	\$100	
Plumbing	370		2031			φ100	
H/C Water Piping							
Brass/Copper	100%	Now \$26,200	2039	* *	1		
	Corroded,	Extent : Moderate, Area Affe	cted : 10	%			
	Location	ı : Various Areas					
Water Heater							
Electric	100%		2027	\$62,000	4	\$400	
HW Heat Exchanger							
HTHW/HW	100%		2039	* *			
Sanitary Piping	1000/		LIDE	* *			
Cast Iron	100%		LIFE	* * *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures	10070		LIFE		1		
Generic	100%						
Vertical Transport	100/0						
Elevators							
Hydraulic	100%		LIFE	* *			
-		servation, Extent : Light, Area		! : 100%			
		a: 1st To 5th Floor					
	Explana	tion : Two Units. One Underg	going Rep	pair			
Fire Suppression							
Standpipe .	10001		2020	ale de	1 -	<b>025 5</b> 00	
Generic	100%		2039	* *	1-5	\$37,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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### CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG

Asset #: 2085

Mechanical	Current R	epair Fut	ıre Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2049	* *	1-2	\$2,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset #: 2087

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	_		ed, Extent : Light, A	lrea Affe	cted : 5%			
	Location	: Window	Sills					
Parapets				201-		- 46	0.00	
Metal Rail	75%			2042	* *	5-10	\$68,500	
Metal: Cage/Fence	25%			2042	* *	5-10	\$9,800	
Roof	<			• • • •		4.0	4	
Asphalt Shingle	65%			2038	**	10	\$2,300	
Modified Bitumen	35%			2029	\$105,200	10	\$7,400	
Interior								
Floors Cast in Place Concrete	5%			LIEE	* *	5	\$3,500	
Cast in Place Concrete  Ceramic Tile	5% 5%			LIFE 2038	* *	5 5	\$3,300 \$1,600	
Vinyl Tile	90%	4+	\$5,200	2036	* *	3	\$1,000	
vinyi The	Adhesion		tent : Light, Area A		2%	3	\$10,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$23,400	
Ceilings								
AcousTileSusp.Lay-In	Location	: First Flo	\$54,500 Extent : Moderate oor Extent : Moderate			5	\$16,200	
	Location	: First Flo	oor					
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	**			
	-	Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 10%			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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 Rep	air Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•	•	•			
Service Equipment						
Molded Case Bkrs	100%	2059	* *	5	\$500	
	Other Observation, Exte		: 100%			
	Location : Electrical R					
	Explanation : Newly In	nstalled Main Disconnec	t Switch Rated At 2	'000 Amp	peres.	
Switchgear / Switchboard	1000/	2050	* *	_	0.500	
Molded Case Bkrs	100%	2059		5	\$500	
	Other Observation, Exte Location : Electrical R		: 100%			
			n Dogud With 1 Va	utical Co	ation	
Raceway	Explanation . Newly In	stalled Main Distributio	n Boara wiin 1 ve	riicai se	ection	
Conduit	80%	2029	\$43,800	1		
Conduit	20%	2039	**	1		
Panelboards	2070	2007				
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	1000/	LIDE	* *	_	\$200	
Generic Lighting	100%	LIFE		5	\$300	
Interior Lighting						
Fluorescent	100%	2029	\$47,800	10	\$19,100	
1100100000	Other Observation, Exte		·	10	<b>\$15,100</b>	
	Location : Throughout	The Building				
	Explanation: T-8 Lam	ps				
Egress Lighting						
Emergency, Battery	50%	2029	\$14,600	10	\$2,500	
Exit, Service	50%	2029	\$2,900	1		
Exterior Lighting	•••	• • • •	<b>4.6.400</b>	4.0		
HID	20%	2024	\$16,400	10		
No Component	80%					
Alarm						
Security System No Component	80%					
Generic	20%	2037	* *	1	\$1,600	
Generic	Other Observation, Exte		: 100%	1	Ψ1,000	
	Location : Hallways A	0				
	Explanation : CCTV St					
	•					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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 Replacen	nent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	l Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2029 \$6'	7,400	1-3	\$3,900	
, ,	Other Observation, Extent : Light, Area	a Affected : 100%				
	Location : Hallways					
	Explanation · Manual Pull Stations	Alarm Rells Smoke D	etector	s And St	rohe Lights	

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Electricity	10%			2049	* *	1		
Natural Gas	90%			2049	* *	1		
Conversion Equipment								
Furnace	90%			2034	* *	1	\$9,300	
	Location	i : 2 Units (	xtent : Light, Area On Side Of The Bui s Fired Package Ui	lding, 2	: 90% Units On The Roof	,		
Radiant Heater	Location			2029 Affected	\$36,000	2	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2034	* *	2	\$1,300	
2 2	R-134a Re	efrigerant, I	Extent : Light, Area	a Affected	d: 100%			
	Location	i : 2 Units (	On Side Of The Bui	lding, 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	10007			2027	¢12.400	•	<b>#200</b>	
Gas Fired	100%			2027	\$12,400	2	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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### CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset #: 2087

Mechanical	Mechanical cւ		Current Repair Future Replace		ement Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 12-Sep-2019 CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : OUEENSBOROUGH 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

Total	\$171,000	\$68,400	\$30,500	\$103,800
Importance Code C				
Importance Code B	\$144,500	\$22,300	\$28,700	\$90,700
Importance Code A	\$26,500	\$46,100	\$1,800	\$13,000
Total	\$171,000	\$68,400	\$30,500	\$103,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$46,100	\$10,400	\$20,200	\$46,300
Electrical	\$6,700	\$1,300	\$1,500	\$1,500
Interior Architecture	\$88,100	\$8,500	\$4,800	\$40,900
Exterior Architecture	\$26,200	\$44,300		\$11,100
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$17,800	
Masonry: Brick	75%			LIFE	* *	5	\$26,700	
Metal Panel	10%		\$5,300	2049	* *	5	\$6,700	
			nt : Moderate, A	-				
				_	Oakland Building			
			ent : Moderate, A		cted : 10%			
	Location	: North Faca	de, 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, E:	xtent : Moderate	Area Aj	ffected : 25%			
	Location	: Over Conn	ecting Bridge					
	Worn/Ero	ded, Extent : 1	Moderate, Area A	Affected .	: 50%			
	Location	: Over Conn	ecting Bridge					
Metal Panel	55%			2042	* *	10	\$27,100	
Modified Bitumen	20%			2034	* *	10	\$5,400	
Paver: Asphalt	20%			2038	* *	10	\$8,100	
Soffits							\$0,100	
Cast in Place Concrete	20%	2-4	\$1,900	LIFE	* *	5	\$1,600	
			xtent : Moderate		ffected : 30%	Č	<b>41,000</b>	
	_	ı : Underside l			•			
Metal Panel	80%			2049	* *	5-10	\$8,700	
nterior	0070			2077		J-10	Ψ0,700	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

rchitecture	Current Repair		Future Replacement		M			
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Floors								
Carpet		Now	\$60,200	2031	**	3	\$6,800	
		nscotoring : Mezzani	, Extent : Moderate	, Area A	ffected: 50%			
			ne : : Moderate, Area 2	Affected	. 50%			
		: Mezzani		престеи	. 5070			
			ne Ioderate, Area Affe	cted · 50	1%			
	_	: Mezzani			, •			
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	
			Extent : Light, Area	Affected	: 100%			
			djacent To Bridge					
	Explana	tion : Deter	riorating Tiles					
Interior Walls	250/			LIEE	* *	-	¢7.000	
Concrete Masonry Unit Gypsum Board	25% 55%			LIFE LIFE	* *	5 5	\$7,800 \$25,600	
Masonry: Brick	10%			LIFE	* *	3	\$23,000	
Plaster	10%			LIFE	* *	5	\$2,300	
Ceilings	1070						<b>\$2,500</b>	
AcousTileSusp.Lay-In	55%			2034	* *	5	\$24,900	
AcousTileSusp.Lay-In	10%	4+	\$15,300	2046	* *	5	\$2,300	
	Staining/L	iscoloring	, Extent : Moderate	, Area Ą	ffected : 25%			
	Location	: Game Ro	oom, Corridor Nea	r Elevato	r			
<b>Exposed Concrete</b>	5%			LIFE	* *	5	\$400	
Gypsum Board	10%			LIFE	* *	5	\$5,700	
Plaster	20%		\$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							

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

2042

\* \*

Under 600 Volts

Cast in Place Concrete

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

100%

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				
Service Equipment Air Circuit Breaker	100% Other Observation, Extent : Light, Are	2059	**	5	\$200	
	Location: Electrical Room  Explanation: Newly Installed Main			ated At 4	000 Amperes.	
Switchgear / Switchboard	zapianation : 110miy 1115tanea 111ani	20.7100 210			ovo imperes.	
Molded Case Bkrs	100% Other Observation, Extent : Light, Are Location : Electrical Room			5	\$900	
	Explanation: Newly Installed Main	Distributio	n Switchboard			
Raceway	000/	2020	¢22.000	1		
Conduit Conduit	98% 2%	2029 2059	\$32,000	1		
Panelboards	270	2039		1		
Fused Disc Sw	10%	2028	\$2,300	5	\$100	
Molded Case Bkrs	80%	2028	\$18,700	5	\$700 \$700	
Molded Case Bkrs	10%	2045	**	5	\$100	
Wiring					<b>\$100</b>	
Braided Cloth	20% 2-4 \$5,800	2054	* *	1		
	Insulation Aged, Extent : Moderate, A Location : Throughout The Building		d : 100%			
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	1000/					
Under Construction	100%					
Generators Under Construction	100%					
Fuel Storage Under Construction	100%					
Lighting	10070					
Interior Lighting						
Fluorescent	90%	2029	\$317,000	10	\$27,900	
	Other Observation, Extent : Light, Are	га Affected	: 100%			
	Location : Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	10%	2029	\$35,200	10	\$3,100	
	Other Observation, Extent : Light, Are Location : Lobby	ea Affected	: 100%			
	Explanation : Compact Fluorescent	Light Fixtu	res			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Electrical		Current Repair Future Replacement	M	aintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Hallways And Outside					
	Explanat	ion : CCTV Surveillance Can	ıera				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2029	\$109,300	1-3	\$6,200	
_	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Hallways And Outside					
	Explanat	ion : Smoke Detectors Alarm	Bells, St	robe Lights And M	anual Pi	ıll Stations	

<b>l</b> echanical		Current Repai	r	Futur	e Replacement	N	laintenance	
ystem Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
HTHW/HW	100%			2039	* *	<b>'</b> 1		
(	Other Obs	ervation, Extent	: Light, Area	Affected	1:10%			
	Location	: Throughout						
	Explana	ion : High Temp	perature Wate	er From A	Adjacent Building	<i>Kennedy</i>	Hall Gymnasium	
Conversion Equipment								
Heat Exchanger, Plate &	90%	0-2	\$42,700	2044	* >	<b>'</b> 1	\$13,500	
Frame								
(	Corroded,	Extent: Modera	ate, Area Affe	cted : 10	%			
	Location	: Mechanical R	oom					
	Other Obs	ervation, Extent	: Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanat	ion : 2 Obsolete	Units					
Steam Boiler	10%			2046	* >	<b>'</b> 1	\$3,300	
	Other Observation, Extent: Light, Area Affected: 10%							
	Location	: Basement						
	Explanai	ion : 1 Unit						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical **Current Repair Future Replacement** Maintenance System Year Estimated Cost **Estimated Cost Priority** % of Fail Date Estimated Cost Cvcle Component Total (Years) FY (Yrs) **Type** Heating Distribution Central Plant Steam 100% 0-2\$27,900 2039 \$1,700 Piping/Pmp Corroded, Extent: Moderate, Area Affected: 10% Location: Throughout Terminal Devices 80% Air Handler 2029 \$370,700 1 \$16,700 2034 Convector/Radiator 20% 1 \$2,200 Air Conditioning **Energy Source** Steam/HW System 100% 2039 1 Conversion Equipment Absorption 100% 2032 1 \$36,500 Chiller/Steam/HW Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: One Unit - Refrigerant Is R22 Distribution CW & CHW Wtr 100% Now \$2,000 2039 \$1,700 Pipe/Pump Corroded, Extent: Moderate, Area Affected: 15% Location: Roof Terminal Devices Air Handler/Cool/Ht 100% 2029 \$369,500 1 \$20,900 Heat Rejection 100% Now Water Cooling Tower 2027 2 \$6,300 \$125,000 \$27,200 Corroded, Extent: Severe, Area Affected: 10% Location: Supporting Beams, Roof Ventilation Distribution Ductwork/Diffusers 100% LIFE \$18,800 2-5 **Exhaust Fans** Interior 100% 2029 \$117,200 2 \$1,000 Plumbing H/C Water Piping 2039 Brass/Copper 100% 1 Water Heater \$500 Gas Fired 100% 2024 \$20,100 2 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 Storm Drain Piping

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.

100%

Cast Iron

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2103

Mechanical	Current Repair	Future Rep	olacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 : I	Light, Area Affected : 100	0%			
	Location: Basement To 2nd	d 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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 12-Sep-2019 CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : OUEENSBOROUGH 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



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	<b>5</b> 0/					_	<b>4.52</b> 000	
Cast in Place Concrete	5%			LIFE	* *	5	\$52,000	
Concrete Masonry Unit Masonry: Brick	5% 30%		\$196,200	LIFE LIFE	* *	5 5	\$6,500 \$62,400	
Masonry. Brick			xtent : Moderate, 2			3	\$02,400	
		i : Penthous		11 00 11990	cica . 1070			
	Jnt Morta	r Miss/Eroc	d, Extent : Modera	te, Area A	Affected : 25%			
	Location	i : Penthous	se					
Pre-Cast Concrete	55%	Now	\$197,000	LIFE	* *	5	\$371,600	
	_		d, Extent : Modero	ate, Area	Affected : 10%			
			oms 206, 208, 209					
		ietration, E. i : Room 20	xtent : Moderate, 2	Area Affe	cted: 5%			
Window Wall	5%		70	2049	* *		\$20,000	
Window Wall Windows	3%			2049		5	\$39,000	
Aluminum	95%	Now	\$311,500	2037	* *	5	\$17,800	
Andimidii			d, Extent : Modera		Affected : 50%	3	Ψ17,000	
	_	i : Through			33			
	Water Per	netration, E.	xtent : Moderate, 1	Area Affe	cted : 10%			
	Location	i : Through	out					
Metal Louvers	5%			2038	* *	10	\$11,700	
Parapets								
Cast in Place Concrete	_	Now	\$12,500	LIFE	**	5	\$9,700	
			Extent : Moderate Tower Area	e, Area Aj	ffected: 10%			
		_	rower Area ent, Extent : Moder	ate Area	a Affected : 10%			
			т, Ехіет . мойег Tower Area	ине, лгес	і Ајјесіва . 1070			
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		Now	\$92,900	2029	\$929,000			
		agea Fiasn 1 : Southeas	ings, Extent : Mod	erate, Ar	ea Affectea : 10%			
Cl-1' 14 Mat 1/Cl			i Corner	2020	* *	10	¢14.600	
Skylight, Metal/Glass Soffits	5%			2039		10	\$14,600	
Stucco Cement	100%			2042	* *	5		
Interior	10070							
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	<b>~ </b> Φ	3	\$48,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	e, Area Ą	ffected : 25%			
	Location	: Through	out					
	Staining/L	iscoloring,	Extent: Moderate	e, Area A	ffected : 25%			
	Location	: Through	out					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	: Through	out					
Exposed Concrete	40%			LIFE	* *	5	\$14,800	
Gypsum Board	10%			LIFE	* *	5	\$29,600	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2038	* *			

ectrical	Current Repair	Future Re	placement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2059	* *	5	\$800	
	Other Observation, Extent : Light, A	1rea Affected : 10	0%			
	Location : Electrical Room					
	Explanation: Newly Installed Low	Voltage Power (	Circuit Breake	r Rated 2	At 4000 Amperes.	
Transformers						
Dry Type	100%	2027	\$16,500	5	\$500	
	Other Observation, Extent : Light, A	1rea Affected : 10	0%			
	Location : Electrical Room					
	Explanation: 150 Kilovolt-ampere	e, 480v-208/120 V	Volts			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2059	* *	5	\$3,900	
	Other Observation, Extent : Light, A	1rea Affected : 10	0%			
	Location : Electrical Room					
	Explanation : Newly Installled Ma	in Distribution S	withboard Wit	h 3 - Ver	tical Sections	
Raceway						
Conduit	98%	2029	\$252,800	1		
Conduit	2%	2059	* *	1		
	Other Observation, Extent : Light, A	1rea Affected : 10	0%			
	Location : Electrical Room					
	Explanation : Newly Installed Rac	eway				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		
		ervation, Extent : Light, Area	Affected	! : 100%			
		: Electrical Room					
	Explanat	tion : Newly Installed Thermo	plastic W	Vires			
Motor Controllers	100/		2027	<b>#12</b> 000	-	<b>#100</b>	
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	10070		LIFE			\$2,200	
Transfer Switches							
Under Construction	100%						
Generators	10070						
Under Construction	100%						
Fuel Storage							
Under Construction	100%						
Lighting							
Interior Lighting							
Fluorescent	95%		2029	\$323,400	10	\$129,000	
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Throughout The Building					
	Explanat	tion: 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	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Hallways And Outside					
	Explanat	ion : CCTV Surveillance Can	ıera				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$27,400	
	Other Observation, Extent : I	ight, Area Affected	: 100%			
	Location : Hallways					
	Explanation : Strobe Lights	Horns, Manual Pu	ıll Stations, Smoke	Detector	rs	

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2039	* *	1		
			ctent : Light, Area	Affected	: 100%			
		: Througho						
	Explana	tion : High '	Temperature Wate	r From 2	Adjacent Building I	Kennedy	Hall Gymnasium	
Conversion Equipment	4000/		4.0.000	• • • •			4.5000	
Heat Exchanger, Plate & Frame		Now	\$20,800	2032	* *	1	\$65,900	
			vere, Area Affecte	d: 10%				
		: Basement						
	Other Obs	ervation, Ex	ctent : Light, Area	Affected	1: 100%			
		: Basement						
	Explana	tion : 2 Unii	S					
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$122,300	2039	* *	4	\$7,300	
			vere, Area Affecte	d: 20%				
	Location	: Basement	Level And Risers					
	Insul. Det	eriorating, I	Extent : Moderate,	Area Af	fected : 15%			
	Location	: Basement	Level And Risers					
Terminal Devices								
Air Handler	50%			2029	\$1,016,400	1	\$45,800	
Convector/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		
		ervation, Ex : Througho	ctent : Light, Area out	Affected	T: 70%			
	Explana	tion : Chille	r Water From Me	dical Art	s Building			
Electricity	30%			2037	**	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Conversion Equipment						
Reciprocating	30%	2029	\$368,100	1	\$20,600	
Compr/Chiller						
	R-22 Refrigerant, Extent		30%			
	Location: Basement, C	Chiller				
No Component	70%					
Distribution						
CW & CHW Wtr	100%	2039	* *	4	\$7,300	
Pipe/Pump						
	Other Observation, Exte					
		er Also Comes From Me		-		
	Explanation : Reciproc	cating Comp. Chillers Us	sed For Back Up C	Only		
Terminal Devices	000/	***	4400 100		082.200	
Air Handler/Cool/Ht	80%	2029	\$389,100	1	\$73,300	
Fan Coil - 4 Pipe	20%	2029	\$203,100	1	\$9,600	
Heat Rejection	200/	2027	<b>#40.400</b>	2	<b>044.700</b>	
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	10070	LIFE		2-3	\$62,000	
Interior	85%	2029	\$437,200	2	\$3,900	
Roof	15%	2027	**	2	\$700	
Plumbing	1570	2031			\$700	
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, Exte		: 100%			
	Location : Basement To	o 4th Floor, Roof				
Fire Suppression	Explanation: 1 Unit					

Fire Suppression

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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## CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Asset #: 1570

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Standpipe							
Generic	100%		2039	* *	1-5	\$77,400	
Sprinkler							
No Component	95%						
Generic	5%		2029	\$70,800	1-2	\$2,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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**CITY UNIVERSITY OF NEW YORK - FY 2020** Print Date: 12-Sep-2019

: OUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM **Asset Name** 

: 221-05 56TH AVENUE Address

Agency's Number **Borough** : QUEENS : 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	\$970.200	\$2 265 100

Total	\$870,200	\$3,365,100

Total	\$122,300	\$70,900	\$36,600	\$97,400
Importance Code C	\$22,200		\$7,700	
Importance Code B	\$53,200	\$64,700	\$26,100	\$69,400
Importance Code A	\$46,900	\$6,200	\$2,900	\$28,000
Total	\$122,300	\$70,900	\$36,600	\$97,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$22,200			
Mechanical	\$14,900	\$20,800	\$15,100	\$56,100
Electrical	\$3,400	\$3,900	\$4,200	\$4,700
Interior Architecture	\$33,900	\$38,900	\$13,400	\$7,600
Exterior Architecture	\$44,100	\$3,400		\$25,000
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Architecture		Current Repair Future Replace			re Replacement	ement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls									
Masonry: Brick		Now	\$145,500	LIFE	* *	5	\$23,100		
	_	_	Extent : Moderate	, Area A	ffected : 10%				
		n : North Fo			100/				
			d, Extent : Moderai Puilding	e, Area 1	Ајјества : 10%				
16 16 W B		n : Base Of	Бинатд	20.42	* *		Ф2 (00		
Metal Coiling Doors	2%		Ф100 <b>2</b> 00	2042	**	5	\$3,600		
Pre-Cast Concrete	50%		\$199,200	LIFE		5	\$93,900		
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Various							
			d, Extent : Modera	ite Area	Affected : 20%				
	0	n : Various	u, Extent : Mouer	ite, mreu	nyecieu . 2070				
			Extent : Moderate	e. Area A	ffected : 10%				
	-	n : Various		,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Window Wall	8%	<u> </u>		2049	* *	5	\$17,300		
Windows	070						ψ17,000		
Aluminum	50%	4+	\$15,300	2037	* *	5	\$1,700		
	Caulking	Deteriorate	d, Extent : Modera	ite, Area	Affected: 25%				
	Location	n : Through	out						
Aluminum	45%	ı		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%	1		LIFE	* *	5			
Roof Modified Bitumen	20%			2034	* *	10	\$16,300		
Panel/Paver: Cer/Brk	10%		\$28,800	2034	**	10	\$10,300		
Tanch Tavel. Celi Bik			Extent : Light, Are		ed · 5%				
	_	_	Over Mechanical I						
	Misaligne	ed/Bulging,	Extent : Moderate,	Area Af	fected : 15%				
		n : Terrace							
	Water Per	netration, E	xtent : Moderate, 2	Area Affe	ected : 10%				
	Location	n : Mechani	cal Room Below T	errace					
Single Ply Membrane	20%	Now	\$268,800	2039	* *				
ζ ,	Drains Inad/Misposn, Extent : Moderate, Area Affected : 50% Location : Over Lobby								
	Miss/Dan	aged Flash	ings, Extent : Mod	erate, Ar	rea Affected : 25%				
		n : Over Loi	•	1400 1E	natad . 250/				
		netration, E n : Over Loi	xtent : Moderate, A	ıreu AJJE	жией . 2570				
Cin al - Dl - M 1			ooy	2024	* *	10	¢25 000		
Single Ply Membrane	43%			2034	* *	10	\$35,000		
Skylight, Plastic	7%			2042		1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Architecture		Current I	Repair	Futur	e Replacement	M	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
	_	Crumbling, 1 : Various	Extent : Light, Ar	ea Affect	ed : 5%			
terior								
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%		\$33,900	2039	* *	3	\$1,400	
			Extent: Moderate		ffected : 25%			
			Room Area In Base					
			Moderate, Area A		20%			
	Location	ı : Locker F	Room Area In Base	ment				
Wood	35%			2057	* *	5	\$50,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
	Water Per	netration, E	xtent : Moderate, .	Area Affe	ected : 20%			
	Location	ı : Pool Wa	ll					
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	* *		\$ .,000	
Ceilings								
AcousTileConcealSpLn	15%			2034	* *	5	\$14,300	
AcousTileConcealSpLn		Now	\$64,500	2049	* *	5	\$4,800	
Ticous i neconecuis pen			s, Extent : Modera		Affected: 25%	J	ψ 1,000	
		ı : Gymnası		,	33			
		-	Extent : Moderate	e. Area A	ffected : 25%			
	_	_	ium, Lobby		,,,			
			xtent : Moderate, 1	Area Affe	ected · 25%			
		ı : Lobby	ment . moder are, i	11 04 11990	2070			
AcousTileSusp.Lay-In	30%			2042	* *	5	\$22,900	
Exposed Concrete	5%			LIFE	* *	5	\$600	
Exposed Struc: Steel	15%			LIFE	* *		4000	
Metal Panel		Now	\$66,500	LIFE	* *	5	\$4,800	
Titetar r arier			ts, Extent : Moder		Affected: 25%	J	ψ 1,000	
		ı : Basemen		,	33 755 - 20 70			
			 Extent : Moderate,	Area Af	fected · 50%			
		ı : Basemen		2 24 11))				
			s, Extent : Modera	te. Area	Affected · 25%			
		ı : Basemer		, 111 001 1	-JJ 00104 . 2070			
Diagton				LIDD	* *	-	<b>\$0.600</b>	
Plaster Ite Enclosure	20%			LIFE		5	\$9,600	

Site Enclosure

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2102

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, 1	Extent : Moderate	, Area Ą	ffected : 20%			
	Location	: Rear Of B	luilding					
Cast in Place Concrete	20%			2042	* *			
Parking/Driveway								
Asphalt	100%	4+	\$16,600	2038	* *			
-	Cracking/	Crumbling, 1	Extent : Moderate	, Area Ą	ffected : 20%			
	Location	: Various						

lectrical		Current Repa	ir	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2059	* *	5	\$300	
	Location .	rvation, Exten Electrical Ro	om					
G : 1 /G : 11	Explanati	on : Newly Ins	talled Main Se	rvice Di	sconnect Switch Ra	ited At 4	000 Amperes.	
Switchgear / Switchboard	1000/			2050	* *	_	<b>#1.700</b>	
Molded Case Bkrs	100%			2059		5	\$1,500	
		rvation, Exten	0 .	Affected	: 100%			
		Electrical Ro						
	Explanati	on : Newly Ins	talled Main Di	stributio	n Board With 2 Ve	rtical Se	ctions	
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		
		Aged, Extent : Throughout T		a Affecte	d : 100%			
Thermoplastic	30%			2029	\$54,400	1		
Thermoplastic	20%			2039	**	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Electrical	ctrical Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	000/		2020	<b>#110.600</b>	1.0	<b>4.5.5</b> 00	
Fluorescent	90%		2029	\$119,600	10	\$47,700	
		servation, Extent : Light, Area	Affected	: 100%			
		: Throughout The Building					
		tion: 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	
		servation, Extent : Light, Area	Affected	! : 100%			
		: Hallways And Outside					
<del></del>	Explana	tion : CCTV Surveillance Cam	eras				
Fire/Smoke Detection	<b>5</b> 00/						
No Component	70%		2020	<b>#</b> 10 <b>=</b> 100	1.2	#10 <b>=</b> 00	
Generic, Digital	30%		2029	\$187,100	1-3	\$10,700	

Mechanical	Current Repair	Future Replacement	Maintenance							
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority						
Heating										
Energy Source										
Interruptible Gas/Dual	100%	2039 **	1							
Fuel										
	Other Observation, Extent: Light, Area	Affected : 100%								
	Location : Buried Tanks									
	Explanation: Oil No.2 - Two Tanks 3	Explanation: Oil No.2 - Two Tanks 30,000 Gallons Each								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

lechanical		Current Rep	air	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori	
eating									
Conversion Equipment									
Hot Water Boiler	Location	: Basement Bo				1 The Rui	\$28,600 ldings On Campus		
Distribution	Вирини	iton . 3 Botters	. 1 7 0 7 1411 1 5 1 1 1 8	n remp.	77 die 70 1110st 0j	THE But	tungs on cumpus		
Hot Wtr Piping/Pump	Location	: Boiler Room			* * : 100%  Most Buildings C	4 In Camm	\$4,300		
Terminal Devices	Блрини	ion . Distribut	es mgn remp.	rater 10	111031 Buttutings O	п сатрі	ns .		
Air Handler	40%			2029	\$317,300	1	\$14,300		
Convector/Radiator	30%			2042	**	1	\$5,600		
Fan Coil Unit/Heat	30%			2034	* *	1	\$5,600		
r Conditioning	2070			203.		-	ψ2,000		
Energy Source									
Electricity	100%			2045	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	40%			2034	* *	1	\$10,700		
		R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Side Yard							
		ervation, Exter : Side Yard	ıt : Light, Area	Affected	: 50%				
	Explana	tion : One Unit	:						
No Component	60%								
Distribution CW & CHW Wtr Pipe/Pump	40%			2049	* *	4	\$1,700		
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%								
entilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,200		
Exhaust Fans									
Interior	100%			2029	\$200,700	2	\$1,800		
umbing									
H/C Water Piping				2020					
Brass/Copper Galvanized Steel	50%			2039	* *	1			
( ) a lava a a man of C4 a a l	50%			2034	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2024	\$34,400	2	\$800	
	Other Observation, Extent : Lig	ght, 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 : Lig		100%			
	Location: Basement To 2nd I	rloor				
	Explanation: One Unit					
Fire Suppression						
Standpipe	1000/	2022	at at		<b>#20.2</b> 00	
Generic	100%	2039	* *	1-5	\$30,200	
Sprinkler	100/					
No Component	40%	• 0 • •	at at		<b>40</b> =	
Generic	60%	2039	* *	1-2	\$9,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 12-Sep-2019 CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : OUEENSBOROUGH 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	<b>\$5 119 500</b>		

Total \$1,676,700 \$5,118,500

Total	\$144,400	\$112,300	\$73,600	\$59,100
Importance Code C	\$23,900			
Importance Code B	\$83,200	\$97,900	\$68,300	\$52,100
Importance Code A	\$37,300	\$14,400	\$5,300	\$7,000
Total	\$144,400	\$112,300	\$73,600	\$59,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Mechanical	\$63,800	\$28,700	\$55,400	\$41,100
Electrical	\$12,900	\$4,400	\$4,400	\$4,800
Interior Architecture	\$25,900	\$60,300	\$3,900	\$2,000
Exterior Architecture	\$32,000	\$9,100		\$1,400
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

rchitecture	Current F	Current Repair		Replacement	М		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Concrete Masonry Unit	5% Now Diagonal Cracks, Exi Location : Cooling Jnt Mortar Miss/Eroc Location : Cooling	Tower Area d, Extent : Modera			5	\$2,900	
Masonry: Brick	25% Now Water Penetration, E. Location: Foundati		LIFE Area Affec	* * eted : 10%	5	\$22,900	
Pre-Cast Concrete	70%		LIFE	* *	5	\$208,300	
Windows							
Aluminum	95% 4+ Caulking Deteriorate Location: Through Water Penetration, E. Location: Through	out xtent : Moderate, 2			5	\$8,700	
Metal Louvers	5%		2038	* *	10	\$5,700	
Parapets						42,100	
Concrete Masonry Unit	5% Now Diagonal Cracks, Exi Location: Cooling Jnt Mortar Miss/Eroc Location: Cooling	Tower Area d, Extent : Modera			5	\$800	
Metal Panel	5%		2049	* *	5	\$2,700	
Metal Rail	70%		2042	* *	5-10	\$176,700	
Pre-Cast Concrete	20% Now Jnt Mortar Miss/Erod Location: Coping ( Misaligned/Bulging, Location: Coping (	Over Cooling Towe Extent : Moderate,	er Wall Area Affe	-	5	\$17,600	
Roof							
Modified Bitumen	85% Worn/Eroded, Extent Location : Main Ro		2029 Affected :	\$944,900 50%	10	\$66,800	
Paver: Asphalt	10% Now Water Penetration, E. Location: Over Roo		2038 Area Affec	* * eted : 10%			
Skylight, Plastic	5%		2042	* *	1		
Soffits							
Pre-Cast Concrete	30%		LIFE	* *	5	\$10,200	
Stucco Cement	70%		2042	* *	5	\$18,200	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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%		\$23,900	LIFE	* *	5	\$4,300	
	_	Crumbling, 1 : Room B-	Extent : Moderate 5, B-16	, Area A	ffected : 10%			
	Water Per	netration, E	xtent : Moderate, A	1rea Affe	ected : 10%			
	Location	1 : Room B-	5, B-16					
Plaster	30%			LIFE	* *	5	\$25,700	
Ceilings								
AcousTileConcealSpLn		Now	\$315,800	2049	* *	5	\$23,400	
			Extent: Moderate	, Area A	ffected : 25%			
		ı : Corridoi						
	_	_	Extent : Moderate	, Area Ą	ffected : 25%			
		ı : Corridoi			/			
			: Moderate, Area	Affected	: 25%			
		ı : Corridoi	.s					
AcousTileSusp.Lay-In	20%			2042	* *	5	\$30,000	
Exposed Concrete	40%			LIFE	* *	5	\$9,400	
Gypsum Board	10%			LIFE	* *	5	\$18,700	
Plaster	5%		\$102,500	LIFE	* *	5	\$4,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Room B-5							
	_	Crumbling, 1 : Room B-	Extent : Severe, A 5	rea Affec	eted : 50%			
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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

		710001111					
Electrical		Current Repair	Futur	e Replacement	M	laintenance	1
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•						
Service Equipment							
Air Circuit Breaker	100%		2059	* *	5	\$600	
	Location	servation, Extent : Light, Ar n : Electrical Room ttion : Newly Installed Low			v Rated	4t 4000 Amneres	
Switchgear / Switchboard	Ехріини	nion . Newly Installed Low	voilage 1 o	wer Circuit Breake	r Ruieu 1	Ai 4000 Amperes.	
Molded Case Bkrs	100%		2059	* *	5	\$2,800	
Worded Case Birts	Other Ob.	, servation, Extent : Light, Ar n : Electrical Room		: 100%	3	Ψ2,000	
	Explana	tion : Newly Installed Main	n Distributio	n Switchboard Wi	th 2 - Ver	rtical Sections	
Raceway							
Conduit	98%		2029	\$84,800	1		
Conduit	2%		2059	* *	1		
		servation, Extent : Light, Ar	rea Affected	: 100%			
		n : Electrical Room					
	Explana	tion : Newly Installed Race	way				
Panelboards							
Fused Disc Sw	8%		2028	\$4,400	5	\$200	
Molded Case Bkrs	92%	)	2028	\$50,200	5	\$2,600	
Wiring	400/	• 4 • • • • • • • • • • • • • • • • • •					
Braided Cloth	48% Insulation	2-4 \$40,800 Aged, Extent : Moderate, A		** ed · 100%	1		
		n : Throughout The Building					
Thermoplastic	50%		2029	\$42,500	1		
Thermoplastic	2%		2029	**	1		
Thermoplastic		servation, Extent : Light, Ar		· 100%	1		
		n : Electrical Room	ca nijjecica	. 10070			
		tion : Newly Installed Theri	monlastic W	Vires			
Motor Controllers	Z. p. turit	110111y 11151atteau 111011	oprastre //				
Locally Mounted	10%	1	2027	\$20,500	5	\$100	
Motor Control Center	50%		2027	\$25,200	5	\$1,500	
Under Construction	40%			<del></del> ,	-	4-,	
Ground							
Grounding Devices							
Generic	100%	2-4 \$9,900	) LIFE	* *	5	\$1,600	
	Other Ob.	servation, Extent : Moderat	e, Area Affe	ected : 100%			
	Location	n : Basement					
	Explana	tion : Corroded					
Stand-by Power							
Transfer Switches							
Under Construction	100%	·					
Generators							
Under Construction	100%	<u> </u>					
Fuel Storage							
Under Construction	100%	1					
Lighting				·			

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2029	\$1,126,100	10	\$98,900	
	Other Observation, Extent:		: 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 C	Putside				
	Explanation : CCTV Surve	illance 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	s, Alarm Bells, Mani	ual Pull Stations, S	moke De	etectors And Horns	

Mechanical	Current Repa	ir	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Esti Total (Years)		Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source							
HTHW/HW	100%	2	039	* *	1		
	Other Observation, Extent	: Light, Area Afj	fected	: 100%			
	Location: Throughout						
	Explanation : High Temp	oerature Water F	rom A	djacent Building F	Kennedy I	Hall Gymnasium	
Conversion Equipment				· C		•	
Heat Exchanger, Plate &	100%	2	.025	\$151,700	1	\$53,300	
Frame							
	Other Observation, Extent	: Light, Area Afj	fected	: 100%			
	Location : Basement Equ	ipment Room					
	Explanation: 3 Units						
Distribution	*						
Hot Wtr Piping/Pump	100% Now	\$16,400 2	037	* *	4	\$5,300	
	Corroded, Extent : Moder		d: 109	%		. ,	
	Location : The Valves In	Mechanical Eau	inmen	t Room And Vario	us Other	Areas	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Mechanical	Current Repair Future Replacemen			re Replacement	nt Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices							
Air Handler	80%		2029	\$1,185,000	1	\$53,400	
Convector/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	
		ervation, Extent : Light, Area : Basement	Affected	l : 70%			
	Explana	tion : One Unit With Refriger	ant Wate	r In Lithium Bromi	de Cycle		
Split Unit	15%		2034	* *			
r		igerant, Extent : Light, Area A		15%			
	Location	: 6 Units On 1st Floor					
No Component	15%						
Distribution	1370						
CW & CHW Wtr	70%		2039	* *	4	\$3,700	
Pipe/Pump	, , , ,		_000		•	φ2,700	
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	15%		2029	\$27,100	2	\$11,300	
Unit							
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	10001	0.0	2020	ملد بائت			
Brass/Copper	100%		2039	* *	1		
		Extent : Severe, Area Affecte	a:10%				
XX . II .	Location	: Basement					
Water Heater	1000/		2024	¢02 000	4	ቀረሰሰ	
Electric	100%		2024	\$92,800	4	\$600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Mechanical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
HW Heat Exchanger	4000/ 0.4		de de			
HTHW/HW	100% 0-2 \$91,900		* *			
	Other Observation, Extent : Severe, A	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, Ar	rea Affected : I	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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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 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



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$10,000	
Masonry: Brick		Now	\$146,300	LIFE	**	5	\$93,000	
	_		tent : Moderate, Ar Icade, Stair Door T					
			e, Extent : Modera					
		: South Fa		ie, Area	Affected . 1070			
Window Wall	5%	. 20111111		2049	* *	5	\$18,800	
Windows	370			2049			\$10,000	
Aluminum	95%	Now	\$227,300	2037	* *	5	\$13,000	
			d, Extent : Modera		Affected : 25%		4-2,000	
	Location	: Through	out					
			xtent : Moderate, A	Area Affe	ected : 10%			
	Location	: Through	out					
Metal Louvers	5%			2038	* *	10	\$8,600	
Parapets								
Concrete Masonry Unit	15%			LIFE	* *	5	\$2,700	
Masonry: Brick		Now	\$382,800	LIFE	**	5	\$12,700	1
		· miss/Erod : Parapet	d, Extent : Severe, A Wall	area Ajje	ectea : 80%			
		-	rran Extent : Moderate,	Area Af	fected · 10%			
	_	: Corners	Exient : Moderate,	111 ca 11jj	recieu . 1070			
Pre-Cast Concrete		Now	\$8,900	LIFE	* *	5	\$5,000	
The Cust Concrete			d, Extent : Moderat		Affected : 50%	5	ψ3,000	
		: Coping			33			
	Caulking I	Deteriorate	d, Extent : Modera	ite, Area	Affected: 25%			
	Location	: Coping						
Roof								
Sloped Glazing	5%			LIFE	* *	5	\$55,300	
Under Construction	95%			1.00	1 00/			
			Extent : Light, Area 31, 432, 434, 443,					
					Modified Roof Bei	no Instal	led	
Interior	Блрини	1.00j	Leans In this 1 tool	nooms,	mongred Roof Det	ng mau		
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Architecture	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Interior										
Interior Walls										
Concrete Masonry Unit	55%			LIFE	* *	5	\$33,800			
Gypsum Board	25%			LIFE	* *	5	\$23,100			
Masonry: Brick	5%		\$31,200	LIFE	* *					
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
		: Lobby Area								
			ent : Moderate, .	Area Affe	ected : 10%					
		: Lobby Area								
	Explana	tion : Expansi	on Joint Failure	?						
Plaster	15%			LIFE	* *	5	\$6,900			
Ceilings										
AcousTileConcealSpLn	25%	Now	\$449,200	2049	* *	5	\$33,300			
	Broken/M	issing Elemen	ts, Extent : Mod	lerate, Ar	ea Affected : 30%					
	Location	: Corridors								
	_	_	xtent : Moderate	e, Area Ą	ffected : 25%					
	Location	: Corridors								
	Water Pen	etration, Exte	ent : Moderate, 2	Area Affe	ected : 10%					
	Location	: Corridors								
AcousTileSusp.Lay-In	20%			2034	* *	5	\$42,600			
Exposed Concrete	55%	Now	\$196,500	LIFE	* *	5	\$18,300			
•	Cracking/	Crumbling, E	xtent : Light, Ar	ea Affect	ed : 5%					
	Location: Rooms 434, 443 And Various Others									
	Staining/Discoloring, Extent: Moderate, Area Affected: 10%									
	Location	: Rooms 434,	, 443, 444 And I	Various C	Others					
	Water Pen	etration, Exte	ent : Moderate, 2	Area Affe	ected : 15%					
			, 443, 444 And I							

Electrical	Current Repair	Future Repla	cement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
nder 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-amper	e 480v-208/120v	,					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Electrical		Current Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts	•		•					
Switchgear / Switchboard								
Fused Disc Sw	50%		2039	* *	5	\$300		
	Location	servation, Extent : Light, Area n : Electrical Room tion : 5 - Vertical Sections	Affected	! : 100%				
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				7 4		. , . ,		
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	2070		2037			Ψ000		
Grounding Devices								
Generic General Genera	100%		LIFE	* *	5	\$2,100		
Stand-by Power	10070		LII L			Ψ2,100		
Transfer Switches								
Under Construction	100%							
Generators	10070							
Under Construction	100%							
Fuel Storage	10070							
Under Construction	100%							
	100%							
Lighting								
Interior Lighting	99%		2029	\$221.700	10	\$128,300		
Fluorescent		compation Entant Light Augus		\$321,700	10	\$128,300		
		servation, Extent : Light, Area a : Throughout The Building	Ајјестеа	1. 100%				
		0 0						
11115		tion: T-8 Lamps	2022	<b>**</b> ***	10			
HID	1%		2029	\$2,400	10			
Egress Lighting	= 4 2 2 2		• 0 - 1					
Emergency, Service	50%		2034	* *	1			
Exit, Service	50%		2034	* *	1			
Exterior Lighting								
HID	20%		2029	\$111,300	10	\$100		
No Component	80%							
Alarm				<del>-</del>		<del>-</del>		

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$15,800	
	Other Observation, Extent : Lig	ht, Area Affected : 10	00%			
	Location: Hallways And Outs	ride				
	Explanation : CCTV Surveilla	nce Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2024	\$457,800	1-3	\$26,900	
	Other Observation, Extent : Lig	ht, Area Affected : 10	00%			
	Location : Hallways					
	Explanation : Manual Pull Sta	ation, Alarm Bells An	d Smoke Detec	tors		

Mechanical		Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2039	* *	1		
(		ervation, Extent : : Throughout	Light, Area	Affected	: 100%			
	Explanat	ion : High Tempe	erature Wate	r From A	ldjacent Building I	Kennedy	Hall Gymnasium	
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2025	\$198,700	1	\$69,900	
	Other Obs	ervation, Extent :	Light, Area	Affected	: 100%			
	Location	: Basement Meci	hanical Roon	n				
	Explanat	ion : 2 Units						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$10,800	2037	* *	4	\$7,000	
	Corroded,	Extent : Modera	te, Area Affed	cted : 10	%			
	Location	: At The Heat Ex	changer Val	ves And	Various Other Are	as		
Terminal Devices								
Air Handler	60%			2029	\$1,164,200	1	\$52,400	
Convector/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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Mechanical		Current Repair	Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Absorption Chiller/Steam/HW	90%		2032	**	1	\$137,600	
	Location	servation, Extent : Light, Area n : Basement tion : Two Units. Water Is Th			Lithium	Bromide	
Reciprocating Compr/Chiller	10%		2024	\$117,100	1	\$6,600	
		igerant, Extent : Light, Area 2 1 : Basement, Chiller	Affected :	10%			
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	Damaged,	Now \$282,800 Extent: Severe, Area Affecte a: Baffles Completely Rotted	2030 ed : 100%	\$471,300	2	\$102,400	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$78,800	
Exhaust Fans Interior Roof	95% 5%		2029 2024	\$466,400 \$11,500	2 2	\$4,100 \$200	
Plumbing H/C Water Piping							
Brass/Copper Galvanized Steel			2039 2034 ected : 10	* * * *	1		
Water Heater Electric	100%	<del>-</del>	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		servation, Extent : Light, Area 1 : Sub-basement	2029	\$21,000 : 100%	4	\$4,500	
		tion: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Mechanical	Current Repair	<b>Future Replacement</b>	Maintenance		
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Prior	rity	
Plumbing					
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE **			
	Other Observation, Extent : Light,	Area Affected : 100%			
	Location : One Unit From Sub-ba Floor	asement To 4th Floor, One Unit	From Basement To 4th		
F' G	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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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 : OUEENSBOROUGH 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



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Architecture		Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls						_	<b></b>	
Masonry: Fieldstone	80%			LIFE	* *	5	\$32,800	
Wood	20%			2034	* *	5	\$54,700	
Windows	000/			2015	at. at.	_	<b>42.7</b> 00	
Aluminum	80%	· •		2045	**	5	\$3,500	
			Extent : Light, Area	Ајјестеа	t : 100%			
		: Through		da Out C	of Wood On The Int	tanion C:	la.	
337 1		non : Inese	e winaows Are Mai		y wood On The Ini **			
Wood	20%			2037	~ *	5	\$8,700	
Roof	1000/	4 :	\$75,000	LIEE	* *			
Slate	100% Broken/M	4+ issina Elem	\$75,900 ents, Extent : Mod	LIFE erate Ar				
		: Through		eruie, Ar	eu Ajjecieu . 1070			
		U	iss, Extent : Moder	ate. Area	Affected · 25%			
			nd South Sides	, 117 00	11111000000 . 2070			
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				26.12	ala -l-	_	44.00	
AcousTileSusp.Lay-In	5%			2042	* *	5	\$1,800	
Exposed Struc: Wood	15%			LIFE				
		etration, E : Exhibit A	xtent : Moderate, A Irea	area Affe	ected : 10%			
Gypsum Board	80%			LIFE	* *	5	\$36,700	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2049	* *			
Site Pavements								
On-Site Walkways	~ = × ·			2050				
Asphalt	65%			2038	* *			
Cast in Place Concrete	5%			2042	* *			
Pavers/Stone	30%			2038	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Electrical	Current Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment Fused Disc Sw	50% Other Observation, Extent : Light, Are	2029 ea Affected	\$2,500 : 100%	5	\$100		
	Location : Electrical Room						
	Explanation: Main Service Disconn			eres			
Fused Disc Sw	50%	2049	* *	5	\$100		
	Other Observation, Extent: Light, Are Location: Electrical Room						
Switch agan / Switch haand	Explanation: Main Service Switch R	tatea At 40	0 Amperes				
Switchgear / Switchboard Fused Disc Sw	100% Other Observation, Extent : Light, Are	2029 ea Affected	\$101,900 : 100%	5	\$100		
	Location : Electrical Room						
	Explanation: 2- Vertical Sections						
Raceway							
Conduit	80%	2049	**	1			
Conduit	20%	2029	\$11,000	1			
Panelboards	100/	2045	* *	_	¢100		
Fused Disc Sw Molded Case Bkrs	10% 80%	2045	* *	5 5	\$100 \$500		
Molded Case Bkrs	10%	2043	\$7,800	5	\$100 \$100		
Wiring	1070	2028	\$7,800		\$100		
Thermoplastic	80%	2049	* *	1			
Thermoplastic	20%	2029	\$13,900	1			
Motor Controllers	20.0		\$12,500				
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		
riuorescent	Other Observation, Extent : Light, Are			10	\$8,000		
	Location: Offices Explanation: T-8 Lamps	и Ајјестеи	. 10070				
Incomdogram		2024	* *	2	\$200		
Incandescent LED	55% 5%	2034 2037	* *	2	\$300		
Egress Lighting	<i>3</i> / 0	2037					
Emergency, Service	50%	2034	* *	1			
Exit, LED	30%	2057	* *	1			
Exit, Service	20%	2034	* *	1			
Exterior Lighting		_00.					
HID	20%	2029	\$18,500	10			
No Component	80%		,				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

lectrical	Current Repair	Future Replac	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estimat	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$2,600	
	Other Observation, Extent : I	Light, Area Affected : 100%				
	Location : Gallery And Out	side				
	Explanation: CCTV Survei	llance Camera System				
Fire/Smoke Detection						
Generic, Digital	100%	2034	* *	1-3	\$14,500	
	Other Observation, Extent : I	Light, Area Affected : 100%				
	Location : Throughout The	Building				
	Explanation : Strobe Lights	, Alarm Bells, Manual Pull S	Stations, S	Smoke De	tectors And Horns	

Mechanical	Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Interruptible Gas/Dual Fuel	100%		2049	* *	1		
ruci	Other Observation, E	Extent · Light, Area	Affected	. 100%			
	Location : Buried T	-	1)) eeteu	. 100/0			
	Explanation : No.2		Tank				
Conversion Equipment							
Steam Boiler	100%		2042	* *	1	\$23,300	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Basemen	-					
	Explanation: 2 Uni	its					
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	
Convector/Radiator	50%		2042	* *	1	\$3,800	
Air Conditioning							
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment	1000/		•••	at. at.		440000	
Reciprocating	100%		2034	* *	1	\$10,900	
Compr/Chiller	R-22 Refrigerant, Ext Location: Basemen		fected :	100%			
Distribution CW & CHW Wtr Pipe/Pump	100%		2049	* *	4	\$1,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Mechanical	Current Repair	Future Rep	Future Replacement Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Terminal Devices	1000/	2024	* *	1	¢14.500	
Air Handler/Cool/Ht Heat Rejection	100%	2034	· · · ·	1	\$14,500	
Dry Cooler	100%	2034	* *	2	\$16,400	
Ventilation	10070	200.			Ψ10,.00	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$13,100	
Exhaust Fans	1000/	2024	* *	2	<b>#700</b>	
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%	6			
	Location : Basement					
Gas Fired	50%	2024	\$7,000	2	\$200	
	Other Observation, Extent:	Light, Area Affected : 50%	6			
	Location : Basement Explanation : 1 Unit					
Sanitary Piping	Ехрининон . 1 Они					
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2021	\$800	4	\$700	
Backflow Preventer			ats ats		** ***	
Generic	100%	2034	* *	1	\$1,400	
Fixtures	100%					
Generic Vertical Transport	100 / 0					
Elevators						
Hydraulic	100%	LIFE	* *			
·	Other Observation, Extent:		0%			
	Location: Basement To 2n	d Floor				
TI -	Explanation: One Unit					
Fire Suppression Sprinkler						
Generic	100%	2049	* *	1-2	\$6,600	
Fire Pump	1000/	2020	ما الما		<b>*</b> 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
Generic	100%	2038	* *	1	\$4,400	
Chemical System No Component	98%					
Generic	2%	2027	\$500	1-3	\$100	
General	2/0	2021	\$500	1-3	φ100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	_		ed, Extent : Light, A Various Areas	1rea Affe	cted : 10%			
Windows								
Aluminum	95%	4+	\$314,000	2045	* *	5	\$35,900	
	_	Deteriorate : Through	ed, Extent : Modera out	ıte, Area	Affected : 50%			
Metal Louvers	5%			2038	* *	10	\$23,600	
Parapets							· · · · · · · · · · · · · · · · · · ·	
Under Construction	100%							
Roof								
<b>Under Construction</b>	100%							
nterior								
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	
	_	Crumbling, : Corridor	Extent : Moderate	, Area Ą	ffected : 50%			
	Worn/Eroc	led, Extent	: Moderate, Area	Affected	: 50%			
	Location	: Corridor	S					
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	
1			ents, Extent : Mod	erate, Ar	ea Affected : 25%		. ,	
		: Corridor			00			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 50%							
			oor Corridor And B					
			: Moderate, Area					
		: Corridor		33 - 31001				
AcousTileSusp.Lay-In	25%			2042	* *	5	\$72,600	
Exposed Concrete	50%			LIFE	* *	5	\$22,700	
Exposed Struc: Steel	10%			LIFE	* *	3	φ22,700	
Site Pavements	10/0			LILL				

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Architecture		<b>Current F</b>	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cos	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	10%			2042	* >	<b>k</b>		
Pavers/Stone	90%			2038	* >	<b>k</b>		
Parking/Driveway								
Asphalt	100%	2-4	\$71,000	2032	* >	<b>k</b>		
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Parking Area								
	Ponding, E	Extent : Lig	ht, Area Affected :	5%				
	Location	: Parking	Lot					

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%		2059	* *	5	\$900		
	Other Observation,	-	Affected	! : 100%				
	Location : Electrical Room							
	Explanation : New	ly Installed Low Vo	ltage Po	wer Circuit Breake	r Rated 2	4t 4000 Amperes.		
Switchgear / Switchboard								
Molded Case Bkrs	100%		2059	* *	5	\$4,500		
	Other Observation,	-	Affected	! : 100%				
	Location : Electric							
	Explanation : New	ly Installed Main D	istributio	on Switchboard Wi	th 3 - Vei	rtical 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 : Throug	hout 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								

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Transfer Switches	1000/					
Under Construction	100%					
Generators	1000/					
Under Construction	100%					
Fuel Storage Under Construction	100%					
ighting	10070					
Interior Lighting						
Fluorescent	97%	2029	\$381,800	10	\$152,300	
	Other Observation, Extent : L	ight, Area Affected : 10			* - <b>%</b>	
	Location: Throughout The I					
	Explanation: T-8 Lamps	C .				
Fluorescent	2%	2037	* *	10	\$3,100	
110010000110	Compact Fluorescent Light, E		ected : 100%	10	42,100	
	Location : Hallways And Ca					
LED	1%	2037	* *			
Egress Lighting	170					
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 : L		00%			
	Location : Hallways And Outside					
	Explanation : CCTV Surveil	lance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2037	* *	1-3	\$31,600	
	Other Observation, Extent : L	ight, Area Affected : 10	00%			
	Location : Hallways				,	
	Explanation : Manual Pull S	Stations, Alarm Bells, S	strobe Lights, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				

Energy Source

HTHW/HW 100% 2039 \*\*

Other Observation, Extent: Light, Area Affected: 100%

Location: Throughout

Explanation: High Temperature Water From Adjacent Building Kennedy Hall Gymnasium

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Heat Exchanger, Plate & Frame	100%	0-2	\$240,700	2044	* *	1	\$76,200	
Traine	Corroded,	Extent : S	evere, Area Affecte	d : 30%				
		: Basemer		1.00	1.1000/			
	Location	ervation, I : Basemer tion : 1 Un		Affected	: 100%			
Distribution	<i>F</i>		**					
Central Plant Steam Piping/Pmp	100%	0-2	\$141,500	2039	* *	4	\$8,400	
1 5 1		Extent : M : Various	Ioderate, Area Affe Areas	cted : 10	%			
Terminal Devices								
Air Handler	50%			2029	\$1,175,300	1	\$52,900	
Convector/Radiator	30%			2034	* *	1	\$16,600	
Fan Coil Unit/Heat	20%			2029	\$500,700	1	\$11,100	
Air Conditioning								
Energy Source	1000/			• • • • •	* *			
District Chilled Water	100%		7	2039		1		
			Extent : Light, Area	Ајјестеа	: 100%			
		: Through	oui 'ed Water From Me	dical Av	ts Ruilding			
Distribution	Ехрійни	uon . Chiii	eu water From Me	uicui Ari	s Duitaing			
CW & CHW Wtr	100%			2039	* *	4	\$8,400	
Pipe/Pump	10070			2039		7	\$6,400	
r ipe/r ump	Other Obs	ervation. I	Extent : Light, Area	Affected	! : 100%			
			nt Entrance	11,5,500000	. 100/0			
			lied From Chillers	In Medi	cal Arts Building			
Terminal Devices	1	11			<u> </u>			
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	1000/			• • • • •	di di			
Brass/Copper	100%			2039	* *	1		
Water Heater	1000:			2021	<b>4.1-2</b>		44.00	
Electric	100%			2024	\$147,300	4	\$1,000	
			Extent : Light, Area	Affected	1: 100%			
		: Basemei		~ II.4 W	rton Domes J			
HW/ Ho-4 E1	Expiana	uon : Unde	ersized For Buildin	g HOT W	uer Demana			
HW Heat Exchanger HTHW/HW	100%			2039	* *			
11111 YY / TI YY	10070			2039				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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%					
/ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Ar		: 100%			
	Location: Basement To 4th Floor, I	Penthouse				
	Explanation : One Unit					
Fire Suppression						
Standpipe	1000/	• • • • •	ate ate		400 -00	
Generic	100%	2039	**	1-5	\$89,500	
	House Tank: Metal, Extent: Light, A.					
	Location: Penthouse, 3 Tanks Of 9					
	Other Observation, Extent : Light, Ar	ea Affected .	: 100%			
	Location: Penthouse					
	Explanation: Gravity And Pressure	e Tanks Feed	Science, Humani	ties And	Library Buildings	
Sprinkler	0.507					
No Component	95%	2025	404.655		00.400	
Generic	5%	2029	\$81,800	1-2	\$2,400	
Chemical System						
No Component	98%					
Generic	2%	2022	\$500	1-3	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Page: 472

Print Date: 12-Sep-2019 CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : OUEENSBOROUGH 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



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Architecture	Current Repair	Future Re	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
exterior						
Exterior Walls	75% Now \$57,90	00 LIFE	* *	5	¢19.400	
Masonry: Brick	Diagonal Cracks, Extent : Moderate Location : Corners			3	\$18,400	
Metal Coiling Doors	25%	2034	* *	5	\$19,200	
Windows Aluminum	95% Now \$8,00 Caulking Deteriorated, Extent: Mo Location: Throughout Water Penetration, Extent: Modera	derate, Area Affe		5	\$500	
	Location: Throughout					
Metal Louvers	5%	2038	* *	10	\$300	
Parapets						
Concrete Masonry Unit	25% Now \$1,40 Diagonal Cracks, Extent: Moderate Location: Interior Face Of Parap Vertical Cracks, Extent: Moderate, Location: Interior Face Of Parap	e, Area Affected : pet Over Second I Area Affected : A	Floor 10%	5	\$300	
Masonry: Brick	70%	LIFE	* *	5	\$700	
Pre-Cast Concrete	5% Now \$60 Cracking/Crumbling, Extent: Mode Location: Coping Jnt Mortar Miss/Erod, Extent: Mode Location: Coping Caulking Deteriorated, Extent: Mode Location: Coping	erate, Area Affect lerate, Area Affec	cted : 25%	5	\$300	
Roof	1000/ 31 050/ 3	2020	* *			
Modified Bitumen	100% Now \$506,20 Worn/Eroded, Extent : Moderate, A Location : Throughout					
Soffits						
Cement-Fiber Panel	100%	2029		10		
nterior 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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2034	* *	5	\$4,600	
AcousTileSusp.Lay-In	40%	Now	\$123,000	2049	* *	5	\$7,300	
	Location Worn/Eroc	: First Floor	Moderate, Area		-			
AcousTileSusp.Lay-In	20%	. 1 1/31 1 100/		2042	* *	5	\$7,300	
reous rices asp. Lay in	Water Pen		ent : Moderate, A scilities Office		ected : 5%	3	Ψ1,500	
Exposed Struc: Steel	25%			LIFE	* *			
Plaster	5%			LIFE	* *	5	\$1,100	
Site Pavements On-Site Walkways	1000/			2027				
Cast in Place Concrete	100%			2027				
Parking/Driveway			*		di di			
Asphalt	100%	-	\$11,700	2032	* *			
	_	_	xtent : Light, Arc	ea Affect	ed : 10%			
	Location	: Various						

ectrical	Current Repair	Future R	eplacement	Maintenance		
tem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ler 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2059	* *	5	\$700	
	Other Observation, Extent : I	Light, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : Newly Install	led Main Service Discor	inect Switch Ro	ited At 20	000 Amperes.	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2059	* *	5	\$700	
	Other Observation, Extent : 1	Light, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation: Newly Install	led Main Distribution S	witch Board Wi	ith 1 Veri	tical Section	
Raceway						
Conduit	98%	2029	\$53,700	1		
Conduit Conduit	98% 2%	2029 2059	\$53,700 * *	1 1		
Conduit				1	\$100	
Conduit Panelboards	2%	2059	* *		\$100	
Conduit Panelboards Fused Disc Sw	2% 10%	2059	* * \$7,800	5 5	\$100 \$500	
Conduit Panelboards Fused Disc Sw Fused Disc Sw	2% 10% 5%	2059 2028 2045	\$7,800 * *	5	·	
Conduit  Panelboards  Fused Disc Sw  Fused Disc Sw  Molded Case Bkrs  Molded Case Bkrs	2% 10% 5% 75%	2059 2028 2045 2028	\$7,800 ** \$58,400	5 5 5	\$500	
Conduit  Panelboards Fused Disc Sw Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring	2% 10% 5% 75%	2059 2028 2045 2028 2045	\$7,800 ** \$58,400 **	5 5 5 5	\$500	
Conduit  Panelboards  Fused Disc Sw  Fused Disc Sw  Molded Case Bkrs  Molded Case Bkrs	2%  10% 5% 75% 10%	2059 2028 2045 2028	\$7,800 ** \$58,400	5 5 5	\$500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
		xtures, Extent : Light,	Area Afj	fected: 100%			
	Location : Throi	ghout 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	<b>5</b> 00/						
No Component	70%			de de			
Generic	30%		2034	**	1	\$3,100	
		ı, Extent : Light, Area	Affected	1: 100%			
	Location : Hallw	-					
	Explanation : Co	CTV Surveillance Can	neras				
Fire/Smoke Detection	700/						
No Component	70%		2024	#00 <b>#</b> 00	1.2	<b>05.00</b> °	
Generic, Analog	30%		2024	\$89,500	1-3	\$5,300	
		ı, Extent : Light, Area	Affected	1:100%			
		Location: Hallways					
	Explanation : M	anual Pull Station, Al	arm Bell:	s, And Horns			

Mechanical	Current Repair			e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2039	* *	1		
			nt : Light, Area	ı Affected	: 100%			
		: Throughout			4. Tr		H II G .	
C	Explanat	ion : High Tei	nperature Wate	er From A	Adjacent Building I	Kennedy	Hall Gymnasium	
Conversion Equipment	& 100%			2025	¢20 000	1	\$13,700	
Heat Exchanger, Plate of Frame	X 100%			2023	\$38,800	1	\$15,700	
Trame	Other Obs	ervation. Exte	nt : Light, Area	a Affected	: 100%			
		: Mechanical	_	11,1,00000	. 100/0			
		ion : 2 Units						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$45,600	2039	* *	4	\$1,400	
1 5 1	Corroded,	Extent : Seven	re, Area Affecte	ed: 10%				
	Location	: Various Are	eas					
Terminal Devices								
Air Handler	50%			2029	\$189,600	1	\$8,500	
			nt : Light, Area		: 50%			
			1echanical Roo	om				
		ion : Air Hand	dlers					
Convector/Radiator	25%			2034	* *	1	\$2,200	
Fan Coil Unit/Heat	25%			2029	\$101,000	1	\$2,200	
Air Conditioning								
Energy Source	1000/			2027	* *	1		
Electricity	100%			2037	7. 7.	1		
Conversion Equipment Reciprocating Compr/Chiller	30%	0-2	\$68,700	2039	* *	1	\$3,500	
Compil Chine	Corroded.	Extent : Mode	erate, Area Affe	ected : 20	%			
	Location		557					
	Obsolete E	-	tent : Moderate f	e, Area Af	fected : 30%			
		-	: Light, Area A	Affected ·	30%			
	Location		. 2.8, 11.0	1,5,000000 .				
No Component	70%							
Distribution	/0/0							
CW & CHW Wtr	30%			2029	\$3,000	4	\$600	
Pipe/Pump	5070			2027	Ψ3,000	r	ψοσο	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2029	\$27,200	1	\$5,100	
No Component	70%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Heat Rejection	200/	0.2	<b>#4.000</b>	2020	* *	2	Φ4.600	
Air Cooled Condenser Unit	30%		\$4,900	2039		2	\$4,600	
	Corroded, Location		evere, Area Affecte	d : 100%				
			Extent : Light, Area	Affected	: 30%			
	Location	5						
		tion: 1 Obs	solete Unit					
No Component	70%							
Ventilation								
Distribution	1000/			LIDE	* *	2.5	Ø1.5.400	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,400	
Exhaust Fans Interior	50%			2029	\$49,000	2	\$400	
Roof	50% 50%			2029	\$48,000 \$22,400	2 2	\$400 \$400	
Plumbing	3070			2029	\$22,400		\$400	
H/C Water Piping								
Brass/Copper	50%			2039	* *	1		
Galvanized Steel		Now	\$3,000	2034	* *	1		
Garvainized Steel			oderate, Area Affe		ó	•		
		: Basemen						
Water Heater								
Electric	100%			2024	\$23,800	4	\$200	
HW Heat Exchanger								
HTHW/HW	100%	Now	\$28,200	2049	* *			
			Extent : Severe, Are	a Affecte	d: 100%			
		: Basemen						
	Explana	tion : Obso	lete Equipment					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/							
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2029	\$7,800	4	\$1,700	
Fixtures	10070			2029	\$7,000		\$1,700	
Generic	100%							
Vertical Transport	10070							
Elevators								
Hydraulic	100%			LIFE	* *			
11, 11111110	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemen	nt To 1st Floor					
	Explana	tion : One	Unit					
Fire Suppression								
Sprinkler								
No Component	40%							
Generic	60%			2039	* *	1-2	\$4,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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 : OUEENSBOROUGH 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



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

rchitecture		Current R	lepair epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls						_		
Cast in Place Concrete	5%	N.T.	Φ <b>(</b> 0, <b>(</b> 00	LIFE	* *	5	\$12,000	
Masonry: Brick		Now	\$60,600 ent : Moderate, Ai	LIFE		5	\$9,600	
	Location		eni . Moderdie, Ar	ей Ајјес	iea . 570			
			, Extent : Moderat	te, Area 2	Affected : 25%			
		: South Fa						
	Misaligned	/Bulging, I	Extent : Moderate,	Area Afj	fected : 10%			
	Location	: South Fa	cade					
Masonry: Fieldstone	15%			LIFE	* *	5	\$5,400	
Metal/Glass Curt Wall	55%	4+	\$219,000	LIFE	* *	5	\$49,600	
	_		d, Extent : Modera	ite, Area	Affected: 25%			
		: Througho		1 1.66-	-4-1.100/			
		ะเraแon, Ex : Throughc	ctent : Moderate, 2	нгеа Ајје	ctea : 10%			
Metal Panel	5%	. Through	<i>,</i>	2049	* *	5-10	\$16,500	
Windows	370			2049		3-10	\$10,500	
Aluminum	95%	Now	\$634,000	2054	* *	5	\$7,300	
	Deteriorate	ed Finish, I	Extent : Moderate,	Area Af	fected : 50%			
		: Througho						
		_	xtent : Moderate, 1	Area Affe	ected : 50%			
		: Througho	out					
Metal Louvers	5%			2038	* *	10	\$4,800	
Parapets	500/	N	\$20,000	LIEE	* *	5	\$2.400	
Masonry: Brick		Now	\$28,900 ents Extent : Mod	LIFE	ea Affected : 10%	5	\$2,400	
		: Southeas		cruic, m	ей Пуссиси . 1070			
			nt : Moderate, Are	a Affecte	ed : 10%			
		: Southwes		-				
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				2020	<b>0.5.1.</b> 0.0.5	1.0	<b>0.1 = -</b> 0.5	
Modified Bitumen	60%			2029	\$251,000	10	\$17,700	
Single Ply Membrane	10% 30%	Now	\$146,400	2029 2039	\$48,800 * *	10	\$3,000	
Single Ply Membrane			\$146,400 ent : Moderate, A					
			ry Roof Over Pent					
		-	: Moderate, Area		: 100%			
			ry Roof Over Pent					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Soffits  Cast in Place Concrete	20%	Now	\$1,100	LIFE	* *	5	\$400	
Cast III I lace Concrete	Broken/Ma Location Exposed R	issing Elem : Under C einforceme	ents, Extent : Seve oncrete Stair At Re ent, Extent : Severe oncrete Stair	re, Area ear Of Bi	uilding	3	\$ <del>1</del> 00	
Stucco Cement	80% Paint Peel	ing, Extent	: Light, Area Affec	2042 cted : 10	**	5	\$900	
		: Front Er						
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	Broken/Ma Location Cracking/	: Corridor	Extent : Moderate		-	5	\$4,100	
AcousTileSusp.Lay-In	15%			2042	* *	5	\$6,500	
Exposed Concrete	60%			LIFE	* *	5	\$4,100	
Metal Panel		Now	\$75,600	LIFE	* *	5	\$5,400	
Wictai i anci			ts, Extent : Modera		Affected: 25%	3	Ψ5,100	
			t Corridor	, 11. 00	1199000000 . 2070			
			Extent : Moderate,	Area Af	fected : 50%			
			t Corridor					
Site Pavements								
On-Site Walkways	2001			2020	* *			
Asphalt	20%			2038				
Cast in Place Concrete	40%			2042	* *			
Pavers/Stone	40%			2038	* *			
Parking/Driveway Asphalt	100%			2032	* *			
1								

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Electrical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	ate Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation Location : Electr	ı, Extent : Light, Area ical Room	2059 Affected	**	5	\$800	
9 1 1 /9 1 11 1	Explanation : Ne	wly Installed Main S	ervice Di	sconnect Switch Ro	ated At 2	000 Amperes.	
Switchgear / Switchboard Molded Case Bkrs	Location : Electr	s, Extent : Light, Area ical Room wly Installed Main D			5 th 2 Verti	\$800	
Raceway		-					
Conduit	100%		2029	\$54,800	1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%		2028 2028	\$7,800 \$70,100	5 5	\$100 \$700	
Wiring Braided Cloth		\$55,500 Extent : Moderate, Are ghout The Building	2054 ea Affecte	* * d : 100%	1		
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		s, Extent : Light, Area ghout The Building 8 Lamps	2034 Affected	**	10	\$27,500	
Fluorescent	2%	ent Light, Extent : Lig	2034 ght, Area	** Affected : 100%	10	\$600	
Egress Lighting		•					
Emergency, Service Exit, Service	50% 50%		2034 2034	* *	1 1		
Exterior Lighting HID No Component	20% 80%		2024	\$24,100	10		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Electrical	Current Repair	Future Repl	uture Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$3,400	
	Other Observation, Extent : Lig	ht, Area Affected : 100%	6			
	Location : Hallways And Outs	ide				
	Explanation: CCTV Surveilla	nce Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2037	* *	1-3	\$5,700	
	Other Observation, Extent : Lig	ht, Area Affected : 100%	6			
	Location : Hallways					
	Explanation : Manual Pull Sta	tions, Strobe Lights, Ald	arm Bells A	nd Smok	e Detectors	

Mechanical		Current Re	epair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2039	* *	1		
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Throughor	ut					
	Explana	tion : High T	Semperature Wate	r From A	ldjacent Building I	Kennedy	Hall Gymnasium	
Conversion Equipment								
HTHW/HW Exchanger	100%	0-2	\$400	2032	* *	2	\$1,500	
	Corroded,	Extent: Mo	derate, Area Affe	cted : 5%	ó			
	Location	: Basement						
Distribution								
Central Plant Steam	100%	Now	\$25,300	2039	* *	4	\$1,500	
Piping/Pmp								
1 0 1	Corroded,	Extent: Mo	derate, Area Affe	cted : 109	%			
	Location	: Various A	reas					
Terminal Devices								
Air Handler	50%			2029	\$210,300	1	\$9,500	
Convector/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 Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Throughor	ut					
	Explana	tion : Chilled	d Water From Adj	acent Me	edical Arts Buildin	g		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Mechanical	Current R	tepair Fu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yes	r Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Distribution	1000/	• • •			<b>0.4 7</b> 00	
CW & CHW Wtr Pipe/Pump	100%	203	9 **	4	\$1,500	
	Other Observation, Ex	xtent : Light, Area Affec	ted : 100%			
	Location : Basement					
	Explanation : Suppli	ied From Medical Arts I	Building			
Terminal Devices	* **		-			
Air Handler/Cool/Ht	100%	202	9 \$335,400	1	\$18,900	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIF	E **	2-5	\$17,100	
Exhaust Fans						
Interior	80%	202	9 \$85,100	2	\$800	
No Component	20%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	203	9 **	1		
Water Heater						
Electric	100%	202	4 \$26,300	4	\$200	
HW Heat Exchanger						
HTHW/HW	100%	202	9 \$52,200			
Sanitary Piping						
Cast Iron	100%	LIF	E **	1		
Storm Drain Piping						
Cast Iron	100%	LIF	E **	1		
Backflow Preventer						
Not Accessible	100%					
Fixtures						
Generic	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2088

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
		iscoloring, E Throughou :	Extent : Moderate it	e, Area Ą	ffected : 10%			
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	* *			
	_	_	extent : Light, Ard Alks And Steps	ea Affect	ed : 10%			
Parking/Driveway								
Asphalt	100%	4+	\$203,300	2032	* *			
•	Cracking/	Crumbling, E	xtent : Light, Are	ea Affect	ed : 10%			
	Location	: Parking Lo	ot	-				
	Ponding, I	Extent : Light	, Area Affected :	5%				
		: Parking Lo						
	Sinking/Si	bsiding, Exte	ent : Light, Area .	Affected	: 5%			
	Location	: Parking Lo	ot .					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2088

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$1,500	5		
	Other Observation, Extent:		: 100%			
	Location: Electrical Room		0 4			
C'4-1/ C'4-111	Explanation : Main Service	e Switch Ratea At 40	0 Amperes			
Switchgear / Switchboard Fused Disc Sw	100%	2029	\$22,700	5		
rused Disc Sw	Other Observation, Extent:		\$33,700	3		
	Location : Electrical Room		. 100/0			
	Explanation: 1- Vertical S					
Raceway	2. optimization : 1					
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	000/	2020	<b>#00.000</b>	10	<b>#0.700</b>	
Fluorescent	90%	2029	\$99,000	10	\$8,700	
	Other Observation, Extent : Location : Throughout The		. 100%			
	Explanation: T-8 Lamps	Duitaing				
LED	10%	2037	* *			
LED	Other Observation, Extent:					
	Location: Office And Store		. 100/0			
	Explanation : LED Light F					
Egress Lighting						
Emergency, Battery	50%	2029	\$7,400	10	\$1,300	
Exit, Service	50%	2029	\$800	1	7 /	
Exterior Lighting						
Fluorescent	10%	2024	\$3,500	10	\$100	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Door Entrance					
	Explanation: Compact Fli	ıorescent Light Fixtı	ires			
Fluorescent	10%	2024	\$3,500	10	\$100	<del>.</del>
	T-8 Lamps And Fixtures, Ex	0 "	fected : 100%			
	Location : Front Of The Bi	ıilding				
No Component	80%					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2088

lectrical	Current Repair	Future I	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
No Component	80%					
Generic	20%	2037	* *	1	\$800	
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : Hallways And C	Dutside				
	Explanation : CCTV Surve	illance 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 B	ells			

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
leating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Furnace	100%	2029	\$24,200	1	\$5,200	
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: 2 Units Built Into The A	ir Handlers				
	Explanation: 2 Ceiling Mounted U	nits				
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, Are		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, A.	rea Affected	: 100%			
	Location : Ceiling Mounted					
	Explanation: 2 Units With Built In	Gas Furnac	ces			
Heat Rejection						
Air Cooled Condenser	100%	2029	\$20,700	2	\$7,300	
Unit						
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location : Side Of The Building					
	Explanation: R-22 Is Used As Refr	igerant				

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2088

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Obs	ervation, Extent : Light, Area	a Affected	: 5%			
	Location	: Kitchen					
	Explanat	ion : For Stove Only					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2089

Architecture		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date    (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	1000/	2.4	¢27.200	2020	* *	-	¢24.000	
Metal Panel	Location : Deformed/L Location :	Building E Dented, Exto East Faca	ent : Light, Area	Affected .	cted : 15%	5	\$34,000	
		Throughou		55				
Windows								
Steel	Location : Thermally I Location : Weather Str	d Finish, E. Throughou nefficient, I Throughou	Extent : Moderate ut . Extent : Modera	e, Area Ą	ffected : 100%	5	\$11,700	
Roof								
Roll Roofing	100%			2025	\$140,900	5	\$54,600	
Interior								
Floors	<b>5</b> 0/			2020	<b></b>	_	4000	
Ceramic Tile	5%			2038	**	5	\$800	
Vinyl Tile	90% 5%			2029	\$126,900	3	\$5,400	
Vinyl Tile 9" X 9" Interior Walls	3%			2029	\$9,100	3	\$300	
Concrete Masonry Unit	35%			LIFE	* *	5	\$3,700	
Metal Panel	65%			LIFE	* *	3	\$5,700	
Ceilings	0370			LII E				
AcousTileSusp.Lay-In	100%			2034	* *	5	\$15,400	
	Location : Staining/Dis	Various scoloring, I	nts, Extent : Ligh  Extent : Moderate		-			
Sita Englagura	Location :	1 nroughot	ut, Classrooms					
Site Enclosure Fence/Gates								
Aluminum Picket	60%			2049	* *			
Exposed Struc: Steel	40%			LIFE	* *			
Retaining Walls	1070							
Cast in Place Concrete	100%			2049	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	_	4+ rumbling, I Walkways	\$9,900 Extent : Moderate	2034 e, Area Aj	* * ffected : 10%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2089

System Component Total (Years) Switchboard Fused Disc Sw 100% System Component Switchboard Switchboard System Component Total (Years) Switchboard System Component Switchboard Switchboard Switchboard Switchboard System Component Switchboard Switch	
Switchgear / Switchboard	0
	0
Fused Disc Sw 100% 2029 \$33.700 5 \$10	Λ
	U
Other Observation, Extent : Light, Area Affected : 100%	
Location: Electrical Room	
Explanation: 1- Vertical Section	
Raceway	
Conduit 100% 2029 \$32,700 1	
Panelboards 2028 \$1,600 5	
Fused Disc Sw 10% 2028 \$1,600 5	0
Molded Case Bkrs 70% 2028 \$10,900 5 \$20 Molded Case Bkrs 20% 2037 ** 5	
Molded Case Bkrs 20% 2037 ** 5 \$10 Wiring	<u>U</u>
· · · · · · · · · · · · · · · · · · ·	
Ground Grounding Devices	
Not Accessible 100%	
Lighting	
Interior Lighting	
Fluorescent 100% 2029 \$134,000 10 \$11,80	0
Other Observation, Extent : Light, Area Affected : 100%	O .
Location: Throughout The Building	
Explanation : T-8 Lamps	
Egress Lighting	
Emergency, Battery 50% 2029 \$9,000 10 \$1,60	0
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 \$1,00	0
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 \$8,20	0
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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2089

Mechanical	Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Buil	t Into Ceiling Handle	er Units				
Air Conditioning							
Energy Source	1000/	2027	* *	1			
Electricity	100%	2037	T T	1			
Conversion Equipment	500/	2024	* *	1	¢2 000		
Reciprocating	50%	2034		1	\$3,000		
Compr/Chiller	R-22 Refrigerant, Extent : L	ight Area Affected:	50%				
	Location : Side Of The But	0	3070				
W' - 1/W - 11 T I - '4			¢7.000	1			
Window/Wall Unit	30%	2024	\$7,800	1			
No Component	20%						
Terminal Devices	100%	2034	* *	1	¢7,000		
Air Handler/Cool/Ht	Other Observation, Extent:			1	\$7,900		
	Location: Ceiling Air Han						
	Explanation: 2 Units	idiers with Butti In C	rus I urnuces				
Heat Rejection	Explanation : 2 Ohlis						
Air Cooled Condenser	100%	2034	* *	2	\$8,900		
Unit	10070	2034		2	ψ0,200		
o init	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location : At Side Of Build						
	Explanation: R-22 Is Used	-					
Ventilation	<u> </u>	, ,					
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%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 12-Sep-2019 CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : OUEENSBOROUGH 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



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2104

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%		**- ***	LIFE	* *	5	\$4,800	
Metal Panel	95%	0-2	\$27,600	2039	**	5	\$34,500	
		/Dented, Ex : At Buildi	tent : Moderate, A ng Base	rea Affe	cted : 20%			
Windows								
Steel		Now	\$54,800	2054	* *	5	\$6,300	
		ation, Exten : Through	t : Moderate, Area out	ı Affected	d : 50%			
		/Rusting, E : Through	xtent : Moderate, A out	Area Affe	ected : 25%			
		_	d, Extent : Modera	ıte, Area	Affected: 25%			
	Location	: Through	out					
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%		\$61,800	2049	* *	5	\$3,700	
	_	_	Extent: Moderate	, Area Ą	ffected : 25%			
		: Through						
			Extent: Moderate	, Area A	ffected : 20%			
		: Through						
		ded, Extent : Through	: Moderate, Area . out	Affected	: 25%			
AcousTileSusp.Lay-In	25%			2034	* *	5	\$3,100	
Exposed Struc: Steel	10%			LIFE	* *	5	Ψ5,100	
Gypsum Board	5%			LIFE	* *	5	\$800	
Site Enclosure	570			ти п			ψοσο	
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	* *			
Site Pavements	-00/0							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2104

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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 Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$1,500	5		
	Other Observation, Extent : Lig	ght, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : Main Service L	Disconnect Switch Rate	ed At 400 Amp	eres.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$33,700	5		
	Other Observation, Extent : Lig	ght, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : 1- Vertical Sec	tion				
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 : Lig	ght, Area Affected : 10	00%			
	Location : Throughout The B	uilding				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	50%	2029	\$6,100	10	\$1,000	
Exit, Service	50%	2029	\$600	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2104

Electrical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 : Li	ght, Area Affected : 100	0%			
	Location: Outside					
	Explanation: CCTV Surveill	ance Camera				
Fire/Smoke Detection						
Generic, Analog	100%	2024	\$93,500	1-3	\$5,500	
	Other Observation, Extent : Li	ght, Area Affected : 100	0%			
	Location : Throughout The B	uilding				
	Explanation: Manual Pull S	tation And Alarm Bells	Only			

Mechanical	Current Rep	air Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Furnace	100%	2029	\$19,900	1	\$4,300	
	Other Observation, Exte	nt : Light, Area Affected	l : 100%			
	Location : Side Of The	Building				
	Explanation: 3 Units I	Built Into Air Condition	ng Package Unit			
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Ext Pkg Unit - Heating/Cooling	100%	2029	\$105,900	2	\$500	
Treating/Cooling	R-22 Refrigerant, Extent	· Light, Area Affected	100%			
	Location : Package Un	0 00				
	Other Observation, Exte		C			
	Location : Side Of The	0 00	. 100/0			
	· ·	ge Units With Built In G	as Furnaces			
Distribution	Explanation . 5 1 acrus	se chus mun buu m o	as I arraces			
Ductwork/Diffusers	100%	LIFE	* *	2	\$11,300	
Ventilation	10070	Dit E			Ψ11,500	
Distribution						
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$500	
No Component	90%	LIFE		2-3	φ500	
140 Component	7070					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2104

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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 Importance Code B Importance Code C	\$1,300	\$3,200		\$100
Total	\$1,300	\$3,200		\$100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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	Cu	rrent Repair	Future	Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Revetment							
Stone	5%		LIFE	* *	5	\$300	
No Component	95%						
Sheet Piles	7.70/		LIDE	* *			
Steel	55%	M. J A A A	LIFE				
		ent : Moderate, Area Aff Mean Low Water And A					
		Mean Low Water Ana A	oove mea	n пign water			
Not Accessible	45%						
Wales	000/		LIEE	* *	_	<b>\$22.000</b>	
Steel	90%	ent : Moderate, Area Aff	LIFE		5	\$23,900	
	Location : Th		ectea : 33	%			
27		Toughout					
Not Accessible	10%						
Pile Caps	95%		LIEE	* *	_	<b>#2 200</b>	
Concrete		nt : Light, Area Affected	LIFE	7. 7.	5	\$3,200	
	-	ni . Ligni, Area Ajjeciea olated Throughout	. 3370				
		naiea Throaghoai tion, Extent : Light, Area	Affected	. 50/2			
		olated Throughout	Пусстей	. 570			
		: Efflorescence					
Steel	3%	Lijjiorescence	2029	\$600	5	\$300	
No Component	2%		2027	\$000	3	\$300	
Backfill	270						
Fill							
Not Accessible	100%						
Surface							
Concrete	50%		2037	* *	5	\$6,400	
	Cracking, Exte	nt : Light, Area Affected	: 5%				
	Location : Iso	olated Along Walkway					
Topsoil	50%		2026	\$31,700	5	\$2,600	
Deck Elements						-	
Railing							
Steel		-4 \$56,200	2026	\$1,124,800			
		ent : Moderate, Area Aff					
	Location : Iso	olated At Post Connection	ns Throug	shout			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	Replacement Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall								
Concrete	83%			LIFE	* *	5	\$6,400	
Concrete	2%	4+	\$15,900	LIFE	* *	5	\$200	
			derate, Area Affect Teet And 1440 Feet					
No Component	15%							
Revetment								
Stone	85%			LIFE	* *	5	\$9,600	
No Component	15%							
Sheet Piles								
Steel	15%	4+	\$176,600	LIFE	* *			
	Corrosion,	Extent: N	Ioderate, Area Affe	ected : 40	0%			
	Location .	: Through	out					
Steel	2%	Now	\$47,100	LIFE	* *			
	Corrosion,	Extent : S	evere, Area Affecte	ed: 10%				
	Location .	: Holes In	Sheeting 830 Feet,	, 834 Fee	et, 1105 Feet, And	1115 Fee	et From North End	
No Component	83%							
Wales								
Timber	15%			LIFE	* *	4	\$4,300	
	Rotting/Spl	itting, Exte	ent : Light, Area Aj	ffected : .	20%			
	Location .	: Through	out					
No Component	85%							
Pile Caps								
Concrete	15%			LIFE	* *	5	\$900	
	Cracking, E	Extent : Li	ght, Area Affected	: 5%				
	Location .	: Through	out					
No Component	85%							
Backfill Fill								
Not Accessible	100%							
Surface								
Asphalt	5%			2037	* *	5	\$1,100	
-	Cracking, E	Extent : Mo	oderate, Area Affec	cted : 109	%			
	Location .	: Through	out					
Concrete	95%			2037	* *	5	\$20,500	
		Extant · I i	-1.4 A ACC41				/ *	
	Cracking, 1	$\Delta x iem . Li$	ght, Area Affected	: 5%				

Deck Elements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13550

Bulkheads	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Deck Elements							
Railing							
Concrete	15%		2029	\$72,800			
Concrete	85% 2-4	\$123,800	2029	\$412,700			
	Cracking, Extent: Mod	lerate, Area Affec	ted: 10%	ó			
	Location : At Posts, From North End To 800 Feet From North End, And 1110 Feet To 1895 Feet From North End Throughout						
	Discolor & Bleeding, E	O	a Affecte	d · 5%			
	Location : At Posts, F Feet From North Ena	From North End T	00		d, And 1	110 Feet To 1895	
	Other Observation, Ext	tent : Light, Area	Affected .	: 100%			
	Location : At Chains	Between Posts Th	iroughou	t			
	Explanation: Corros	ion	3				

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 12-Sep-2019 CITY UNIVERSITY OF NEW YORK - FY 2020

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Address : SOUTH SIDE (ALTLANTIC OCEAN)

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.030 / 13551 Yr Built/Renovated :

Linear Ft : 1,535 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 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		ψο,σου		
Total		\$8,800		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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

Total (Years)   FY	Bulkheads	kheads Current Repair Future Replacement		N		
Gravity Wall   Concrete   80%   4+   \$206,600   LIFE   ** 5   \$5,000	Component				<b>Estimated Cost</b>	Priority
Concrete						
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	Concrete		LILL	5	\$5,000	
No Component   Spalling, Extent : Moderate, Area Affected : 5%						
No Component   20%   Revertment   Stone   85%   LIFE   ** 5   \$7,800						
No Component   Stone						
Revetment   Stone   85%			d			
Stone No Component   15%	No Component	20%				
No Component   15%   Other Observation, Extent: Light, Area Affected: 100%   Location: At West End   Explanation: No Revetment At Beach	Revetment					
Other Observation, Extent: Light, Area Affected: 100% Location: At West End Explanation: No Revetment At Beach  Backfill Fill Not Accessible  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: Light, 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	Stone		LIFE **	5	\$7,800	
Location : At West End	No Component					
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			a Affected : 100%			
Not Accessible   100%						
Not Accessible   100%		Explanation : No Revetment At Beach	h			
Not Accessible   100%						
Surface						
Asphalt    35%   2037   ** 5   \$6,100		100%				
Concrete		2.70/		_	4.4.00	
Concrete	Asphalt			5	\$6,100	
Concrete			ected : 10%			
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%						
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%	Concrete			5	\$11,400	
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%			d : 2%			
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 : Isolated Throughout				
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%	Deck Elements					
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%	Railing					
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%	Concrete		-			
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%			ected : 10%			
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%		9				
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%			rea Affected : 5%			
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%		_				
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%						
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%			Throughout And One Isolat	ed Discon	nected Chain	
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%		Explanation : Corrosion				
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%	Steel					
Steel 5% 2-4 \$38,300 2028 \$76,600 Corrosion, Extent : Severe, Area Affected : 50%						
Corrosion, Extent : Severe, Area Affected : 50%		Location: At Bases Of Posts From 5	00 Feet To 570 Feet From 1	East End		
Corrosion, Extent : Severe, Area Affected : 50%	Steel	5% 2-4 \$38.300	2028 \$76.600			
Location: On Offshore Face Of Railing From 730 Feet To 800 Feet From East End						
				Feet Fron	ı East End	
No Component 15%	No Component	15%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### **CITY UNIVERSITY OF NEW YORK - 042**

#### **Project: CITY UNIVERSITY OF NEW YORK**

CAPITAL	F	Y 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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.