Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

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 : 31-Aug-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 16 Lot : 215 BIN : 1084587

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$105,200
Electrical		\$317,300
Mechanical		\$972,300
Total		\$1,394,800
Importance Code A		\$105,200
Importance Code B		\$1,289,600
TD 4.1		04 20 4 000

Total \$1,394,800

\$141,100	\$6,800	\$29,600	\$16,200
\$62,000			
\$52,700	\$6,800	\$28,600	\$16,200
\$26,400		\$900	
\$141,100	\$6,800	\$29,600	\$16,200
\$26,100			
\$11,000	\$4,500	\$5,200	\$4,800
\$2,600	\$2,300	\$2,500	\$2,700
\$74,900		\$20,900	\$8,800
\$26,400		\$900	
FY 2025	FY 2026	FY 2027	FY 2028
	\$26,400 \$74,900 \$2,600 \$11,000 \$26,100 \$141,100 \$26,400 \$52,700 \$62,000	\$26,400 \$74,900 \$2,600 \$11,000 \$26,100 \$141,100 \$6,800 \$26,400 \$52,700 \$62,000	\$26,400 \$900 \$74,900 \$20,900 \$2,600 \$2,300 \$2,500 \$11,000 \$4,500 \$5,200 \$26,100 \$141,100 \$6,800 \$29,600 \$26,400 \$900 \$52,700 \$6,800 \$28,600 \$62,000



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

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

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

Asset #: 2098

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								-	
Exterior Walls									
Masonry: Brick Cavity	88%			LIFE	* *	5	\$52,800		
Metal Coiling Doors	2%			2047	* *	5	\$1,900		
Window Wall	10%			2054	* *	5	\$11,200		
Windows									
Metal Louvers	100%			2043	* *	10	\$52,400		
Parapets									
Masonry: Brick Cavity	95%			LIFE	* *	5-10			
Pre-Cast Concrete	5%			LIFE	* *	5			
Roof									
Modified Bitumen	75%			2039	* *	10	\$52,800		
Panel/Paver: Cer/Brk	15%			2044	* *	10	\$14,100		
Skylight, Metal/Glass	10%			2054	* *	10	\$23,500		
Soffits									
Metal Panel	100%			2054	* *	5-10			
Interior									
Floors									
Carpet	45%			2030	\$272,400	3	\$31,500		
Cast in Place Concrete	5%			LIFE	* *	5	\$7,700		
Ceramic Tile	5%			2043	* *	5	\$1,800		
Quarry Tile	30%			2047	* *	5	\$15,800		
Vinyl Tile	10%			2039	* *	3	\$1,300		
Wood	5%			2062	* *	5	\$3,300		
Interior Walls									
Gypsum Board	45%			LIFE	* *	5-10	\$18,900		
Masonry: Brick	15%			LIFE	* *	10	\$1,100		
Plaster	20%			LIFE	* *	5-10	\$4,200		
Wood	20%			LIFE	* *	5	\$39,500		
	Other Obs	ervation, E	xtent : Moderate, A	1rea Affe	cted : 60%				
	Location	ı : Main The	eater						
	Explana	tion : Wood	Laminate						
Ceilings									
AcousTileConcealSpLn	50%			2047	* *	5	\$21,900		
Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$4,400		
Gypsum Board	20%			LIFE	* *	5-10	\$24,100		
Metal Panel	10%			LIFE	* *	5	\$8,800		
Plaster	10%			LIFE	* *	5-10	\$6,000		
Site Enclosure									
Fence/Gates									
Chain Link	75%			2054	* *				
			xtent : N/A, Area A	ffected :	100%				
			le Of Building						
	Explana	tion : Actua	l Material Is Meta	l Decora	tive Panel				
Iron Picket	25%			2069	* *				
Site Pavements									

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

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

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

Asset #: 2098

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Pavers/Stone 100% 2-4 \$26,100 2043 **

Cracking/Crumbling, Extent: Light, Area Affected: 5%

Location: 1st Floor Entrance

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2044	* *	1		
Panelboards							
Fused Disc Sw	5%		2042	* *	5		
Molded Case Bkrs	95%		2042	* *	5	\$600	
Wiring							
Thermoplastic	100%		2044	* *	1		
Motor Controllers							
Locally Mounted	100%		2039	* *	5	\$200	
Lighting							
Interior Lighting	5%		2024	¢12 700	10	¢1 100	
Fluorescent	-	nt Light, Extent : Lig	2034	\$12,700	10	\$1,100	
	Location : Hallwa	-	nı, Area	Affectea : 100%			
El ,		iys	2024	#20.200	1.0	ф2 2 00	
Fluorescent	15%	tures, Extent : Light,	2034	\$38,200	10	\$3,200	
	Location : Throug	-	Area Ajj	ectea : 100%			
		noui	2024	#205 (00			
Incandescent	70%		2034	\$207,600 * *	2	\$400	
LED	10%		2042	* *			
Egress Lighting	500/		2024	¢10.100	1.0	#2 000	
Emergency, Battery	50% 50%		2034	\$19,100	10	\$2,800	
Exit, Battery Exterior Lighting	30%		2034	\$13,200	10	\$800	
Exterior Lighting HID	20%		2034	\$21,300	10		
No Component	80%		2034	\$21,500	10		
Alarm	8070						
Security System							
Generic	100%		2034	\$42,800	1	\$8,700	
Generie		Extent : Light, Area			1	ψ0,700	
	Location : Exterio	_	33 - 21200				
		TV Surveillance Can	ieras				
Fire/Smoke Detection	1						
Generic, Digital	100%		2034	\$58,800	1-3	\$14,800	
, 5		Extent : Light, Area	Affected				
	Location : Throug	shout The Building					
	Explanation : Stro	be Lights, Manual F	ull Statio	on, Horns, Alarm E	Bells And	Smoke Detectors	

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

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

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

Asset #: 2098

Mechanical	Current Repai	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution Central Plant Steam Piping/Pmp	100%	2044	* *	4	\$1,200	
Terminal Devices						
Air Handler	100% On Extended Life, Extent: Location: Various Locati		\$428,900 ted : 100%	1	\$14,400	
Air Conditioning						
Distribution	1000/	2011	* *		#1 200	
CW & CHW Wtr Pipe/Pump	100%	2044	* *	4	\$1,200	
Terminal Devices						
Air Handler/Cool/Ht	100%	2034	\$442,300	1	\$14,400	
Ventilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$20,600	
Exhaust Fans					4-0,000	
Interior	100%	2034	\$101,100	2	\$700	
Plumbing						
H/C Water Piping Brass/Copper	100%	2044	* *	1		
Water Heater With Tanks	10070	2011				
Electric	100%	2029	\$23,100	4		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s) Electric	100%	2034	\$11,900	4	\$1,400	
Fixtures						
Generic	100%					
Hot Water Storage Tank	1000/	2024	¢1.7.000	1		
Generic	100%	2034	\$15,000	1		
Fire Suppression						
Standpipe Generic	100%	2044	* *	1-5	\$11,800	
Sprinkler	10070	2011			Ψ11,000	
No Component	80%					
Generic	20%	2044	* *	1-2	\$1,300	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

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 : 31-Aug-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,4,6,Ph

Block : 16 Lot : 215 BIN : 1066406

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$4,582,200	\$1,593,400
Interior Architecture	\$6,163,900	\$1,823,600
Electrical	\$1,669,300	\$9,647,000
Mechanical	\$1,525,200	\$14,289,700
Site Pavements	\$105,200	
Total	\$14,045,700	\$27,353,700
Importance Code A	\$4,582,200	\$1,593,400
Importance Code B	\$9,136,200	\$25,355,200
Importance Code C	\$327,300	\$405,100
Total	\$14,045,700	\$27,353,700

Importance Code A	\$75,700		\$41,900	\$19,700
Total	\$639,300	\$615,500	\$591,500	\$709,800
Elevators/Escalators	\$98,800	\$98,800	\$98,800	\$98,800
Site Pavements	\$17,500			
Site Enclosure	\$37,700			
Mechanical	\$223,300	\$408,800	\$252,000	\$378,800
Electrical	\$94,000	\$107,900	\$122,000	\$121,000
Interior Architecture	\$92,700		\$76,800	\$111,200
Exterior Architecture	\$75,500		\$41,900	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2



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

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

Asset #: 2097

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Exterior Walls									
Cast in Place Concrete	5%		LIFE	* *	5	\$142,600			
Masonry: Brick Cavity	60% Now	\$291,100	LIFE	* *	5	\$171,100			
	Efflorescence, Extent: Light, Area Affected: 10%								
	Location: Throughout								
	Misaligned/Bulging								
		oundaion Base Nort							
Metal Panel	14%		2054	* *	5-10	\$274,500			
	Corrosion/Rusting,	-	Affected	: 5%					
	Location : Pentho								
	Deteriorated Finish	-	i Affected	d: 10%					
	Location: Pentho	use Enclosure							
Metal Coiling Doors	1%		2047	* *	5	\$8,900			
Window Wall	20%		2054	* *	5	\$213,900			
Windows	0.50/ 3.1	# 2 00 2 000	20.42	de de	_				
Aluminum	95% Now	\$3,892,000	2042	**	5	\$60,600			
	Air Infiltration, Exte			: 60%					
	Caulking Deterioral	hout All Operable W		acted . 500/					
	-	ea, Extent . Severe, hout All Operable W		eciea . 50%					
N . 1 T		noui Aii Operable II		* *	1.0	#20.000			
Metal Louvers	5%		2043		10	\$39,900			
Parapets Masonry: Brick Cavity	65%		LIFE	* *	5-10	\$75,900			
Masonry: Brick Cavity	Efflorescence, Exter	nt : Liaht Area Affac			3-10	\$73,900			
	Location: Throug		ica . 107	o					
Metal Rail	20%		2047	* *	5-10	\$61,700			
Pre-Cast Concrete	15%		LIFE	* *	5-10 5	\$32,200			
Roof	1370		LIFE			\$52,200			
IRMA/Protected	10% Now	\$12,600	2034	\$632,500					
Membrane	1070 1100	Ψ12,000	2031	ψ032,500					
112011010010	Gravel/Stone Ballas	t, Extent : Light, Arc	a Affecte	ed : 10%					
		Cooling Tower And							
	Paver Block Ballast	, Extent : Light, Are	a Affected	d : 90%					
	Location: Throug	hout							
Modified Bitumen	90% Now	\$263,000	2039	* *					
	Ponding, Extent : Li	·							
	_	hout Out Upper Roo							
	Water Penetration,	Extent : Moderate, A	rea Affec	eted : 15%					
	Location: Over G	ymnasium, Library .	And Stair	· Tower E					

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

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

Asset #: 2097

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits Metal Panel	1000/	N	\$46,700	2054	* *	5	\$160,600	
Metal Panel		Now	\$40,700 ents, Extent : Seven	2054	Affactad : 10%	5	\$169,600	
		_	e Exit And Loading		1)/естей . 10/0			
			ctent : Light, Area A		5%			
	-		e Exit And Loading					
	Deteriorat	ed Finish,	Extent : Light, Ared	a Affecte	d : 25%			
	Location	: Through	out					
	_	iscoloring, : Through	Extent : Light, Are out	ea Affecte	ed : 25%			
Interior								
Floors	4 =0 /			•	** < * + * * * * * * * * * * * * * * * * * *	_	****	
Carpet	15%	N.T.	Φ 2 55 400	2033	\$2,654,900	3	\$230,500	
Cast in Place Concrete		Now	\$255,400 Extent : Moderate	LIFE		5	\$336,200	
	_	_	Extent : Moderate it Mechanical Area		jeciea . 1076			
Ceramic Tile	5%	· Busemen	1/100//00// 11/ 00/	2043	* *	5	\$51,200	
Quarry Tile	5%	4+	\$73,600	2047	* *	5	\$38,400	
Quality Title	_	-	Extent : Light, Are		ed : 10%	5	ψ30,100	
	-	_	r Vestibules Throug					
Sheet Vinyl/Rubber	10%			2039	* *	5	\$153,700	
Vinyl Tile	50%	2-4	\$276,500	2039	* *	3	\$192,100	
•			Extent : Moderate					
		_	out Cafateria And					
	_		tent : Light, Area A	ffected :	10%			
		: Through		1.00 . 1	1000/			
			: Moderate, Area A	lffected :	100%			
Interior Walls	Location	: Through	out					
Interior Walls Ceramic Tile	5%			2043	* *	5	\$43,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$69,000	
Glass: Single Pane	3%			LIFE	* *	5	\$38,800	
Gypsum Board	65%	Now	\$153,100	LIFE	* *	5	\$336,200	
J 1			ents, Extent : Mode		ea Affected : 5%	-	+, ·• •	
	Location	: Basemer	nt Mechanical Cont	rol Roon	ı			
Masonry: Brick	15%			LIFE	* *	10	\$38,800	
Wood	2%			LIFE	* *	5	\$137,900	

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

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

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

Asset #: 2097

			Asset #: 2	097				
Architecture	Current Repair Future Replacement					M		
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	150/	N I	¢402 100	2047	*	* -	¢07.100	
AcousTileConcealSpLn	Location . Cracking/C Location . Patching Ex Location . Staining/Di	sing Elem : Main En 'rumbling, : Various I vident, Ex : Various I scoloring,	\$483,100 nents, Extent: Mod- try Lobby, Corrido Extent: Moderate Locations Through tent: Light, Area A Locations Through Extent: Moderate Gymnasium And Vo	rs, Outsi c, Area A out (ffected : out c, Area A	ea Affected : 20% ide Gymnasium ffected : 5% 15% ffected : 30%	6	\$96,100	
AcousTileSusp.Lay-In	50%		<u>·</u>	2039	*	* 5	\$512,300	
	-	_	, Extent : Light, Are And Book Store	ea Affect	ed : 5%		·	
Exposed Struc: Steel	10%		\$1,202,600	LIFE	*	*		
		_	xtent : Moderate, A					
		: First Flo	oor Mechanical Spa				4.50 0.000	
Gypsum Board Metal Panel	15% 10%	N	\$3,314,400	LIFE LIFE	*	3-10	\$528,300 \$128,100	
	Location . Broken/Mis	: Corridor sing Elem	ts, Extent : Severe, rs Throughout, Elev ents, Extent : Ligh rs Throughout	vator Lo	bby			
ite Enclosure								
Fence/Gates Chain Link		_	\$29,900 Extent : Moderate, A e Along Property L		* cted : 100%	*		
Iron Picket			Extent : Light, Ared	2069 a Affecte	* d : 50%	*		
Free Standing Walls								
Masonry: Brick	_	_	\$7,100 Extent : Moderate de Exterior Stair	2054 e, Area A	* ffected : 10%	*		
Masonry: Fieldstone	25%			2054	*	*		
	Location .	: Main En						
	Location .	: Main En						
Retaining Walls	Explanati	on : Actua	al Material Is Gran	ite Pane	ı			
Cast in Place Concrete	10%	2-4	\$700	2054	*	*		
and my made demonstration	Cracking/C	rumbling,	Extent : Light, Are st Parking Lot		ed : 10%			
Concrete Masonry Unit	90%			2054	*	*		
Site Pavements								

Site Pavements

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

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

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

Asset #: 2097

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
e Pavements								
Public Sidewalk								
Cast in Place Concrete	85%			2047	* *			
Pavers/Stone	15%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	20%	Now	\$7,000	2047	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	ı : West Side	North And South	Side Stat	irs, Harrison Stree	t Entranc	re	
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	75%	Now	\$105,200	2043	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	U	O			Side Elevated Wal	kway		
		_	Moderate, Area Aj			,		
					Side Elevated Wal	kway		
Parking/Driveway						<u> </u>		
Asphalt	90%	2-4	\$10,500	2037	* *			
1	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: North Sid	le Parking Lot					
Cast in Place Concrete	10%			2047	* *			
Activity Yard								
Rubber Matting	100%			2039	* *			
2	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
		: Child Ca	-					
	Explana	tion : Locat	ed At Child Care F	Playgrou	nd			

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

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

Electrical	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts	•		•					
Switchgear / Switchboard								
Fused Disc Sw	100%		2034	\$1,111,300	5	\$2,800		
Raceway								
Conduit	100%		2034	\$1,150,300	1			
Panelboards	100/		2022	Ф1 2 0. 600	-	#1.700		
Fused Disc Sw	10%		2033	\$128,600 * *	5	\$1,500		
Molded Case Bkrs	80%		2042	* *	5	\$14,000		
Molded Case Bkrs	10%		2050		5	\$1,700		
Wiring	10%		2054	* *	1			
Thermoplastic Thermoplastic	90%		2034	\$1,382,100	1 1			
Motor Controllers	9070		2034	\$1,362,100	1			
Locally Mounted	20%		2032	\$122,900	5	\$900		
Motor Control Center	30%		2032	\$738,900	5	\$5,400		
Wotor Control Center		Extent : Moderate. A			3	Ψ5,400		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Mechanical Rooms							
		Motor Control Cent	ers Are (Operational But Ar	e Obsole	te And Spare		
	Parts Are Not Easy		0.511.0	pper unional But 11.		ve mu spare		
Motor Control Center	30%		2047	* *	5	\$5,400		
Variable Frequency	20%		2047	* *	-	¥-,		
Drive								
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$19,500		
Stand-by Power								
Transfer Switches								
Automatic	100%		2051	* *	1	\$203,900		
Generators	1000/		201-	4. 4.		0.7 < < 0.0		
Diesel	100%	T	2047	**	1	\$256,600		
	Other Observation, I	Extent : Light, Area	Affectea	: 100%				
	Location: Roof	N 750 V:114 A	6	00 V:1	1	- I		
	The Roof.	New 750 Kilovolt A	mpere, o	oo Kiiowaii Gener	aiors Are	insiaitea On		
Batteries	The Rooj.							
Lead/Acid	100%		2029	\$2,400	5	\$24,500		
Fuel Storage				<u> </u>		, ,		
Day Tank	50%		2056	* *	5			
-	Other Observation, I	Extent : Light, Area		: 100%				
	Location: Roof							
	Explanation: Two	Generators With De	ay Tank .	330 Gallons Capac	ity			
Main Tank	50%		2037	* *	5			
	Other Observation, I	Extent : Light, Area	Affected	: 100%				
	Location: 1st Floo	r						
	Explanation: 5,00	0 Gallons Rated Ca	pacity					

Lighting

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

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

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

Asset #: 2097

Electrical	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting	100/	•••	0064 =00	4.0	4.0000		
Fluorescent	10% Other Observation, Extent: Light, Are Location: Throughout The Building Explanation: T-8 Lamps		\$964,700 : 100%	10	\$60,800		
Fluorescent	10%	2034	\$964,700	10	\$60,800		
	T-5 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building	it, Area Affe			V - 1, 1 - 1		
Fluorescent	10%	2034	\$964,700	10	\$60,800		
	Compact Fluorescent Light, Extent : I Location : Lobby And Hallways	Light, Area	Affected : 100%				
LED	70%	2042	* *				
	Other Observation, Extent: Moderate Location: Gymnasium And Other A Explanation: New LED Fixtures Ha Classrooms.	reas		ınasium 2	And All		
Egress Lighting							
Emergency, Service	5%	2029	\$19,900	1			
Emergency, Service	55%	2039	* *	1			
Exit, Service	35%	2029	\$97,700	1			
Exit, Service	5%	2039	* *	1			
Exterior Lighting							
HID	20%	2034	\$603,900	10	\$400		
No Component	80%						
Alarm							
Security System							
Generic	100%	2034	\$1,214,800	1	\$247,500		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Exterior And Interior						
F: /G 1 D : :	Explanation: CCTV Surveillance Co	ameras					
Fire/Smoke Detection	1000/ 0.2 \$1.660.200	2044	* *	1.2	¢271 200		
Generic, Digital	100% 0-2 \$1,669,300			1-3	\$371,200		
	Other Observation, Extent: Moderate	-	ctea : 100%				
	Location: Throughout The Building Explanation: Fire Alarm Is Obsolet		anonth, Umina D.	hlares			
	Explanation : Fire Atarm Is Obsolet	e, 11 is freq	quently Having Pro	oviems.			

Mechanical	Current Repair	Future Rep	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2044	* *	1		
·	Other Observation, Extent : Light, Area	Affected: 100	0%			
	Location: 1st Floor Steam Room					
	Explanation: Steam Provided By Con	Edison				

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

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

			A3361 π . Z	001				
Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•			•				•
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2043	* *	5	\$39,400	
Distribution Central Plant Steam Piping/Pmp	70%			2054	* *	4	\$34,300	
Steam Piping/Pump			\$77,700 : Moderate, Area A at. Steam Leaking A					
Terminal Devices	Location	. Basemen	ii. Steam Bearing 1	at Busemi				
Air Handler			\$974,300 erate, Area Affecte		* *	1	\$147,500	
	Location	: Basemen	t. Air Handlers 7,	28, 29 Ai	nd Heating Ventilai	tion Are l	Not Working	
Air Handler Fan Coil Unit/Heat	30% 30%			2029 2034	\$3,653,500 \$4,813,500	1 1	\$122,900 \$64,200	
Controls Pneumatic	100%			2035	* *			
Air Conditioning Energy Source Plant Campus Steam / PRV	85%			2044	**	1		
Electricity	15%			2042	* *	1		
Conversion Equipment Absorption Chiller/Direct Fire	85%			2042	* *	1	\$609,500	
	Location	: First Flo	Extent : Light, Area oor Mechanical Eq Steam Turbine Driv	uipment		frigerant		
Centrifugal, Elec Chiller	15% R-134a Re		Extent : Light, Arec	2047	* *	1	\$107,600	
		tallation, E : Penthous	Extent : N/A, Area A se	Affected :	10%			
Distribution CW & CHW Wtr Pipe/Pump	100%			2054	* *	4	\$49,000	
Terminal Devices								
Air Handler/Cool/Ht Fan Coil - 4 Pipe	80% 20%			2042 2034	* * \$4,923,200	1 1	\$327,800 \$42,800	
Heat Rejection Air Cooled Condenser Unit	10%			2044	* *	2	\$46,200	
Air Cooled Condenser Unit	5%			2034	\$93,700	2	\$23,100	
Water Cooling Tower	85%			2038	* *	2	\$566,800	

Ventilation

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

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

Mechanical **Current Repair Future Replacement** Maintenance System **Estimated Cost** | **Priority** % of Fail Date Estimated Cost **Estimated Cost** Cycle Year Component **Total** (Years) FY (Yrs) **Type** Ventilation Distribution Ductwork/Diffusers 100% **LIFE** \$585,000 2 - 5**Exhaust Fans** 2039 Interior 100% 2 \$20,300 Plumbing H/C Water Piping 100% Brass/Copper 2044 1 **HW Heat Exchanger** Steam Fired 100% 2044 4 \$65,500 Sanitary Piping Cast Iron 100% LIFE Other Observation, Extent: Light, Area Affected: 70% Location: All Floors Explanation: New Risers And Bathrooms Storm Drain Piping Cast Iron 100% LIFE Pool Filter/Treatment **Under Construction** 100% Sewage Ejector(s) Electric 2034 \$338,800 \$39,600 Other Observation, Extent: Light, Area Affected: 100% Location: Various Locations Explanation: 5 Duplex Units Backflow Preventer No Component 80% 20% Generic 2034 \$57,800 1 \$8,100 Fixtures Generic 100% Hot Water Storage Tank Generic 100% 2034 \$15,000 Vertical Transport Elevators Geared Traction 100% LIFE Other Observation, Extent: Light, Area Affected: 100% Location: One Unit From 1st To 8th Floor, Three Units From 1st To 7th Floor Explanation: 4 Units **Escalators** Under 20' Rise LIFE Other Observation, Extent: Light, Area Affected: 100% Location: 2nd Floor To 7th Floor Explanation: 20 Units Fire Suppression Standpipe Generic 100% 2044 1-5 \$334,100 Sprinkler 80% No Component 1-2 Generic 20% 2044 \$37,100

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

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

Asset #: 2097

Mechanical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority				
Fire Suppression								
Fire Pump								
Generic	100% 0-2 \$308,9	00 2037 **	1 \$111,400					
	Other Observation, Extent: Moder	ate, Area Affected : 100%						
	Location: Basement							
	Explanation: On Extended Life							
Chemical System								
Generic	100%	2032 \$71,700	1-3 \$334,900					
	Other Observation, Extent: Light,	Other Observation, Extent: Light, Area Affected: 10%						
	Location : Kitchen							
	Explanation: 1 Set Fire Suppress	ion System Covers 90 Square Fo	eet (18x5).					

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

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

Page: 15

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL

Address : 245 GREENWICH STREET @ PARK PL.

Borough : MANHATTAN Agency's Number : BMCC-FH
Program / Asset # : CUN0005.030 / 4131 Yr Built/Renovated : 2012 /

Area Sq Ft : 357,774 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 31-Aug-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,13,14,Ph

Block : 127 Lot : 1 BIN : 1001414

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$118,000	\$1,330,000
Interior Architecture	\$1,154,500	\$647,200
Electrical		\$328,100
Mechanical	\$3,558,600	\$135,400
Total	\$4,831,100	\$2,440,800
Importance Code A	\$118,000	\$1,330,000
Importance Code B	\$3,999,500	\$788,700
Importance Code C	\$713,600	\$322,100
Total	\$4,831,100	\$2,440,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$27,200		\$10,600	
Interior Architecture	\$1,341,200		\$58,600	\$66,100
Electrical	\$108,000	\$58,300	\$65,600	\$58,300
Mechanical	\$70,500	\$194,400	\$143,100	\$214,400
Elevators/Escalators	\$213,600	\$213,600	\$213,600	\$213,600
Total	\$1,760,500	\$466,200	\$491,500	\$552,400
Importance Code A	\$27,200		\$21,300	
Importance Code B	\$1,708,100	\$466,200	\$470,200	\$535,600
Importance Code C	\$25,200			\$16,800
Total	\$1,760,500	\$466,200	\$491,500	\$552,400



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

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

Asset #: 4131

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$126,200	
Metal Panel	10%		45.200	2054	* *	5-10	\$86,800	
Metal Coiling Doors	2% Deformed	4+ /Dented, Ex	\$5,300 ctent : Light, Area	2047 Affected :	**	5	\$3,900	
			Dock At Dumpster	00				
Granite Panels	3%			LIFE	* *	5	\$5,700	
Window Wall	35%			2054	* *	5	\$165,700	
Windows	3370			2001			Ψ102,700	
Aluminum	10%			2050	* *	5	\$18,500	
			Extent : Moderate, 2		cted : 100%	-	4-0,000	
		i : Through						
	Explana	tion : Fixea	l Windows					
Metal Louvers	90%			2043	* *	10	\$1,038,000	
Parapets								
Masonry: Brick	20%			LIFE	* *	5-10	\$9,100	
Metal Rail	75%			2047	* *	5-10	\$90,400	
Pre-Cast Concrete	5%			LIFE	* *	5	\$4,200	
Roof								
Green, Roof Inaccessib	le 35%			LIFE	* *			
	Extensive:	Tray Type,	Extent : Light, Are	ea Affecte	ed : 100%			
	Location	i : 12th And	l 14th Floor Roofs					
IRMA/Protected Membrane	50%			2039	* *	10	\$29,000	
Memorane	Gravel/Stone Ballast, Extent : Light, Area Affected : 25%							
		: Through		1.00	1 750/			
			Extent : Light, Area	a Affecte	d:/3%			
		ı : Through	out					
Metal Panel	10%			2047	* *	10	\$10,600	
Skylight, Metal/Glass	5%			2054	* *	10	\$9,700	
Soffits								
Cement - Fiber Panel	100%			2039	* *	10		
Interior								
Floors								
Carpet		Now	\$1,277,800	2036	* *	3	\$111,000	
			: Severe, Area Affe	ected: 75	¹ %			
	Location	1 : 13th And	l 14th Floor					
Cast in Place Concrete	5%			LIFE	* *	5	\$107,900	
Ceramic Tile	5%			2043	* *	5	\$24,700	
Granite Panels	5%			LIFE	* *	5	\$37,000	
Quarry Tile	5%			2047	* *	5	\$37,000	
Vinyl Tile	65%			2039	* *	3	\$120,200	

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

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

Asset #: 4131

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$33,500	
Concrete Masonry Unit	10%	Now	\$123,200	LIFE	* *	5	\$26,800	
			xtent : Moderate, A Dock Area	rea Affec	cted : 5%			
Glass: Single Pane	5%			LIFE	* *	5	\$50,300	
Gypsum Board	80%			LIFE	* *	5-10	\$912,500	
Ceilings								
AcousTileSusp.Lay-In	85%			2047	* *	5	\$419,200	
Exposed Struc: Steel	3%	Now	\$69,500	LIFE	* *			
	Water Pen	etration, E	xtent : Moderate, A	rea Affec	cted : 10%			
		: Basemen reen Roof	t Pump Room Fron	n Loadin	g Dock Above And	l Penthou	ise 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%			2047	* *			
On-Site Walkways								
Masonry: Granite	100%			LIFE	* *			

ectrical	Current Repair	Future Rep	lacement	M				
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2054	* *	5	\$1,900			
	Other Observation, Extent : Moderate Location : Electrical Room							
T. C.	Explanation: Four 4,000 Ampere M	ain Disconnect S	witches					
Transformers	1000/	20.47	* *	-	Φ1 2 00			
Dry Type	100%	2047		5	\$1,300			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Electrical Room	200 D.:: 4	00/ 37 7 1/- 14-					
G'4-1 / G'4-11 1	Explanation: Four 1,500 Kilovolt A	mpere, 208 Pri 4	80/2// Voits					
Switchgear / Switchboard	1000/	2054	* *	_	¢1.500			
Fused Disc Sw	100%	2054		5	\$1,500			
Raceway	1000/	2054	* *	1				
Conduit	100%	2054	* *	1				
Panelboards	100/	• • • • •	ala ala	_	4000			
Fused Disc Sw	10%	2050	* *	5	\$800			
Molded Case Bkrs	90%	2050	* *	5	\$8,500			
Wiring								
Thermoplastic	100%	2054	* *	1				

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

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

Asset #: 4131

Electrical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Under 600 Volts Motor Controllers Variable Frequency Drive	100%	2047	**			
	Not in Service, Extent : Mode Location : Basement Mech	**	1%0			
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$10,500	
Stand-by Power						
Transfer Switches Automatic	100%	2051	* *	1	\$110,100	
Generators	10070	2031		1	\$110,100	
Diesel	100%	2047	* *	1	\$138,600	
Diesei	Other Observation, Extent : Location : Roof	Moderate, Area Affectea	! : 100%			
	Explanation : Emergency (Generator Rated At 1,25	0 Kilovolt Ampe	ere; 1,00	00 Kilowatts	
Batteries Nickel Cadmium	100%	2029	\$2,400	5	\$79,700	
Fuel Storage	5 00 /	2056	* *	_		
Day Tank	50% Other Observation, Extent: Location: Roof Explanation: 248 Gallons			5		
Main Tank	50% Other Observation, Extent: Location: Basement Explanation: 600 Gallons		* * ! : 100%	5		
Lighting						
Interior Lighting	950/	2020	* *	10	\$279,000	
Fluorescent	85% T-8 Lamps And Fixtures, Ext Location : Throughout The	***		10	\$278,900	
Fluorescent	15% Compact Fluorescent Light, Location: Hallways	2039 Extent : Moderate, Area	* * Affected: 1009	10	\$49,200	
Egress Lighting						
Emergency, Service	50%	2039	* *	1		
Exit, Service	50%	2039	* *	1		
Exterior Lighting Fluorescent	20% Compact Fluorescent Light,	2039 Extent : Moderate Area	* * Affected : 100	10	\$6,600	
	Location: Roof	1110uci uic, 1116u	1.jjeeieu . 100)	. •		
No Component	80%					
Lightning Protection Arresters/Cabling						
Generic	100%	2069	* *	5	\$600	

Alarm

Note:

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

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

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

Asset #: 4131

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2042	* *	1	\$133,600	
	Other Observation, Extent: Mode	rate, Area Affected : 10	00%			
	Location : Hallways And Outside	?				
	Explanation : CCTV Surveillance	e Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2042	* *	1-3	\$220,500	
, 0	Other Observation, Extent: Mode	rate, Area Affected : 10	00%			
	Location : Throughout The Build	ling				
	Explanation : Strobe Lights, Mar	ıual Pull Stations, Hor	ns, Alarm	Bells		

Mechanical		Current Re	pair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Utility Steam	100%			2060	* *	1			
			ent : Light, Area	Affected	: 100%				
		: Basement							
	Explanati	ion : Steam F	From Con Edison	!					
Conversion Equipment									
Pres. Reducing Valve/LP	100%			2047	* *	5	\$21,200		
Steam									
			ent : Light, Area	Affected	: 25%				
		: Basement							
	Explanati	ion : A Hot W	Vater Converter I	For Heat	ing Devices				
Distribution									
Hot Wtr Piping/Pump	25%			2050	* *	4	\$6,600		
Central Plant Steam Piping/Pmp	75%	0-2	\$736,900	2054	* *	4	\$13,200		
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location: Leaking Heat Exchanger Both Primary And Secondary. Leaking Mainsteam Shut Off Valve								
		rice, Extent :	Moderate, Area	Affected	: 20%				
	Location	: No. 3 Cond	lensate Pump Oi	it Of Ser	vises				
Terminal Devices									
Air Handler	75%	0-2	\$986,300	2039	* *	1	\$149,300		
	Malfunctio	ning, Extent	: Moderate, Ared	a Affected	d: 10%				
	Location	: Various Lo	cations. Air Han	dling Un	its B1, B2 Are Not	Working			
Convector/Radiator	25%			2047	* *	1	\$28,900		
Air Conditioning							. , , , , , , , , , , , , , , , , , , ,		
Energy Source									
Electricity	100%			2050	* *	1			

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

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

Asset #: 4131

			A33Cl π . 4					
Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille			\$1,424,900	2043	* *	1	\$348,500	
			: Moderate, Area A					
			se. Leaking Chiller					
	-	-	ent : Moderate, Arec					
	Locatior Broken	i : Chilled	Water Pump 3 Brok	rn Seal,	Chiller Filter And	Hot Wate	er Pump Beatring	
		ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	i : Penthou	se					
	Explana	tion : 3 Un	its. Refrigerant: R-	123				
Distribution								
CW & CHW Wtr	100%			2060	* *	4	\$17,600	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	100%			2042	* *	1	\$221,200	
Heat Rejection								
Water Cooling Tower	100%			2038	* *	2	\$360,100	
Ventilation								
Distribution	4000/				de de		0015000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$315,900	
Exhaust Fans	1000/			2020	* *	2	ф11 000	
Interior	100%		t . Madauata Auga	2039		2	\$11,000	
			t : Moderate, Area Fan Not In Services		. 100%			
M 1. '	Locuitor	i . Keiurn i	an Noi In Services					
Plumbing								
H/C Water Piping Brass/Copper	100%			2060	* *	1		
HW Heat Exchanger	10070			2000		1		
Steam Fired	100%			2060	* *	4	\$35,400	
Sanitary Piping	10070			2000			\$33,400	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LII L				
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			DII E		-		
Non-Submersible	100%			2042	* *	4	\$11,300	
Sewage Ejector(s)	10070			20.2		•	Ψ11,500	
Electric	100%			2042	* *	4	\$21,400	
Backflow Preventer							. ,	
Generic	100%			2042	* *	1	\$21,900	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1		
Vertical Transport								

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

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

Asset #: 4131

Mechanical	Current Repair	Future Re	placement	M	aintenance						
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority					
Vertical Transport											
Elevators											
Geared Traction	98%	LIFE	* *								
	Controller Not Working, Extent: Mod			_	_						
	Location: Elevator 1, 3 And 4 Not 1			ocking M	<i>lechanism</i>						
	Other Observation, Extent: Light, Area Affected: 100%										
	Location: 1 Unit From Basement To 14th Floor, 11 Units From 1st To 14th Floor										
	Explanation: 12 Units										
Hydraulic	2%	LIFE	* *								
	Other Observation, Extent : Light, Area Affected : 2%										
	Location: Basement To 1st Floor										
	Explanation: 2 Units										
Escalators											
Under 20' Rise	20%	LIFE	* *								
	Other Observation, Extent : Light, Area Affected : 20%										
	Location: 1st To 9th Floor										
	Explanation: 8 Units										
No Component	80%										
Fire Suppression											
Standpipe											
Generic	100% 0-2 \$321,800		* *	1-5	\$126,900						
	Not in Service, Extent : Moderate, Area Affected : 100%										
	Location : Stair B										
Sprinkler											
Generic	100%	2060	* *	1-2	\$100,200						
Fire Pump											
Generic	100%	2043	* *	1	\$66,800						
	Leak Evident, Extent : Moderate, Area Affected : 20%										
	Location : Leaking Fire Pump At Po	arking									

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

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

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Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE

Address : 2205 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21056
Program / Asset # : CUN0007.560 / 2070 Yr Built/Renovated : 1925 / 2003

Area Sq Ft : 7,548 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,Att

Block : 3232 Lot : 78 BIN : 2015058

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$336,600	
Interior Architecture	\$1,084,400	
Electrical		\$82,300
Mechanical		\$233,300
Site Enclosure	\$73,800	
Site Pavements	\$70,100	
Total	\$1,564,900	\$315,600
Importance Code A	\$336,600	\$78,300
Importance Code B	\$1,158,200	\$237,300
Importance Code C	\$70,100	,
Total	\$1,564,900	\$315,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$63,900	\$1,600		\$700
Interior Architecture	\$36,000	\$800		\$1,200
Electrical	\$5,000	\$800	\$800	\$23,400
Mechanical	\$19,100	\$95,300	\$600	\$23,700
Site Enclosure	\$19,400			
Site Pavements	\$37,800			
Total	\$181,200	\$98,500	\$1,400	\$49,000
Importance Code A	\$64,300	\$2,000	\$400	\$1,100
Importance Code B	\$71,700	\$96,500	\$1,000	\$47,900
Importance Code C	\$45,200			
Total	\$181,200	\$98,500	\$1,400	\$49,000



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

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

Asset #: 2070

rchitecture	Current Repair Future Replacemen					nt Maintenance		
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls Masonry: Brick	60% Now Cracking/Crumblin	\$182,100 g, Extent : Moderate	LIFE e, Area Af	* * fected : 25%	5	\$11,300		
	Location : Low W Joint Mortar Miss/I Location : Low W	all Near Entrance Erod, Extent : Moder all Near Entrance g, Extent : Moderate,	rate, Area	Affected: 75%				
	Location : North	Extent : Moderate, 2 And East Elevations at : Moderate, Area 2 Phout						
Masonry: Fieldstone	Location : Throug	: Moderate, Area Aj			5	\$1,400		
	-	Extent : Moderate, . Side	Area Affe	cted : 10%				
Metal: Cage/Fence	20% Now Corrosion/Rusting, Location: Fire Es	\$7,300 Extent : Moderate, 2 scape n, Extent : Moderate,			5	\$8,300		
Stucco Cement	5% Now	\$10,400 nt : Moderate, Area	2038 Affected :	**	5	\$1,200		
Wood	Location : Throug	ent : Moderate, Ared			5	\$2,400		
Windows								
Steel	Location: West F	ments, Extent : Mod			5	\$6,700		
	Corrosion/Rusting, Location : West F Deteriorated Finish Location : West F	Extent : Moderate, 2 acade 1, Extent : Moderate, acade Extent : Moderate, 2	Area Aff	ected : 60%				
Viny	52%		2038	* *	5	\$1,500		

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

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

Asset #: 2070

Architecture	Current Ro	epair	Futur	e Replacement	М	aintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit				
xterior	•										
Roof											
Asphalt Shingle	75%	Ф22 000	2036	* *	10	\$1,600					
Single Ply Membrane	25% Now	\$32,800	2043		0/						
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25% Location : Over Multipurpose Room										
	Location : Over Multipurpose Room Seams Open/Split, Extent : Moderate, Area Affected : 20%										
	Seams Open/spiit, Extent : Moderate, Area Affected : 20% Location : Over Multipurpose Room										
	Water Penetration, Extent: Moderate, Area Affected: 10%										
	Location : Over Mul										
Soffits											
Wood	100% Now	\$7,400	2038	* *	5	\$2,900					
	Deteriorated Finish, E	xtent : Moderate,	Area Aff	ected : 25%							
	Location : Throughor										
	Dry Rot/Decay, Extent		Affected	! : 10%							
	Location : Throughou										
	Paint Peeling, Extent:		eted : 25%	%							
	Location : Throughor	ut									
terior											
Floors Ceramic Tile	10%		2036	* *	5	\$1,600					
Terrazzo	5% 0-2	\$3,500	LIFE	* *	5	\$600					
Terruzzo		5% 0-2 \$3,500 LIFE *** 5 \$600 Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
	Location : Stair Nosi		<i>J.</i>	,							
Vinyl Tile 9" X 9"	60% Now	\$218,600	2028	\$728,600	3	\$3,500					
vingi ine y 11 y	Broken/Missing Eleme			·	J	ψ5,500					
	Location : Througho			33							
	Cracking/Crumbling, I	Extent : Moderate	, Area A <u>f</u>	fected : 33%							
	Location: Throughor	ut Basement, 2nd	And Attic	C							
	Worn/Eroded, Extent:	Moderate, Area A	Affected :	25%							
	Location : Througho	ut Basement, 1st,	2nd And	Attic							
Wood	25% Now	\$67,900	2048	* *	5	\$3,600					
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%										
	Location: Throughout										
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%										
	Location: Throughout										
	Split/Cracked, Extent: Moderate, Area Affected: 10%										
	Location: Throughout		1 1.00	-4-1.50/							
	Water Penetration, Ext		rea Affec	ried : 5%							
	Location : Throughor	ит									

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

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

Asset #: 2070

Architecture	Current Repair		Futur	e Replacement	М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Concrete Masonry Unit	5%		LIFE	* *	5	\$100	
Gypsum Board	20% Now Broken/Missing Elen Location: Through		LIFE erate, Are	* * ea Affected : 20%	5	\$800	
Masonry: Brick	5%		LIFE	* *			
Plaster	70% Now Broken/Missing Elem	\$22,200	LIFE	* * Pa Affected : 15%	5	\$1,400	
	Location: Baseme Cracking/Crumbling Location: Through Water Penetration, E Location: Attic	nt And Attic 3, Extent : Moderate hout	e, Area Af	fected : 15%			
Ceilings							
Gypsum Board	25% Now Broken/Missing Elem		LIFE erate, Are	* * ea Affected : 10%	5	\$4,900	
Plaster	75% Now Cracking/Crumbling Location: Baseme Paint Peeling, Exten	nt And Attic t : Light, Area Affec	-		5	\$7,300	
	Location : Through						
	Water Penetration, E Location : Attic	Extent : Moderate, A	lrea Affec	ted : 25%			
Site Enclosure							
Fence/Gates Chain Link	100% Now Corrosion/Rusting, I Location: Through Other Observation, I	nout Extent : Moderate, 2					
	Location : Through						
	Explanation : Vege	etation Growth					
Retaining Walls	7.50/		20.52	* *			
Cast in Place Concrete	75% Cracking/Crumbling Location: Through		2053 ea Affecte				
Masonry: Fieldstone	25% Now Joint Mortar Miss/E Location : Through		2043 cate, Area	* * Affected : 10%			
Site Pavements							
Public Sidewalk Cast in Place Concrete	100%		2046	* *			
Cast III I face Concrete	10070		2040				

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

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

Asset #: 2070

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Site Pavements										
On-Site Walkways										
Cast in Place Concrete	15%			2038	* *					
Pavers/Stone		Now	\$70,100	2036	* *					
		_	ents, Extent : Mode	erate, Ar	ea Affected : 5%					
		: Through								
	_	Crumbling,								
	Location: Throughout									
	Efflorescence, Extent : Light, Area Affected : 5%									
	Location	: Through	out							
	Joint Mort	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 10%					
	Location	: Through	out							
Activity Yard										
Rubber Matting	100%	Now	\$37,800	2043	* *					
	Broken/Missing Elements, Extent: Moderate, Area Affected: 20%									
	Location	: Front Ya	rd							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
	Location: Front Yard									
	Worn/Eroded, Extent : Moderate, Area Affected : 100%									
	Location	: Front Ya	rd							
	Other Obs	ervation, E	Extent : Moderate, A	1rea Affe	cted : 20%					

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	\$42,300	5	\$200	
Raceway								
Conduit	30%			2043	* *	1		
Conduit	70%			2033	\$25,200	1		
Panelboards								
Molded Case Bkrs	50%			2041	* *	5	\$100	
Molded Case Bkrs	50%			2032	\$9,700	5	\$100	
Wiring								
Thermoplastic	50%			2033	\$16,300	1		
Thermoplastic	50%			2043	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	

Lighting

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

Location: Front Yard

Explanation: Vegetation Growth

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

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

Asset #: 2070

Electrical	Current Repair	Future F	Replacement	Maintenance				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Lighting								
Interior Lighting								
Fluorescent		54,100 2033	\$82,300					
	Damaged Fixtures, Extent : Lig		%					
	Location : Throughout The Bi	0						
	T-8 Lamps And Fixtures, Extend		ed : 100%					
<u> </u>	Location : Throughout The Bi	uilding						
Egress Lighting								
Exit, Service	100%	2033	\$2,500	1				
Exterior Lighting								
HID	10%	2028	\$3,400	10				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Building Perimeter	r						
	Explanation: Controlled Via	Photocell.						
No Component	90%							
Alarm								
Security System								
Generic	100%	2033	\$13,800	1	\$2,800			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation: CCTV Surveilla	ance Cameras, Intrus	sion Alarm Syste	em				
Fire/Smoke Detection								
Generic, Digital	100%	2028	\$19,000	1-3	\$4,800			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation: Central Contro	l Panel, Manual Pul	l Stations, Alarn	ı Bells,.				

Mechanical	Current Repai	r Futi	ıre Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100% Now	\$300 2033	\$16,900	5	\$1,200	
	Controller Not Working, Ex	ctent : Moderate, Are	ea Affected : 50%			
	Location: Basement - Fu	el Gauge Defective				
	Other Observation, Extent	: N/A, Area Affected	: 100%			
	Location: Basement					
	Explanation: Quantity: 2	, 550 Gallons Total				
Conversion Equipment						
Hot Water Boiler	100%	2031	\$78,300	1	\$3,700	
	On Extended Life, Extent:	Light, Area Affected	: 100%			
	Location : Basement - Bo	iler Room				
	Other Observation, Extent	: N/A, Area Affected	: 100%			
	Location: Basement - Bo	oiler Room				
	Explanation: Quantity: I	. 488 Mbh Output				

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

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

Asset #: 2070

Mechanical	Current I	Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution (D. 17)	1000/ 0.2	Ø1 (OO	2022	Φ1.C.100	4	#400	
Hot Wtr Piping/Pump	100% 0-2 Insul. Deteriorating, Location: Basemen On Extended Life, Ex Location: Through	nt ctent : Light, Area A			4	\$400	
Terminal Devices							
Convector/Radiator	100% Now Damaged, Extent : So Location : Basemen	**	2031 d: 20%	\$60,300	1	\$2,200	
Controls							
Digital	20% Other Observation, E Location : Through	out					
	Explanation: Camp	ous Central Plant L			Boiler S ₂	ystem Monitoring	
Electrical	80%		2026	\$32,800			
Air Conditioning							
Energy Source	700/		2041	* *	1		
Electricity No Component	70% 30%		2041		1		
Conversion Equipment	3070						
Window/Wall Unit	70% On Extended Life, Ex Location : Various	-	2026 Iffected :	\$19,500 100%	1		
No Component	30%						
Plumbing							
H/C Water Piping Brass/Copper	100% 0-2 Not Insulated, Extent Location : Basemer On Extended Life, Ex Location : Through	nt - Boiler Room, O tent : Light, Area A	il Tanks A	4rea	1		
Water Heater With Tanks							
Electric	100% Abandoned in Place, Location: Basemer Other Observation, E Location: Basemer Explanation: One-	nt - Toilet Room - 1 Extent : N/A, Area A nt	Of 2, 40	Gallons	4		
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.

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

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Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM

Address : 2053 UNIVERSITY AVENUE

Borough : BRONX Agency's Number : 21023
Program / Asset # : CUN0007.230 / 2080 Yr Built/Renovated : 1931 /

Area Sq Ft : 70,616 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 12-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 3222 Lot : 40 BIN : 2097306

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$992,700	\$67,600
Interior Architecture	\$64,900	\$832,900
Electrical	\$78,000	\$1,034,200
Mechanical	\$2,475,500	\$2,491,300
Site Enclosure		\$2,255,000
Total	\$3,611,100	\$6,681,100
Importance Code A	\$992,700	\$67,600
Importance Code B	\$2,618,400	\$6,613,500
Total	\$3,611,100	\$6,681,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$82,400	\$22,000		\$4,700
Interior Architecture	\$39,400	\$8,300	\$8,300	\$28,800
Electrical	\$32,500	\$3,100	\$3,200	\$50,800
Mechanical	\$123,200	\$13,600	\$11,400	\$83,500
Site Enclosure	\$2,500			
Site Pavements	\$2,200	\$500		
Total	\$282,000	\$47,500	\$22,900	\$167,700
Importance Code A	\$82,400	\$22,000		\$4,700
Importance Code B	\$169,200	\$25,000	\$18,100	\$163,000
Importance Code C	\$30,400	\$500	\$4,800	
Total	\$282,000	\$47,500	\$22,900	\$167,700



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

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

Asset #: 2080

Architecture	Current	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls Masonry: Brick	90% Now Joint Mortar Miss/Et Location : Through Paint Peeling, Exten	out Lower Base			5	\$67,600		
	Location: East And Painted Surfaces, Ex Location: East, So Spalling, Extent: Mo Location: Through	tent : Light, Area A uth And West Faca derate, Area Affect	des					
Masonry: Limestone	5% Now Worn/Eroded, Extent Location : At Base			**	5	\$2,800		
Stucco Cement	5%		2038	* *	5	\$9,400		
Windows Aluminum	95% Now Corrosion/Rusting, E	\$46,900 Extent : Moderate, A	2041 Area Affed	* * eted : 100%	5	\$5,000		
	Location: Window Water Penetration, E Location: Various	xtent : Moderate, A	1rea Affec	eted : 10%				
Metal Louvers	5% Now Bent/Warped Elemen Location: Various Corrosion/Rusting, E Location: 4th Floo	Window Louvers xtent : Moderate, 2						
Parapets	Location : 1th I too	T THUOW EDUVETS						
Masonry: Brick	90% 0-2 Spalling, Extent : Mo Location : Inner Po		LIFE ted : 5%	* *	5	\$6,600		
Masonry: Limestone	10% 0-2 Caulking Deteriorate Location: Through		LIFE ate, Area	* * Affected : 20%	5	\$900		
Roof								
Built-Up (BUR)	95% Alligatoring, Extent . Location : Base Flo Embedded Gravel Su Location : Through	ashing At Parapet erface, Extent : Ligi		\$662,900 Iffected: 100%	10	\$58,100		
Roll Roofing	5%		2026	\$19,400	5	\$5,100		
nterior								
Floors Cast in Place Concrete	250/		LIFE	* *	5	\$94,000		
Cast in Place Concrete Ceramic Tile	35% 15%		2036	* *	5 5	\$84,900 \$16,600		
Vinyl Tile	25%		2033	\$748,000	3	\$10,400		
Wood	25%		2048	**	5	\$52,000		

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

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

Asset #: 2080

Architecture		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior	•							•
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	_	**	
Ceramic Tile	10%			2042	* *	5	\$9,700	
Concrete Masonry Unit	60%			LIFE	* *	5	\$23,300	
Masonry: Brick	5%		¢17.200	LIFE	* *	_	¢4.400	
Plaster		Crumbling,	\$17,300 Extent : Moderate de By Windows	LIFE , Area A <u>j</u>		5	\$4,400	
			xtent : Moderate, A	rea Affe	cted : 10%			
			de By Windows	33				
SGFT/Glazed Masonry	5%	Now	\$8,500	LIFE	* *			
,	Cracking/		Extent : Moderate		fected : 10%			
Ceilings								
AcousTile,Adhered	10%	Now	\$7,000	2038	* *	5	\$5,500	
		-	ents, Extent : Light Rooms On 3rd Floo	-	ffected : 1%			
AcousTileSusp.Lay-In	5%			2038	* *	5	\$5,500	
Exposed Struc: Concrete	30%			LIFE	* *	5	\$5,200	
Exposed Struc: Concrete	20%	Now	\$64,900	LIFE	* *	5	\$3,500	
	-	Crumbling, 1 : 3rd Floo	Extent : Moderate r Stairwell	, Area A <u>j</u>	fected : 1%			
	-	Reinforceme 1 : 3rd Floo	ent, Extent : Modero r Stairwell	ate, Area	Affected : 1%			
		netration, E. 1 : 3rd Floo	xtent : Moderate, A r Stairwell	rea Affec	cted : 1%			
Exposed Struc: Steel	25%			LIFE	* *			
Plaster		Now	\$6,600	LIFE	* *	5	\$6,900	
	-	-	Extent : Moderate or Main Entry Lobb		fected : 2%			
Site Enclosure								
Fence/Gates								
Chain Link	80%			2043	* *			
Metal Rail	20%			2038	* *			
Free Standing Walls	1000/	0.2	#2.500	2052	* *			
Cast in Place Concrete		Extent : Mo	\$2,500 derate, Area Affect ll Court Wall	2053 ed : 1%	* *			
Retaining Walls			5 555 5					
Masonry: Fieldstone	100%			2033	\$2,255,000			
Site Pavements					*			

Site Pavements

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

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

Asset #: 2080

rchitecture	Current Re	epair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
e Pavements							
On-Site Walkways							
Cast in Place Concrete	30% Now	\$2,200	2038	* *			
	Cracking/Crumbling, I	Extent : Moderate	, Area A <u>j</u>	fected : 10%			
	Location : Various W	alkways And Area	way Sta	irs			
Cast in Place Concrete	35%		2050	* *			
	Other Observation, Ex	tent : N/A, Area A	ffected :	100%			
	Location : North Ran	np And Walkway I	Below				
	Explanation: Recent	Replacement					
Panel/Paver: Cer/Brk	35%		2041	* *	5	\$1,100	
Parking/Driveway							
Asphalt	100%		2036	* *			
Activity Yard							
Asphalt	100%		2036	* *			
-	Other Observation, Ex	tent : N/A, Area Ą	ffected :	100%			
	Location: West Side	Of Building					
	Explanation: Tennis	And Handball Co	urts				

lectrical	Cı	urrent Repai	r	Futur	e Replacement	М	aintenance	
rstem Component Type		il Date Esti Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ider 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	80% (0-2	\$11,300	2043	* *	1		
	Corroded, Ext	ent : Modera	ite, Area Affe	cted : 109	%			
	Location: T	hroughout T	he Building					
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	\$200	
	Other Observa	ation, Extent	: N/A, Area A	Affected :	100%			
	Location : M	1echanical R	oom					
	Explanation	: No Capaci	ty Recorded I	For Pane	lboards			
Molded Case Bkrs	20%			2041	* *	5	\$400	
Molded Case Bkrs	65%			2032	\$114,000	5	\$1,200	
Molded Case Bkrs	5%			2049	* *	5	\$100	

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

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

Asset #: 2080

Electrical		Current Repai	r	Future Replacement			Maintenance		
System Component Type		ail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Wiring Braided Cloth		2-4 ged, Extent : M Throughout Th		2058 Affecte	* * d : 100%	1			
Thermoplastic	55%			2033	\$107,200	1			
Thermoplastic	5%			2053	* *	1			
Motor Controllers									
Locally Mounted	80%			2031	\$93,300	5	\$400		
Locally Mounted	10%			2050	* *	5			
Variable Frequency Drive	10%			2050	* *				
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$1,000		
Stand-by Power									
Transfer Switches	1000/								
Under Construction	100%								
Lighting									
Interior Lighting Fluorescent	70%			2033	\$710.700	10	\$45,200		
Fluorescent	T-8 Lamps A	nd Fixtures, E. Throughout Th	_		\$719,700 Sected : 100%	10	\$45,300		
Fluorescent	20%			2041	* *	10	\$13,000		
11001000011		nd Fixtures, E. Pool Area	xtent : Light, A		ected : 100%	10	\$15,000		
HID	5%			2038	* *	10	\$100		
LED	5%			2041	* *	10	4100		
Egress Lighting									
Emergency, Service	30%			2028	\$12,700	1			
Emergency, Battery	20%			2041	**	10	\$3,400		
Exit, Service	25%	Now	\$7,400	2043	* *	1			
		ning, Extent : M Throughout Th		a Affecte	ed : 100%				
Exit, Battery	25%			2028	\$24,400	10	\$1,200		
Exterior Lighting									
HID	3%			2028	\$9,700	10			
	Other Obser	vation, Extent Building Perin							
	Explanatio	n : Controlled	Via Photocell						
HID		llation, Extent Tennis Courts	: N/A, Area A <u>j</u>	2041 ffected :	* *	10			
Incandescent	3% Malfunction	0-2 ing, Extent : M Building Perin		2043 Affected	* * d : 100%	2			
No Component	90%	<i>6</i>							
140 Component	2070								

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

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

Asset #: 2080

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

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%	, D		2043	* *	1		
	Other Ob.	servation, Ex	tent : N/A, Area A	ffected :	100%			
	Location	n : Basement						
	Explana	ation : Supplie	ed From Campus	Heating	Plant			
Conversion Equipment								
Heat Exchanger, Shell &	100%	, D		2036	* *			
Tube								
			tent : N/A, Area A	,,,	100%			
	Location	n : Basement	Mechanical Area					
	Explana Heating		Generator, High	Temperai	ure Water Heat So	urce Fro	m Campus	
Distribution								
Ductwork/Diffusers	30%	, D		LIFE	* *	2-5	\$11,800	
Steam Piping/Pump	70%	Now	\$116,000	2033	\$386,600			
	Corroded	, Extent : Mo	derate, Area Affe	ted: 10	%			
	Location	n : Basement,	Other Locations					
	Damaged	l, Extent : Sev	ere, Area Affected	d: 100%				
	Location	n : Basement	Mechanical Area	- Steam	Condensate Retur	n System		
	Insul. Dei	teriorating, E	xtent : Severe, Ar	ea Affect	ed : 10%			
	Location	n : Basement						
	Leak Evia	dent, Extent :	Severe, Area Affe	cted : 10	%			
	Location	n : Basement						
	On Extend	ded Life, Exte	ent : Light, Area A	ffected :	90%			
	Location	n : Throughor	ut					
		aps Faulty, Ex n : Throughor	ctent : Moderate,	Area Aff	ected : 100%			

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

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

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

Asset #: 2080

Mechanical	Current Repair	Futu	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
eating									
Terminal Devices									
Air Handler	12%	2038	* *	1	\$5,200				
	Other Observation, Extent: Location: 3rd Floor Mech		100%						
	Explanation: 2 Units, Hea		Units For Swimmi	ng Pool					
Air Handler		6363,400 2043	**	1	\$11,000				
All Handler	On Extended Life, Extent : L	•	100%	1	\$11,000				
	Location: Locker Rooms,								
	Unit Inoperable, Extent: Mo	-							
	Location: Locker Rooms,	**							
G / / / D 1' /				1	#12.200				
Convector/Radiator	58%	2031	\$327,100	1	\$13,200				
	On Extended Life, Extent: L	ignī, Area Ajjecīea :	100%						
	Location: Throughout								
Unit Heater - Steam	2%	2028	\$7,800	4	\$100				
	Other Observation, Extent:		100%						
	Location : Entrance Lobby								
	Explanation: Location No.	ted							
Controls									
Digital	100% Now	\$99,000 2026	\$1,980,800						
	Malfunctioning, Extent : Mo								
	Location: Throughout - No Front End Communication								
	Other Observation, Extent:	N/A, Area Affected :	100%						
	Location : Throughout								
	Explanation : Campus Cen With Dedicated Building A	-	ontrols With Local	Pneumai	tic Field Devices				
		ir Compressor							
		ir Compressor							
Energy Source		-							
Energy Source Electricity	20%	ir Compressor 2041	**	1					
Energy Source Electricity No Component	20% 80%	-	* *	1					
Energy Source Electricity No Component Conversion Equipment	80%	-	* *	1					
Energy Source Electricity No Component	1%	2041	**	1					
Energy Source Electricity No Component Conversion Equipment	80%	2041	**	1					
Energy Source Electricity No Component Conversion Equipment	1%	2041	**	1					
Energy Source Electricity No Component Conversion Equipment	80% 1% Other Observation, Extent:	2041 2046 N/A, Area Affected : lled Water Connection	**		Provided For				
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Int Pkg Unit -	1% Other Observation, Extent: Location: Basement Explanation: Campus Chi	2041 2046 N/A, Area Affected : lled Water Connection	**		Provided For				
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water	80% 1% Other Observation, Extent: Location: Basement Explanation: Campus Chi. Future Expansion, Not Con 10%	2041 2046 N/A, Area Affected : lled Water Connection anected. 2031	* * 100% on To Building In E \$112,400	Pasement					
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Int Pkg Unit -	80% 1% Other Observation, Extent: Location: Basement Explanation: Campus Chi. Future Expansion, Not Con 10% Other Observation, Extent:	2041 2046 N/A, Area Affected: lled Water Connection nected. 2031 N/A, Area Affected:	* * 100% on To Building In E \$112,400	Pasement					
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Int Pkg Unit -	80% 1% Other Observation, Extent: Location: Basement Explanation: Campus Chi. Future Expansion, Not Con 10% Other Observation, Extent: Location: 3rd Floor Toilet	2041 2046 N/A, Area Affected: lled Water Connection nected. 2031 N/A, Area Affected: Room, Ceiling Mou	* * 100% on To Building In E \$112,400 100% nted	asement 2	\$400				
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Int Pkg Unit - Heating/Cooling	1% Other Observation, Extent: Location: Basement Explanation: Campus Chit Future Expansion, Not Con 10% Other Observation, Extent: Location: 3rd Floor Toilet Explanation: Unit With El	2041 2046 N/A, Area Affected: lled Water Connection nected. 2031 N/A, Area Affected: Room, Ceiling Moue	* * 100% on To Building In E \$112,400 100% nted In Duct, Serving Ac	asement 2 Ijacent C	\$400				
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Int Pkg Unit - Heating/Cooling Window/Wall Unit	1% Other Observation, Extent: Location: Basement Explanation: Campus Chit Future Expansion, Not Con 10% Other Observation, Extent: Location: 3rd Floor Toilet Explanation: Unit With El	2041 2046 N/A, Area Affected: lled Water Connection nected. 2031 N/A, Area Affected: Room, Ceiling Mou	* * 100% on To Building In E \$112,400 100% nted	asement 2	\$400				
Electricity No Component Conversion Equipment Campus Chilled Water Int Pkg Unit - Heating/Cooling Window/Wall Unit No Component	1% Other Observation, Extent: Location: Basement Explanation: Campus Chit Future Expansion, Not Con 10% Other Observation, Extent: Location: 3rd Floor Toilet Explanation: Unit With El	2041 2046 N/A, Area Affected: lled Water Connection nected. 2031 N/A, Area Affected: Room, Ceiling Moue	* * 100% on To Building In E \$112,400 100% nted In Duct, Serving Ac	asement 2 Ijacent C	\$400				
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Int Pkg Unit - Heating/Cooling Window/Wall Unit No Component Distribution	1% Other Observation, Extent: Location: Basement Explanation: Campus Chi. Future Expansion, Not Con 10% Other Observation, Extent: Location: 3rd Floor Toilet Explanation: Unit With El 10% 79%	2041 2046 N/A, Area Affected: lled Water Connection nected. 2031 N/A, Area Affected: Room, Ceiling Mounectric Re-heat Coil 1 2028	* * 100% on To Building In E \$112,400 100% nted In Duct, Serving Ac \$26,100	2 2 Ijacent C	\$400				
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Int Pkg Unit - Heating/Cooling Window/Wall Unit No Component	1% Other Observation, Extent: Location: Basement Explanation: Campus Chit Future Expansion, Not Con 10% Other Observation, Extent: Location: 3rd Floor Toilet Explanation: Unit With El	2041 2046 N/A, Area Affected: lled Water Connection nected. 2031 N/A, Area Affected: Room, Ceiling Moue	* * 100% on To Building In E \$112,400 100% nted In Duct, Serving Ac	asement 2 Ijacent C	\$400				

Ventilation

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

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

Asset #: 2080

Mechanical	Current Repair	Future Replacement	Ma	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Ventilation					
Distribution				***	
Ductwork/Diffusers	30%	LIFE **	2-5	\$11,800	
No Component	70%				
Exhaust Fans	2.50/	2029 **	•	4500	
Interior	25%	2036	2	\$500	
	Other Observation, Extent : N/A, Area Affected : 100% Location : 3rd Floor Mechanical Room - Motor Starters				
	Explanation: 3 Units Serving Swimming Pool				
Interior	5%	2028 \$15,300	2	\$100	
interior	On Extended Life, Extent : Light,		-	Ψ100	
	Location: 1st Floor Female Locker Room				
Wall Unit	70%	2028 \$20,800	2	\$1,500	
Plumbing	7070	2020 ψ20,000		Ψ1,500	
H/C Water Piping					
Brass/Copper	100%	2033 \$885,800	1		
	On Extended Life, Extent: Light,				
	Location : Throughout				
Water Heater With Tanks					
Electric	100%	2031 \$461,900	4		
	Other Observation, Extent : Light	, Area Affected : 100%			
	Location: Basement Mechanica	l Area			
	Explanation: Quantity: 4, 250	Gallons Each			
HW Heat Exchanger					
Steam Fired	100%	2053 **	4	\$10,500	
	Other Observation, Extent : N/A, Area Affected : 100%				
		l Area By Electric Water Heaters			
	Explanation : Location Noted				
Sanitary Piping					
Cast Iron	100% Now \$17,		1		
	Broken, Extent : Severe, Area Affe				
	Location : Basement Mechanica	l Area By Steam Generator			
Storm Drain Piping	1000/	TIEE **	1		
Cast Iron	100%	LIFE **	1		
Sump Pump(s) Non-Submersible	1000/	2020 012.000	4	φ1. 5 00	
Non-Submersible	100%	2028 \$13,800	4	\$1,500	
	On Extended Life, Extent : Light, Area Affected : 100% Location : Basement Mechanical Area				
Pool Filter/Treatment	Location . Dasement Meenamea	v 111 Od			
Sand	100%	2046 **	4	\$26,200	
Fixtures	10070	<u> </u>	- 1	Ψ20,200	
Generic	100%				
Fire Suppression	10070				
Standpipe					
Generic	100%	2033 \$317,600	1-5	\$35,600	
	10070	2000 \$317,000		\$55,000	

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

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

Page: 37

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE BEGRISCH HALL

Address : 2016 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21008 Program / Asset # : CUN0007.080 / 2093 Yr Built/Renovated : 1961 /

Area Sq Ft : 7,602 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 19-Apr-2022 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Roof, Floors 2,Att

Block : 3222 Lot : 62 BIN : 2100241

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$462,200	\$91,700
Electrical		\$60,700
Mechanical	\$234,000	\$104,700
Site Enclosure	\$158,900	
Total	\$855,100	\$257,100
Importance Code A	\$462,200	\$91,700
Importance Code B	\$392,900	\$165,400
Total	\$855,100	\$257,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$900	\$100		\$14,300
Interior Architecture			\$300	\$2,700
Electrical	\$400	\$700	\$400	\$400
Mechanical	\$500	\$500	\$3,500	\$500
Total	\$1,800	\$1,400	\$4,300	\$17,900
Importance Code A	\$900	\$100		\$14,300
Importance Code B	\$900	\$1,200	\$4,300	\$3,700
Importance Code C				
Total	\$1,800	\$1,400	\$4,300	\$17,900



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

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

Asset #: 2093

Architecture	Current Repair Future Replacement				М		
System Component Type	% of Fail D Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•		•				
Exterior Walls							
Cast in Place Concrete	100% Now		LIFE	* *	5	\$91,700	
	-	ing, Extent : Moderat					
		Around Windows, Ex			ther Loca	ations	
		ement, Extent : Moder	rate, Area	Affected: 25%			
	Location : Vario						
		Moderate, Area Affec	ted : 5%				
XX7' 1	Location : Vario	us Locations					
Windows	000/ NI	¢50,000	2059	* *	_	\$600	
Aluminum	98% Now	\$58,000 xtent : Moderate, Area	2058		5	\$600	
	Location : Thro		л Пусстей	. 100/0			
		nents, Extent : Moder	ate. Area	Affected · 50%			
	Location: Thro		, 111 001	19900000			
		sh, Extent : Moderate	, Area Aff	fected : 50%			
	Location : Thro						
Metal Louvers	2%		2036	* *	10	\$100	
Parapets							
Metal Panel	100%		2043	* *	5	\$1,500	
Roof							
Built-Up (BUR)	100%		2028	\$169,000	10	\$13,500	
		nt : Moderate, Area A	lffected : .	20%			
	Location : Roof		1.00	1 1000/			
		ce, Extent : Light, Are	ea Affecte	d: 100%			
a er.	Location : Thro	ignout					
Soffits Cast in Place Concrete	100% Now	\$900	LIFE	* *	5	\$700	
Cast in Place Concrete		\$900 ing, Extent : Moderate			3	\$700	
	Location : Thro	-	с, лгеи лу	jecieu . 2070			
		ement, Extent : Moder	rate Area	Affected · 5%			
	Location: Thro		, 11, 00,	119900000000000000000000000000000000000			
nterior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$2,800	
Ceramic Tile	5%		2042	* *	5	\$600	
Terrazzo	85%		LIFE	* *	5	\$8,500	
Interior Walls							
Cast in Place Concrete	20%		LIFE	* *	_		
Concrete Masonry Unit	15%		LIFE	* *	5	\$1,400	
Plaster	65%		LIFE	* *	5	\$4,500	
Ceilings	30%		2038	* *	5	¢2 000	
AcousTile,Adhered AcousTileConcealSpLn	30% 10%		2038	* *	5 5	\$3,800 \$1,600	
Plaster	60%		LIFE	* *	5	\$4,800	
Site Enclosure	0070		LILE			ψτ,000	

Site Enclosure

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

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

Asset #: 2093

Architecture	Current R	Current Repair Future Rep		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Retaining Walls							
Masonry: Fieldstone	100% Now	\$158,900	2043	* *			
	Joint Mortar Miss/Ero	od, Extent : Modera	te, Area	a Affected : 15%			
	Location : South Sid	e Of Building					
Site Pavements							
On-Site Walkways							
Asphalt	85%		2036	* *			
Masonry: Granite	15%		LIFE	* *			
•	Recent Replace Evident, Extent: Light, Area Affected: 100%						
	Location : Entry Sta	ir					
Parking/Driveway							
Asphalt	100%		2036	* *			

Electrical	Current Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts	•					
Raceway						
Conduit	100%	2043	* *	1		
Panelboards						
Molded Case Bkrs	100%	2041	* *	5	\$200	
Wiring						
Thermoplastic	100%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2046	* *	5	\$100	
ighting						
Interior Lighting						
Fluorescent	50%	2033	\$60,700	10	\$3,500	
	T-8 Lamps And Fixtures, Extent: Lig	-	ected : 100%			
	Location: Throughout The Building	3				
LED	50%	2038	* *			
Egress Lighting						
Emergency, Service	40%	2033	\$2,000	1		
Emergency, Battery	30%	2033	\$4,100	10	\$600	
Exit, Service	30%	2033	\$1,100	1		
Exterior Lighting						
HID	10%	2033	\$3,800	10		
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location : Building Perimeter					
	Explanation: Controlled Via Photo	cell				
No Component	90%					

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

^{**} 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 Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2041 **	1-3 \$4,700	
	Other Observation, Extent: N/A, Area	Affected : 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Manual	Pull Stations, Alarm Bells, S	Smoke Detection.	

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Distribution							
Steam Piping/Pump	100%	2053	* *				
Controls							
Digital	100%	2028	\$234,000				
	Other Observation, Extent: N/A,	Area Affected: 10	00%				
	Location: Throughout						
. =	Explanation: Campus Central	Plant Digital Con	trols With Local	Direct D	igital Controls		
Air Conditioning							
Conversion Equipment	1000/	20.42	* *				
Campus Chilled Water	100%	2042	~ ~				
Distribution 1/P:cc	1000/	LIPP	* *	2	ФО ООО		
Ductwork/Diffusers	100%	LIFE	T T	2	\$9,900		
Terminal Devices	1000/	2020	* *	1	¢4.700		
Air Handler/Cool/Ht	100% Other Observation, Extent: N/A,	2038		1	\$4,700		
	Location: Attic Mechanical Ro		00%				
	Explanation : Air Handler With		ad Watan Cails				
/entilation	Explanation . Air Hanater with	Steam Ana Chitte	ea water Cotts				
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,200		
Exhaust Fans	10070	Lift		2 3	Ψ1,200		
Interior	100%	2038	* *	2	\$200		
lumbing	100/0	2030			Ψ200		
H/C Water Piping							
Brass/Copper	100%	2033	\$104,700	1			
	Other Observation, Extent: N/A,			_			
	Location: Throughout						
	Explanation : Domestic Cold A	nd Hot Water Pro	vided By Adjacen	ıt Buildir	ıg		
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.

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE BLISS HALL

Address : 145 WEST 180TH STREET

Borough : BRONX Agency's Number : 21027
Program / Asset # : CUN0007.270 / 2062 Yr Built/Renovated : 1936 /

Area Sq Ft : 31,075 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 10-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3222 Lot : 62 BIN : 2100252

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$746,000	\$485,400
Interior Architecture	\$2,029,000	\$591,300
Electrical	\$429,800	\$236,000
Mechanical	\$986,600	\$881,000
Total	\$4,191,400	\$2,193,700
Importance Code A	\$746,000	\$485,400
Importance Code B	\$3,364,400	\$1,708,300
Importance Code C	\$81,000	
Total	\$4,191,400	\$2,193,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$49,400			
Interior Architecture	\$30,400		\$4,600	\$13,200
Electrical	\$48,400	\$1,200	\$1,200	\$92,500
Mechanical	\$77,200	\$1,300	\$1,600	\$17,000
Total	\$205,400	\$2,500	\$7,400	\$122,700
Importance Code A	\$49,800	\$100	\$400	\$2,000
Importance Code B	\$127,900	\$2,400	\$6,900	\$120,700
Importance Code C	\$27,700			
Total	\$205,400	\$2,500	\$7,400	\$122,700



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

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

Asset #: 2062

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Cast in Place Concrete	10% Now \$54,30 Vertical Cracks, Extent : Moderate, A Location : South Elevation		5	\$46,400	
Masonry: Brick	75% Now \$112,00 Diagonal Cracks, Extent: Moderate, Location: South Facade By Louver Vegetation Growth, Extent: Light, An Location: South And West Elevation	Area Affected : 2% rea Affected : 10%	5	\$69,600	
Masonry: Limestone	7% Now \$100,00 Cracking/Crumbling, Extent: Moder Location: Cornices Joint Mortar Miss/Erod, Extent: Mo	rate, Area Affected : 20%	5	\$4,900	
	Location: Cornices Staining/Discoloring, Extent: Model Location: Cornices Worn/Eroded, Extent: Moderate, Are Location: Entry Door Surround				
Metal Coiling Doors	3% Now \$58,10 Bent/Warped Elements, Extent: Mod Location: South Facade Broken/Missing Elements, Extent: M. Location: South Facade Deteriorated Finish, Extent: Modera Location: South Facade	erate, Area Affected : 10% Ioderate, Area Affected : 20%	5	\$4,400	
Stucco Cement	5% Now \$25,70 Cracking/Crumbling, Extent: Moder Location: South Facade And Stair Diagonal Cracks, Extent: Moderate, Location: South Facade	ate, Area Affected : 20% Bulkhead	5	\$5,800	
Windows					
Aluminum	98% Now \$52,00 Glazing Broken/Cracked, Extent : Ma Location : South Facade		5	\$11,200	
Metal Louvers	2%	2042 **	10	\$2,900	
Parapets Masonry: Brick	90% Now \$180,80 Spalling, Extent : Moderate, Area Af, Location : Inner Side Of Parapets (0 LIFE ** fected : 15%	5	\$14,600	
Masonry: Limestone	10% Now \$9,80 Caulking Deteriorated, Extent: Mod Location: Main Roof Worn/Eroded, Extent: Moderate, Ard Location: Main Roof	erate, Area Affected : 50%	5	\$2,000	

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

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

Asset #: 2062

Architecture	Current Repair Future Replac			Replacement	eplacement Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof				**			
Built-Up (BUR)	Location: Main R	Extent : Moderate, A	·	-			
Roll Roofing	45% Now Blisters, Extent: Mo Location: Main R	\$13,900 oderate, Area Affecte oof	2029 ed : 10%	\$138,700	5	\$18,200	
Skylight, Metal/Glass	Location : Main R	Extent : Moderate, A					
Soffits							
Cast Stone/Terra Cotta	100%		LIFE	* *	5		
nterior Floors							
Cast in Place Concrete	Location : Boiler	Extent : Moderate, A			5	\$47,900	
Ceramic Tile	5%		2042	* *	5	\$3,700	
Terrazzo	5%		LIFE	* *	5	\$2,900	
Vinyl Tile	30%		2033	\$591,300	3	\$8,200	
Vinyl Tile 9" X 9"	30%	nt : Light, Area Affec hout	2028	\$1,711,700	3	\$11,000	
Interior Walls							
Cast in Place Concrete	15% Now Cracking/Crumbling Location : Boiler	\$81,000 g, Extent : Moderate Room	LIFE , Area Afj	* * fected : 10%			
Gypsum Board	5%		LIFE	* *	5	\$2,200	
Plaster	Location : Bathro	\$27,700 g, Extent : Moderate om On First Floor A Extent : Moderate, A	nd Stairw	vell	5	\$17,500	
		om On First Floor A					

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

^{**} 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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2038	* *	5	\$13,700	
AcousTileSusp.Lay-In	10%			2038	* *	5	\$7,300	
Exposed Struc: Concrete	25%			LIFE	* *	5	\$2,900	
Plaster	50%	Now	\$54,200	LIFE	* *	5	\$22,800	
(Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	fected : 30%			
	Location	: Roof Sta	ir					
1	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 25%			
	Location	: Stairwell	At 4th Floor					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Retaining Walls								
Cast in Place Concrete	75%			2053	* *			
Masonry: Fieldstone	25%			2043	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2036	* *			

lectrical	Current Repair	Futur	e Replacement	М	aintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
nder 600 Volts										
Service Equipment										
Fused Disc Sw	100%	2043	* *	5	\$100					
	Other Observation, Extent: N/A, Area	Affected :	100%							
	Location : Electrical Room									
	Explanation : Three Main Service Sw	itch Rate	d At 4,000, 3,000, A	and 2,500	O Amperes					
Transformers										
Dry Type	100%	2038	* *	5	\$100					
	Other Observation, Extent : N/A, Area Affected : 100%									
	Location : Multiple Locations									
	Explanation: Various Capacities									
Switchgear / Switchboard										
Fused Disc Sw	50%	2043	* *	5	\$100					
Molded Case Bkrs	50%	2033	\$63,500	5	\$400					
Raceway										
Conduit	90%	2033	\$53,800	1						
Conduit	10%	2043	* *	1						

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

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

Asset #: 2062

Electrical	Curren	t Repair	Futur	e Replacement	M		
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	10% 2-4	\$9,700	2058	* *	5		
		d, Extent : Moderate,	Area Af	fected : 20%			
	Location: Basem	ent					
Molded Case Bkrs	50%		2032	\$48,700	5	\$400	
Molded Case Bkrs	40%		2041	* *	5	\$300	
Wiring							
Braided Cloth	50% 2-4	\$37,700	2058	* *	1		
	-	ctent : Moderate, Are	a Affecte	d : 100%			
	Location : Throug	ghout The Building					
Thermoplastic	40%		2033	\$30,200	1		
Thermoplastic	10%		2043	* *	1		
Motor Controllers							
Locally Mounted	100%		2031	\$70,000	5	\$200	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	
Stand-by Power							
Transfer Switches							
Automatic	100%		2046	* *	1	\$9,600	
Lighting							
Interior Lighting	0.507		• • • •	* 4 * * * * * *	4.0	0.7 1 0.0	
Fluorescent	95%		2028	\$429,800	10	\$27,100	
	•	tures, Extent : Light,	Area Aff	ected : 100%			
		ghout The Building					
HID	5%		2028	\$18,000	10	\$100	
Egress Lighting							
Emergency, Service	50%		2028	\$9,300	1		
Exit, Battery	50%		2028	\$21,500	10	\$1,000	
Exterior Lighting							
HID	10%		2028	\$14,200	10		
		Extent: N/A, Area A	ffected :	100%			
	Location : Building	-					
		ntrolled Via Photocel	l				
No Component	90%						
Alarm							
Fire/Smoke Detection	1000/						
Under Construction	100%						

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Asset #: 2062

echanical		Current F	Repair	Futur	e Repla	cement	M	aintenance	
stem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estima	ted Cost	Cycle (Yrs)	Estimated Cost	Priorit
ating									
Energy Source									
HTHW/HW	98%			2043		* *	1		
			xtent : N/A, Area A	Affected :	100%				
	Location:								
		on : Suppl	ied From Campus		Plant				
Natural Gas	2%			2033		\$200	1		
			xtent : N/A, Area A						
			t By Old Campus	_	Plant				
	Explanatio	on : For C	Gas-fired Unit Hea	ter					
Conversion Equipment									
Furnace	2%		37/4	2028	1000/	\$1,900	1	\$300	
			xtent : N/A, Area						
			t By Old Campus	Heating I	Plant				
			ìred Unit Heater						
HTHW/HW Exchanger			\$400	2042		* *	2	\$1,500	
			ng, Extent : Mode						
		Basemen	t - Bliss Hall Gene	erator - P	neumati	c 3-way Co	ontrol Va	lve Air Dryer	
	Defective	mation E	utant Light Ana	. Affactad	. 1000/				
	Location:		xtent : Light, Area	Ајјестеи	. 100%				
			ı İteam Generators,	Uich Ton	manatuu	o Waton U	aat Cours	a From Campus	
			Steam Generators, Steam Generator						
Steam Boiler	1%			2031		\$2,600	1	\$300	
Steam Boner		in Place	Extent : Light, Are		d · 100%			Ψ300	
			t - Old Campus H			•			
Distribution			<i>T</i>						
Steam Piping/Pump	100%	Now	\$24,300	2033	\$	243,000			
Steam 1 iping/1 amp			Extent : Moderate			,			
			t - Old Campus H			0,0			
			: Severe, Area Aff						
			t - Old Campus H						
			tent : Light, Area .	_					
	Location:			33					
Terminal Devices									
Convector/Radiator	100%			2031	\$	248,200	1	\$10,000	
Convector/Radiator		d Life, Ex	tent : Light, Area			-,		, ,,,,,,	
Convector/Radiator	On Extende								
Convector/Radiator	On Extended Location :	-	out						
		-	out						
Controls Digital		Through	\$43,600	2026	\$	871,700			
Controls	Location :	Throughe Now							
Controls	Location : 100% Malfunction	Now ing, Exten	\$43,600	a Affected	d: 100%				
Controls	Location: 100% Malfunction Location:	Now ing, Exten	\$43,600 nt : Moderate, Are	a Affected d Commu	d : 100% nication				
Controls	Location: 100% Malfunction Location:	Now ing, Exten Through vation, E	\$43,600 nt : Moderate, Are out - No Front En xtent : N/A, Area	a Affected d Commu	d : 100% nication				
Controls	Location: 100% Malfunction Location: Other Obser Location:	Now ing, Exter Througher vation, E Through	\$43,600 nt : Moderate, Are out - No Front En xtent : N/A, Area	a Affected d Commu Affected :	d : 100% nication 100%		Pneumat	ic Field Devices	

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

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

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

Asset #: 2062

l echanical	Current Repair	Future Re	eplacement	M		
ystem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning						
Energy Source						
Electricity	100%	2041	* *	1		
Conversion Equipment						
Window/Wall Unit	100%	2028	\$115,000	1		
entilation						
Exhaust Fans						
Wall Unit	2%	2028	\$300	2		
	Other Observation, Extent: N/A	, Area Affected : 100	%			
	Location: Basement					
	Explanation: Location Noted					
No Component	98%					
umbing						
H/C Water Piping						
Brass/Copper	100%	2033	\$389,800	1		
	On Extended Life, Extent: Ligh	t, Area Affected : 100	%			
	Location : Throughout					
HW Heat Exchanger	10/	2022	#1.700			
Steam Fired	1%	2033	\$1,500	4		
	Abandoned in Place, Extent: Li	0	00%			
	Location: Basement - Old Ca	npus Heating Piant				
No Component	99%					
Sanitary Piping						
Cast Iron		7,600 LIFE	* *	1		
	Leak Evident, Extent : Severe, A					
	Location : Basement - Old Ca	npus Heating Plant				
Storm Drain Piping	1000/		ala de			
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	1000/	2020	412		44.00	
Generic	100%	2028	\$13,600	1	\$1,900	
	Other Observation, Extent: N/A	00				
	Location : Basement By Old C	ampus Heating Plani	t			
E' /	Explanation: Location Noted					
Fixtures	1000/					
Generic	100%					

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE BUTLER HALL

Address : 2018 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21010 Program / Asset # : CUN0007.100 / 2073 Yr Built/Renovated : 1859 /

Area Sq Ft : 17,028 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 19-Apr-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3222 Lot : 62 BIN : 2100242

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$671,000	\$524,000
Interior Architecture	\$1,590,100	
Electrical		\$317,900
Mechanical	\$536,100	\$559,600
Total	\$2,797,100	\$1,401,600
Importance Code A	\$671,000	\$524,000
Importance Code B	\$2,126,200	\$877,500
Total	\$2,797,100	\$1,401,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$57,200			\$400
Interior Architecture	\$51,700			\$3,200
Electrical		\$200		\$7,800
Mechanical	\$600	\$23,800	\$600	\$2,300
Site Pavements	\$400			
Total	\$109,900	\$24,000	\$700	\$13,700
Importance Code A	\$57,200			\$400
Importance Code B	\$2,500	\$24,000	\$700	\$13,300
Importance Code C	\$50,200			
Total	\$109,900	\$24,000	\$700	\$13,700



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

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

Asset # : 2073

rchitecture	Current Repair	Future I	Replacement	Ma	aintenance		
vstem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior							
Exterior Walls	50/ 31 010	5.000 TIPE	ماد ماد	_	#202 (00		
Masonry: Bluestone		5,300 LIFE	**	5	\$302,600		
	Cracking/Crumbling, Extent: M Location: Basement Window	**	cted : 10%				
Masonry: Brick		8,100 LIFE	* *	5	\$110,700		
	Joint Mortar Miss/Erod, Extent Location : Front Entrance, No		ffected : 2%				
Masonry: Brick	40%	LIFE	* *	5	\$110,700		
Masonry: Brownstone	5%	LIFE	* *	5	\$10,400		
Masonry: Fieldstone	10% Now \$13	8,200 LIFE	* *	5	\$20,800		
	Joint Mortar Miss/Erod, Extent	: Moderate, Area Ą	ffected : 10%				
	Location : Building Base At So	outh And West Eleve	ations				
Windows							
Wood		9,600 2058	* *	5	\$16,500		
	Deteriorated Finish, Extent : M	oderate, Area Affec	ted : 50%				
	Location : Throughout						
	Dry Rot/Decay, Extent: Modera	ate, Area Affected : .	20%				
	Location: Various Locations						
	Glazing Broken/Cracked, Exten	t : Moderate, Area A	Affected : 2%				
	Location : Basement						
	Paint Peeling, Extent : Moderat Location : Throughout	e, Area Affected : 6	0%				
Parapets							
Copper/Terne	27%	2053	* *	5	\$900		
Wood Cornice		3,900 2053	* *	5	\$2,800		
	Dry Rot/Decay, Extent : Modera Location : Throughout, Eaves	ite, Area Affected :	15%				
	Paint Peeling, Extent : Moderat Location : Eaves	e, Area Affected : 5	0%				
	Recent Repair Evident, Extent : Location : North And Southea		: 50%				
Roof							
Built-Up (BUR)		9,800 2043	**				
	Embedded Gravel Surface, Exte	nt : Light, Area Affe	ected: 30%				
	Location: Main Roof		00/				
	Split/Cracked, Extent: Moderat	e, Area Affected : 2	0%				
	Location: Main Roof	1 100 1 1 1	2007				
	Worn/Eroded, Extent : Moderate Location : Throughout	e, Area Affected : 10	10%				
Dall Dacker		4 000 2025	* *	5	\$400		
Roll Roofing	5% Now \$ Blisters, Extent: Moderate, Are	4,900 2035		5	\$600		
	Location : Bulkhead	и 1111естви . 3070					
	Cracking/Crumbling, Extent : N	Moderate Avea Affai	etad - 1000/				
	Location: Bulkhead	юистине, Атей Ајјев	леи . 10070				
C1 4		TENN	* *				
Slate	38%	LIFE	<u> </u>				

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

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

Asset # : 2073

Architecture	Current Repair			Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Soffits	100/					_	4000		
Cast in Place Concrete	10%		¢10.400	LIFE	* *	5	\$800		
Wood	Location Dry Rot/L Location Paint Pee	ted Finish, 1: North Ar Decay, Exten 1: North Ar ling, Extent	\$18,400 Extent : Moderate, ad South Gables at : Moderate, Area ad South Gables : Moderate, Area ad South Gables	ı Affectea	! : 10%	5	\$3,600		
nterior									
Floors	100/					_	0.5.100		
Cast in Place Concrete	12%		Ø1 000	LIFE	* *	5	\$6,100		
Ceramic Tile			\$1,900 : Moderate, Area A n Basement	2036 Affected :		5	\$300		
Quarry Tile	5%			2038	* *	5	\$1,700		
Vinyl Tile 9" X 9"	Location	Failure, Ex 1 : Corridoi	\$144,600 tent : Moderate, Ar rs, Bathrooms, Cla. ents, Extent : Mod	ssrooms		3	\$6,900		
	Location Cracking/	n : Corridon Crumbling,	rs, Various Other L Extent : Moderate rs, Various Other L	ocations , Area A <u>j</u>					
Interior Walls Concrete Masonry Unit	30%			LIFE	* *	5	\$3,600		
Masonry: Brick	40%		\$44,400	LIFE	* *	3	\$5,000		
Masomy. Brick	Joint Mor Location Paint Pee	tar Miss/Er 1 : Basemer	od, Extent : Moder at, Stair : Moderate, Area	ate, Area					
	Spalling, I		derate, Area Affeci	red : 5%					
			xtent : Moderate, A	lrea Affec	eted : 5%				
		ı : Basemen							
Masonry: Fieldstone	10%	Now	\$5,400	LIFE	* *				
,	Other Obs	servation, E n : Basemen	extent : Moderate, 2 t		cted : 20%				
Dlogton			ar Joints Eroded	TIPD	* *		¢1 000		
Plaster Ceilings	20%			LIFE		5	\$1,800		
Exposed Struc: Concrete	10%			LIFE	* *	5	\$400		
Gypsum Board	20%			LIFE	* *	5	\$5,800		
* *	70%			LIFE	* *	5	\$10,100		
Plaster	, 0 / 0			-11 1			Ψ10,100		
Plaster ite Enclosure									
ite Enclosure Retaining Walls									

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

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

Asset # : 2073

Architecture		Current Repair			e Replacement	M		
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%	Now	\$400	LIFE	* *			
•	Broken/Mi	ssing Element	s, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: Main Entry	Stair					
	Joint Morte	ar Miss/Erod,	Extent : Moder	ate, Area	Affected : 50%			
	Location	· Main Entry	Stair					

Electrical	Current Repair			e Replacement	M		
System Component Type	% of Total	Fail Date Estimat (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment Under Construction	100%						
Switchgear / Switchboard							
Under Construction	100%						
Raceway							
Conduit	100%		2033	\$25,100	1		
Panelboards							
Molded Case Bkrs	20%		2032	\$7,800	5	\$100	
Molded Case Bkrs	80%		2041	* *	5	\$400	
Wiring							
Thermoplastic	20%		2033	\$5,600	1		
Thermoplastic	80%		2043	* *	1		
Motor Controllers							
Locally Mounted	100%		2031	\$70,000	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
tand-by Power							
Transfer Switches							
Under Construction	100%						
Lighting							
Interior Lighting							
Fluorescent	100%		2033	\$247,900	10	\$15,600	
	_	And Fixtures, Exten		ected : 100%			
	Location	: Throughout The B	uilding				
Egress Lighting							
Emergency, Service	50%		2033	\$5,100	1		
Exit, Battery	50%		2033	\$11,800	10	\$600	
Exterior Lighting	<u> </u>						
HID	10%		2028	\$7,800	10		
No Component	90%						
Marm							
Fire/Smoke Detection							
Under Construction	100%						

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

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

Asset # : 2073

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Heating											
Energy Source											
HTHW/HW	100%		2043	**	1						
	Other Observation, I		ffected :	100%							
	Location: Basemen		<i></i>	DI ,							
Conversion Equipment	Explanation : Supp	olied From Campus	неанпу	Piant							
Heat Exchanger, Shell & Tube	100%		2036	* *							
	Other Observation, I			100%							
	Location : Basement Mechanical Room Explanation : Steam Generator, High Temperature Water Heat Source From Campus										
	•	m Generator, High I	Temperat	ure Water Heat So	urce Fro	m Campus					
Distribution	Heating Plant										
Steam Piping/Pump	100%		2033	\$154,400							
Steam 1 lpmg/1 ump	On Extended Life, Ex	xtent · Lioht Area A									
		hout, 1-pipe Steam S		100/0							
Terminal Devices			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								
Convector/Radiator	100%		2031	\$157,600	1	\$6,400					
	On Extended Life, Ex Location : Through	_	lffected :			. ,					
Controls											
Digital	100% Other Observation, I Location: Through		2026 ffected :	\$477,600 100%							
		pus Central Plant L ilding Air Compress		ontrols With Local	Pneumai	tic Field Devices					
Air Conditioning							·				
Energy Source											
Electricity	100%		2041	* *	1						
Conversion Equipment	10/		20.42	* *							
Campus Chilled Water	1%	F44 . N/A . A A	2042								
	Other Observation, I Location: Basemen	· ·	јјестеа :	100%							
		pus Chilled Water (Connectio	on To Building In E	Basement	Provided For					
Window/Wall Unit	40%	1101 Connecteu.	2028	\$29,200	1						
Window/Wall Unit	40%		2026	\$29,200	1						
Window/ Wall Ollit	On Extended Life, Ex	xtent : Light. Area A		· ·	1						
	Location : Various	-	JJ •								
No Component	19%										
Ventilation	1770										

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

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

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

Asset #: 2073

lechanical	Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ntilation								
Exhaust Fans								
Wall Unit	20%		2028	\$1,700	2	\$100		
	Other Observation, E.							
	Location: Basemen	t Mechanical Roon	n, 2nd F	loor				
	Explanation: Locat	ion Noted						
No Component	80%							
umbing								
H/C Water Piping								
Brass/Copper	100%		2033	\$247,600	1			
	On Extended Life, Ext	tent : Light, Area A	ffected :	100%				
	Location: Througho	out						
Water Heater With Tanks								
Electric	100%		2026	\$23,100	4			
	On Extended Life, Ext	tent : Light, Area A	ffected :	100%				
	Location : Basement Mechanical Room							
	Other Observation, E.	xtent : Light, Area	Affected	: 100%				
	Location : Basemen	t Mechanical Roor	n					
	Explanation : Quan	tity: 1, 70 Gallons	,					
Sanitary Piping	~ ~	•						
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures								
Generic	100%							
	Obsolete Fixtures, Ex	tent : Moderate, A	rea Affec	ted : 75%				
	Location : Througho		-					

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER

Address : 2010 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21047
Program / Asset # : CUN0007.590 / 14555 Yr Built/Renovated : 2011 /

Area Sq Ft : 13,060 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 19-Apr-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 3222 Lot : 62 BIN : 2116208

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$203,600
Total		\$203,600
Importance Code B		\$203,600
Total		\$203,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$4,500		\$19,400
Interior Architecture	\$6,100	\$3,500	\$2,500	
Electrical	\$1,200	\$1,500	\$1,200	\$13,800
Mechanical	\$11,400	\$121,900	\$16,800	\$11,100
Site Pavements	\$1,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$23,700	\$135,300	\$24,400	\$48,300
Importance Code A	\$100	\$4,500	\$100	\$19,500
Importance Code B	\$23,600	\$130,800	\$22,800	\$28,800
Importance Code C			\$1,500	
Total	\$23,700	\$135,300	\$24,400	\$48,300



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

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

Asset #: 14555

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	1000/			LIEE	* *	_	¢1.6.200	
Masonry: Brick	100%	amation E	xtent : N/A, Area A	LIFE		5	\$16,200	
		ervanon, E : Through		ујестеа .	100/0			
		_	ior Masonry Is A T	hin Bric	k System			
Windows	Ziipiuiiu		10. 1.1400 y 10.11 1	2	2,500			
Aluminum	100%			2049	* *	5	\$5,800	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$2,400	
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
		: Through						
	Explana	tion : Exter	ior Masonry Is A T	hin Bric	k System			
Metal Panel	15%			2053	* *	5	\$2,300	
Metal: Cage/Fence	25%			2046	* *	5-10	\$7,700	
Roof								
Fluid Applied Roofing	15%			2048	* *			
Modified Bitumen	85%			2038	* *	10	\$18,300	
Soffits	1000/			• • • •		4.0		
Cement - Fiber Panel	100%			2038	* *	10		
Interior								
Floors	10%			2032	\$33,800	2	\$2,900	
Carpet Ceramic Tile	10%			2032	\$33,600 **	3 5	\$2,000	
Quarry Tile	5%			2042	* *	5	\$1,500	
Vinyl Tile	75%			2038	* *	3	\$5,500	
Interior Walls	7570			2050			ψο,οοο	
Ceramic Tile	10%			2042	* *	5	\$3,000	
Gypsum Board	90%			LIFE	* *	5	\$16,100	
Ceilings							•	
AcousTileSusp.Lay-In	95%	4+	\$6,100	2046	* *	5	\$9,300	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: Corridor	S					
	_	_	Extent : Light, Are	00				
	Location	: Lower L	evel Classroom. M	ay Be D	ие То Нуас			
Gypsum Board	5%			LIFE	* *	5	\$1,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Retaining Walls				• • • • •				
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
On-Site Walkways	1000/			2046	* *			
Cast in Place Concrete	100%			2046	·r ·r			
Parking/Driveway Asphalt	100%			2042	* *			
торнан	100/0			2072				

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

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

Asset #: 14555

Architecture		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements Activity Yard

Rubber Matting

100% 0-2 \$1,100

2038

Worn/Eroded, Extent: Moderate, Area Affected: 2%

Location: Adjacent To Playground Equipment

Electrical	Curi	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail l Total (Yea	Date Estimated Cost urs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment Not Accessible	100%						
Transformers Not Accessible	100%						
Switchgear / Switchboard Not Accessible	100%						
Raceway							
Conduit	100%		2053	* *	1		
Panelboards Molded Case Bkrs	100%		2049	* *	5	\$300	
Wiring Thermoplastic	100%		2053	* *	1		
Motor Controllers Locally Mounted	100%		2046	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Stand-by Power Transfer Switches Not Accessible	100%						
Lighting	10070						
Interior Lighting							
Fluorescent	80%		2038	* *	10	\$9,600	
	-	Fixtures, Extent : Light, pughout The Building	Area Affe	ected : 100%			
Fluorescent	10%		2038	* *	10	\$1,200	
T Idelesson		scent Light, Extent : Lig ond Floor		Affected : 100%	10	\$1,200	
Fluorescent	10%		2038	* *	10	\$1,200	
	T-8 Lamps And I Location : Firs	Fixtures, Extent : Light, et Floor	Area Affe	ected : 100%			
Egress Lighting							
Emergency, Service	50%		2038	* *	1		
Exit, Battery	50%		2038	* *	10	\$400	

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

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

Asset #: 14555

Electrical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting	400/	•••	4. 4.	4.0		
Fluorescent	10%	2038	* *	10	\$100	
	Compact Fluorescent Light, Extent Location : Building Perimeter	t : Light, Area Affecte	d : 100%			
No Component	90%					
Alarm						
Security System						
Generic	100%	2038	* *	1	\$4,900	
	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location : Throughout The Build	ing				
	Explanation : CCTV Surveillance	_				
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$8,100	
, <u>C</u>	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location: Throughout The Build					
	Explanation : Central Control Pa Smoke Detection.	nel. Strobe Lights, M	fanual Pull	Stations,	Alarm Bells,	

echanical	Current Repair	Future R	Replacement	M	aintenance		
stem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ating							
Energy Source							
Electricity	1%	2053	* *	1			
Natural Gas	99%	2053	* *	1			
Conversion Equipment							
Furnace	9%	2033	\$3,600	1	\$600		
	Other Observation, Extent : I Location : Roof	N/A, Area Affected : 10	0%				
	Explanation: Kitchen Make	e-up Unit					
Radiant Heater	1%	2033	\$3,300	2	\$100		
	Other Observation, Extent : I Location : Entrance Vestibu	00	0%				
	Explanation : Location Note	ed					
No Component	90%						
1	Other Observation, Extent : I	N/A, Area Affected : 0%	ó				
	Location : N/a						
	Explanation : Gas Heat Pro	ovided By Rooftop Pack	kaged A/c Units	Built-in	Furnaces		
Distribution							
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$700		
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location: Kitchen						
	Explanation: Kitchen Make	e-up Air Distribution					
No Component	90%						
Controls							
Digital	100%	2026	\$36,600				

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

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

Asset #: 14555

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source	1000/	20.40	ala ala			
Electricity	100%	2049	**	1		
Conversion Equipment Ext Pkg Unit -	95%	2033	\$203,600	2	\$800	
Heating/Cooling	93%	2033	\$203,000	2	\$600	
Split Unit	5%	2033	\$15,100			
Distribution	570	2033	Ψ15,100			
Ductwork/Diffusers	100%	LIFE	* *	2	\$17,000	
Ventilation					•	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,300	
Exhaust Fans					*	
Roof	100%	2033	\$24,800	2	\$400	
Plumbing						
H/C Water Piping Brass/Copper	100%	2053	* *	1		
Water Heater With Tanks	10070	2033		1		
Electric	50%	2026	\$23,100	4		
Electric	Other Observation, Extent : Light			•		
	Location : 1st Floor - Water Ro	**				
	Explanation: Quantity:1, 80 G	Gallons				
Electric	50%	2032	\$23,100	4		
	Not in Service, Extent : Light, Are	ea Affected : 100%				
	Location: 1st Floor - Water Ro	om: 1 Of 2, No Pow	er To Unit, Dis	sconnecte	ed	
	Other Observation, Extent : N/A,	Area Affected : 100	%			
	Location: 1st Floor - Water Ro					
	Explanation: Quantity:1, 80 G	Fallons				
Sanitary Piping			4.4			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIFE	* *			
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer Generic	100%	2033	¢5 700	1	\$800	
Fixtures	10070	2033	\$5,700	1	\$600	
Generic	100%					
Vertical Transport	10070					
Elevators						
Hydraulic	100%	LIFE	* *			
3	Other Observation, Extent: N/A,		%			
	Location: 1st To 2nd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	80%				*-*	
Generic	20%	2053	* *	1-2	\$700	

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

^{**} 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 Rep	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Chemical System						
Wet	100%	2026	\$31,900	1-3	\$166,600	
	Other Observation, Extent: N/A,	Area Affected: 100%	6			

Location: Kitchen

Explanation: 5Ft x 8Ft Hood

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

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

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Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE COLSTON HALL

Address : 2020 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21005 Program / Asset # : CUN0007.050 / 2090 Yr Built/Renovated : 1958 / 2002

Area Sq Ft : 112,416 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 26-Apr-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,5,8

Block : 3222 Lot : 62 BIN : 2100240

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,495,100	\$305,200
Interior Architecture	\$501,300	\$63,900
Electrical	\$133,500	\$2,026,000
Mechanical	\$7,373,800	\$635,300
Site Enclosure	\$85,000	
Total	\$11,588,800	\$3,030,300
Importance Code A	\$3,495,100	\$305,200
Importance Code B	\$8,003,400	\$2,725,100
Importance Code C	\$90,200	
Total	\$11,588,800	\$3,030,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$8,900	\$23,200		\$12,100
Interior Architecture	\$69,400	\$25,100		\$25,500
Electrical	\$10,100	\$4,600	\$5,400	\$29,800
Mechanical	\$46,000	\$8,200	\$19,500	\$58,800
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$166,000	\$92,800	\$56,500	\$157,800
Importance Code A	\$8,900	\$23,200		\$12,100
Importance Code B	\$157,100	\$62,300	\$56,500	\$145,700
Importance Code C		\$7,200		
Total	\$166,000	\$92,800	\$56,500	\$157,800



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

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

Asset #: 2090

rchitecture		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	\$53,000	
Masonry: Brick	60%			LIFE	* *	5	\$42,400	
Masonry: Fieldstone	15%			LIFE	* *	5	\$7,900	
Metal Panel	5%			2043	* *	5-10	\$24,300	
Metal Coiling Doors	5%	_		2038	**	5	\$11,000	
		_	tent : Light, Area	Affected	: 10%			
	Location :	East Side	Of Building					
Windows	0.507		**	• • • • •		_		
Aluminum	95%		\$2,753,500	2058	**	5	\$29,600	
			t, Extent : Modera	te, Area	Affected: 50%			
	Location:	_		1 10	2 . 1 . 500/			
			Extent : Moderate,	Area Aff	ected: 50%			
	Location:	0		1 166-	-4-J. 1000/			
			ctent : Moderate, A	ırea А <u></u> յје	ctea : 100%			
	Location:	_		117	0.4			
G: 1		n : winac	w Film Cracked A		**		#20.000	
Steel	5%	· F · I	. E N/4 4	2041		5	\$38,900	
	•		t, Extent : N/A, Are	ea Affecto	ed: 30%			
Demonstra	Location :	Stair rooj	Bulkheads					
Parapets	000/			LIEE	* *	5	\$252,200	
Cast in Place Concrete	90%	0.2	¢0,000	LIFE	* *	5	\$252,200	
Metal Rail	10%	0-2	\$8,900 tent : Moderate, A	2046		5	\$19,300	
	Location:	_		геи Ајје	nea . 5/6			
		_	ui Extent : Moderate,	Area Aff	Cactad · 10%			
	Location:			217 CU 21jj	естей . 1070			
Roof	Locuiton .	Sidil 10W						
Modified Bitumen	90%			2028	\$678,100	10	\$63,500	
Wodified Ditumen		Extent ·	Moderate, Area Aj			10	ψ05,500	
	Location:			jeerea	270			
		_	Light, Area Affec	ted · 100	%			
	Location:				, •			
Single Ply Membrane	10%			2041	* *	10	\$7,100	
Single Fly Memorane		ace Evide	nt, Extent : N/A, A			10	\$7,100	
	_		n, Extent : 10/11, 11. r Bridge Roofs	- Cu 11,,, ec				
Soffits	Locumon .							
Stucco Cement	100%			2046	* *	5	\$7,500	
rerior	100,0						Ψ1,500	

Interior

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

^{**} 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	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$44,700	
Ceramic Tile	5%			2036	* *	5	\$10,200	
Quarry Tile	5%			2038	* *	5	\$15,300	
Terrazzo	10%	0-2	\$37,300	LIFE	* *	5	\$16,000	
	0	Crumbling, 1 : Stair No	Extent : Moderate sing	, Area A <u>j</u>	fected : 25%			
Vinyl Tile	70%	Now	\$193,000	2038	* *	3	\$53,600	
	Location Patching I Location	n : Various I Evident, Ex n : Corridon	Extent: Moderate Locations Through tent: Moderate, Ar rs ent: Moderate, Are.	out ea Affect	ted : 10%			
		ırjace, Exie ı : Corridoi		и Ајјесте	u . 7370			
		ded, Extent 1 : Basemen	: Moderate, Area A at	lffected :	10%			
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2036	* *	5	\$14,500	
Concrete Masonry Unit	3%			LIFE	* *	5	\$3,500	
Gypsum Board	22%			LIFE	* *	5	\$38,200	
Masonry: Brick	5%			LIFE	* *			
Mosaic Tile	5%	Now	\$90,200	LIFE	* *			
	Broken/Mi Location	_	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
Plaster	50%			LIFE	* *	5	\$43,400	

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

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

Asset #: 2090

Architecture		Current l	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	Adhesion		\$32,100 tent : Moderate, Ar	2038 ea Affec	* * ted : 10%	5	\$10,200	
		ı : 8th Floo	r tent : Light, Area A	C4-1.	100/			
	Location	ı : Through						
	Location	a : 8th Floo		Area Affe	ected : 10%			
			r Infiltration					
AcousTileConcealSpLn	10%			2046	* *	5	\$25,500	
		ded, Extent 1 : Through	: Moderate, Area A out	Iffected .	20%			
AcousTileSusp.Lay-In		Now	\$66,400 Extent : Moderate,	2038 Area Afr	**	5	\$20,400	
			out Corridors					
		_	Extent : Moderate	. Area A	ffected : 10%			
	-	-	out Corridors					
Exposed Struc: Concrete	10%			LIFE	* *	5	\$3,200	
Plaster	50%		\$151,800	LIFE	* *	5	\$63,900	
		issing Elem i : Through	ents, Extent : Mode out	erate, Ar	ea Affected : 10%			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Through	out					
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2046	* *	5-10		
Retaining Walls								
Masonry: Fieldstone	100%		\$85,000	2053	* *			
			od, Extent : Moder	ate, Ared	a Affected : 10%			
	Location	ı : Through	out					
Site Pavements On-Site Walkways								
Asphalt	90%			2042	* *			
Cast in Place Concrete	10%			2046	* *			
Parking/Driveway Asphalt	100%			2036	* *			
- гориан	10070			2030				

Electrical		Current F	Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Under Construction 100%

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

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

Asset #: 2090

Electrical	Current Repa	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Transformers						
Dry Type	100%	2038	**	5	\$400	
	Other Observation, Exter	**	100%			
	Location: Electrical Re					
Switch good / Switchbaand	Explanation: Rated At	500 Kilovoli Amperes				
Switchgear / Switchboard Under Construction	100%					
Raceway	10070					
Conduit	80%	2033	\$190,400	1		
Conduit	20%	2043	**	1		
Panelboards	2073	20.0				
Fused Disc Sw	5%	2041	* *	5	\$100	
Fused Disc Sw	10%	2032	\$23,400	5	\$300	
	Other Observation, Exter	at : N/A, Area Affected :				
	Location : Panels In Me	echanical Room				
	Explanation : No Capa	city Recorded For Pane	lboards			
Molded Case Bkrs	75%	2032	\$175,400	5	\$2,200	
Molded Case Bkrs	10%	2049	**	5	\$300	
Wiring						
Braided Cloth	40% 2-4	\$133,500 2058	* *	1		
	Other Observation, Exter	t : Light, Area Affected	: 100%			
	Location: Throughout	The Building				
	Explanation : Insulation	ı Aged				
Thermoplastic	60%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2046	* *	5	\$800	
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,700	
tand-by Power						
Transfer Switches	1000/					
Under Construction	100%					
ighting						
Interior Lighting	000/	2022	¢1 200 200	10	¢02.500	
Fluorescent	80% T-8 Lamps And Fixtures,	2033 Extent: Light Area Aff	\$1,309,300	10	\$82,500	
	Location: Throughout	0 00	eciea : 80%			
Fluorescent	20%	2038	* *	10	\$20,600	
1 Iuorescent	T-8 Lamps And Fixtures,			10	Ψ20,000	
	Location : Corridors.		. 100/0			
Egress Lighting						
Emergency, Service	50%	2033	\$33,800	1		
Exit, Service	10%	2028	\$4,700	1		
Exit, Battery	40%	2033	\$62,200	10	\$3,000	

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

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

Asset #: 2090

Electrical	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting							
HID	3%		2033	\$15,400	10		
	Other Observation, Exten	nt : N/A, Area Aff	ected :	100%			
	Location : Building Per	rimeter					
	Explanation: Controlle	ed Via Photocell					
HID	6%		2041	* *	10		
	Other Observation, Exter Location : Building Per Explanation : Controlle	rimeter	fected :	100%			
Incandescent	1% 2-4	\$5,900	2043	* *	2		
	Obsolete Fixtures, Extend Location : Roof	t : Light, Area Afj	fected :	100%			
No Component	90%						
Alarm							
Security System							
Generic	100%		2033	\$206,100	1	\$42,000	
	Other Observation, Exten	nt : N/A, Area Aff	ected :	100%			
	Location: Throughout	The Building					
	Explanation : CCTV Su	ırveillance Came	ras, Int	rusion Alarm Syste	em		
Fire/Smoke Detection	_		•			_	•
Under Construction	100%						

Mechanical		Current Repa	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
(Other Obse	ervation, Exten	t : N/A, Area A	ffected :	100%			
	Location	: 1st Floor						
	Explanati	ion : Supplied .	From Campus	Heating	Plant			
Conversion Equipment								
Heat Exchanger, Shell &	100%	Now	\$9,400	2036	* *			
Tube								
I	Broken, Ex	tent : Moderat	e, Area Affecte	d: 100%	ó			
	Location	: 1st Floor Me	chanical Roon	ı - Isolat	ion Valve			

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

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

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

Asset #: 2090

Mechanical		Current R	epair	Futu	e Replacement	M	aintenance		
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	10%	17.0 5		2032	\$24,000	4	\$600		
			ent : Light, Area A		100%				
			Mechanical Room		1000/				
			tent : N/A, Area A Mechanical Roon		100%				
		on : Locati		ı					
No Common and	90%	on . Locan	оп полеа						
No Component	, , , ,	rvation Ex	tent : N/A, Area A	ffected .	0%				
		: Througho		ујестей.	070				
		_		m Distri	bution Reported U	nder Air	Conditioning		
Terminal Devices	2. prantati		emperature system	, 2	- Interporteur c		Community		
Convector/Radiator	5%			2031	\$44,900	1	\$1,800		
Unit Heater - Hot Water	5%			2028	\$32,500				
	Other Obse	rvation, Ex	tent : N/A, Area A	ffected :	100%				
	Location	: 1st Floor	Mechanical Roon	ı					
	Explanati	on : Locati	on Noted						
No Component	90%								
	Other Observation, Extent: N/A, Area Affected: 0%								
		: Througho							
	Explanati Condition		ig Provided By Du	ial Temp	erature Fan Coils,	Reported	l Under Air		
Controls	1000/			2026	Ф2 1 72 200				
Digital	100%	,· F	37/4 4	2026	\$3,153,300				
		rvanon, Ex : Througho	ctent : N/A, Area A	јјестеа :	100%				
		_		Digital C	ontrols With Local	Duauma	tic Field Davices		
			ding Air Compress		omnois with Local	1 неита	nc Field Devices		
Air Conditioning									
Energy Source									
Electricity	10%			2041	* *	1			
No Component	90%								
Conversion Equipment									
Campus Chilled Water	90%			2042	**	-			
Interior Pkg Unit -	10%	Now	\$173,600	2038	* *	2	\$600		
Cooling	I Init Inor	abla Est	at · Canana Ana - A	ffootod .	1000/				
	-		ıt : Severe, Area A Telecom Room	јјестеа :	10070				
	Location	. oin F 100F	Telecom Room						

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

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

Asset #: 2090

Mechanical	Cı	ırrent Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type		l Date E 'ears)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr	100% N	low	\$177,500	2063	* *	4	\$5,500	
Pipe/Pump	Location: T Insul. Deterior Location: 1. Malfunctionin Location: 1. Unit Inoperab Location: 1. Other Observe Location: T	hroughout rating, Ext st Floor M g, Extent : st Floor M le, Extent st Floor M ution, Exte hroughout	tent : Moderate, lechanical Roon Moderate, Are, lechanical Roon : Moderate, Are lechanical Roon int : N/A, Area A	Risers, Ty Area Affo a Affected a - Expan a Affected a - One P ffected :	l : 100% sion Tanks d : 33% ump	Observed	In Room 243	
T : 1D :	Explanation	: Dual Tei	mperature Syste	m				
Terminal Devices Fan Coil - 2 Pipe	100% N Broken, Exten		\$3,349,400 Area Affected :	2043 100%	* *	1	\$32,700	
	Units Malfur Noisy/Vibratir Location : V Other Observe Location : T	actioning g, Extent arious Loc ation, Exte hroughout	: Moderate, Are ations nt : N/A, Area A	a Affected				
Heat Rejection	100/ 3	r	Φ50 400	20.42	* *	2	Ф. (200	
Dry Cooler	10% N Unit Inoperab Location : Re	le, Extent	\$50,400 : Severe, Area A	2043 ffected :		2	\$6,300	
	Location : Re	oof	nt : N/A, Area A					
No Component	Explanation 90%	: Two Uni	ts Serving 8th F	loor Tele	com Room			
No Component Ventilation	9 070							
Distribution	1000/			TIPE	* *	2.5	ф. (2. Т о с	
Ductwork/Diffusers Exhaust Fans	100%			LIFE	* *	2-5	\$62,700	
Interior	Location: 1.	Life, Exten st Floor M	\$23,900 t: Light, Area A lechanical Room	ı		2	\$1,300	
	*		: Moderate, Are Iechanical Roon	55	a: 100%			
Roof	49%			2033	\$104,400	2	\$1,700	
Wall Unit	2% Other Observa Location : E		ent : N/A, Area A	2028 Iffected :	\$900 100%	2	\$100	

Plumbing

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

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

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

Asset #: 2090

Mechanical	Current Repair Future Replacement		e Replacement	M		
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2043	**	1		
	Booster Pump w/Tank, Extent : Light,		ed : 100%			
	Location: 1st Floor Mechanical Re	oom				
Water Heater With Tanks						
Electric	100%	2028	\$231,000	4		
	Other Observation, Extent : Light, Ar	ea Affected .	: 100%			
	Location: Basement					
IIIVII - E I	Explanation: 2 - 250 Gallons Each	!				
HW Heat Exchanger Steam Fired	100%	2022	¢520,000	4	¢1.6.700	
	100%	2033	\$530,900	4	\$16,700	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	100%	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Fixtures	10070	LILE		1		
Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: N/A, Are		100%			
	Location: 1st To 8th Floor	33				
	Explanation: Four Units					
Fire Suppression	•					
Standpipe						
Generic	100%	2043	* *	1-5	\$58,800	
Sprinkler						
No Component	90%					
Generic	10%	2043	* *	1-2	\$3,200	
Fire Pump						
Generic	100%	2036	* *	1	\$21,000	

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

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

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Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE COMMUNITY HALL

Address : 2020 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21006
Program / Asset # : CUN0007.060 / 2091 Yr Built/Renovated : 1958 / 2002

Area Sq Ft : 36,404 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 26-Apr-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3222 Lot : 62 BIN : 2100240

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$306,900	\$176,700
Interior Architecture		\$902,300
Electrical		\$743,200
Mechanical	\$1,680,100	\$456,600
Total	\$1,987,000	\$2,278,700
Importance Code A	\$306,900	\$176,700
Importance Code B	\$1,680,100	\$2,102,100
Total	\$1,987,000	\$2,278,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$66,100	\$12,400		\$4,600
Interior Architecture	\$41,100	\$700	\$500	\$8,500
Electrical	\$27,800	\$1,500	\$1,500	\$1,400
Mechanical	\$154,200	\$3,000	\$8,000	\$15,500
Site Pavements	\$23,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$316,200	\$21,600	\$13,900	\$34,000
Importance Code A	\$66,100	\$12,400		\$4,600
Importance Code B	\$227,000	\$8,500	\$13,900	\$29,400
Importance Code C	\$23,100	\$700		
Total	\$316,200	\$21,600	\$13,900	\$34,000



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

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

Asset #: 2091

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$24,600	
Masonry: Brick	25%			LIFE	* *	5	\$12,300	
Masonry: Fieldstone	25%		\$24,600	LIFE	**	5	\$9,200	
			od, Extent : Moder	ate, Area	Affected: 20%			
		ı : Various .	Locations					
Metal Panel	5%			2043	* *	5-10	\$16,900	
Window Wall		Now	\$306,900	2053	* *	5	\$32,300	
	-		it : Moderate, Area	Affected	! : 100%			
		ı : Various .						
	_		ked, Extent : Mode		a Affected : 15%			
			evel - Especially W					
	_		ent : Moderate, Ar	ea Affect	ed : 33%			
		ı : Through		1.00	1 100/			
			xtent : Moderate, A	rea Affe	cted: 10%			
		ı : Various .			1.00			
		-	g, Extent : Modera	te, Area 2	Affected: 33%			
	Location	ı : Through	out					
Windows	0.50/			2041	* *	_	¢1 000	
Aluminum	95%			2041	* *	5	\$1,900	
Metal Louvers	5%			2036		10	\$600	
Parapets	750/			LIEE	* *	5	\$20.700	
Cast in Place Concrete	75% 25%			LIFE	* *	5 5 10	\$30,700	
Metal Rail	23%0			2046		5-10	\$17,900	
Roof Modified Bitumen	50%			2033	\$176,700	10	\$16,500	
Plaza Roof: Stone Panel			\$41,500	2033	\$170,700	10	\$10,500	
i iaza Rooi. Stolle i alle			xtent : Moderate, 2		cted : 10%			
		i : Through		1764 21336	cica . 1070			
		_	ing On South Side,	Some Ci	racked Pavers On	North An	nd East Sides	
Soffits	Explana		ing on south side,	Some Ci	uched I dvers on I	10/1/1/11/	at East States	
Stucco Cement	100%			2046	* *	5		
Interior	10070							
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$21,500	
Ceramic Tile	2%			2042	* *	5	\$1,000	
Quarry Tile	5%			2038	* *	5	\$3,700	
Terrazzo	5%			LIFE	* *	5	\$1,900	
Vinyl Tile	68%		\$18,000	2033	\$902,300	3	\$12,500	
•			Extent : Moderate					
	_	_	evel Hall Area					
	Worn/Ero	ded, Extent	: Moderate, Area A	Iffected :	20%			
		ı : Through						

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

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

Asset #: 2091

Architecture	Current Repair			Futur	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2036	* *	5	\$1,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,900	
Gypsum Board	42%			LIFE	* *	5	\$11,900	
Masonry: Brick	10%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$3,500	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	\$4,900	
AcousTileSusp.Lay-In	45%		\$7,200	2038	**	5	\$11,100	
	_		Extent : Moderate,	Area Aff	fected: 5%			
		ı : Through						
			, Extent : Moderate	, Area Aj	ffected : 25%			
		ı : Through	out					
Exposed Struc: Concrete	20%			LIFE	* *	5	\$1,500	
Gypsum Board	5%			LIFE	* *	5	\$3,100	
Metal Panel	5%		\$15,900	LIFE	* *	5	\$3,100	
	_		ts, Extent : Modera	te, Area	Affected : 10%			
	Location : Print Shop Area Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location	i : Print Sh	op Area					
Plaster	15%			LIFE	* *	5	\$4,600	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2043	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	,	Now	\$6,300	2046	* *			
			Extent : Moderate	, Area Aj	ffected : 5%			
	Location	ı : Entry Sta	airs					
Pavers/Stone	25%	Now	\$16,800	2036	* *			
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	ı : West Sid	e Of Building					

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

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

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

Asset #: 2091

Electrical	Current Repair			Future Replacement		Maintenance		
System Component	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Under 600 Volts	•							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	30%			2043	* *	1		
Conduit	70%			2033	\$41,900	1		
Panelboards								
Fused Disc Sw	10%			2032	\$9,700	5	\$100	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Mechani	ical Room					
	Explana	tion : No C	apacity Recorded I	For Pane	lboards			
Molded Case Bkrs	20%			2032	\$19,500	5	\$200	
Molded Case Bkrs	70%			2049	* *	5	\$700	
Wiring								
Braided Cloth	30%	2-4	\$22,600	2058	* *	1		
	Other Obs	servation, E	xtent : Light, Area	Affected	: 100%			
	Location	ı: Through	out The Building					
	Explana	tion : Aged	Insulation.					
Thermoplastic	50%			2053	* *	1		
Thermoplastic	20%			2033	\$15,100	1		
Motor Controllers								
Locally Mounted	100%			2031	\$70,000	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2033	\$265,000	10	\$16,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location	ı : Through	out The Building					
Fluorescent	50%			2033	\$265,000	10	\$16,700	
	•		Light, Extent : Lig	ht, Area	Affected : 100%			
	Location	ı : Through	out The Building					
Egress Lighting						_		_
Emergency, Service	25%			2033	\$5,500	1		
Emergency, Battery	25%			2033	\$14,900	10	\$2,200	
Exit, Battery	50%			2033	\$25,200	10	\$1,200	

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

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

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

Asset #: 2091

Electrical	Curren	t Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting							
HID	5%		2038	* *	10		
	Other Observation,	Extent: N/A, Area A	Affected :	100%			
	Location: Buildir	ıg Perimeter					
	Explanation : Con	ntrolled Via Photocel	11				
Incandescent	5% 4+	\$3,800	2038	* *	2		
	On Extended Life, I	Extent : Moderate, A	rea Affec	ted : 100%			
	Location: Canop	y					
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: Canop	y					
	Explanation: Do	wnlights Under The	Canopy				
No Component	90%						
Alarm							
Security System							
Generic	100%		2033	\$66,700	1	\$13,600	
		Extent: N/A, Area A	Iffected :	100%			
	Location : Throug	ghout The Building					
	Explanation : CC	TV Surveillance Can	neras, In	trusion Alarm Syste	em		
Fire/Smoke Detection							
Under Construction	100%						

Mechanical		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%	,)		2043	* *	1		
	Other Ob	servation, E	Extent : N/A, Area A	ffected :	100%			
	Locatio	n : Basemer	nt					
	Explana	ation : Supp	lied From Campus	Heating	Plant			
Conversion Equipment								
Heat Exchanger, Shell &	100%	,)		2036	* *			
Tube								
	Other Ob	servation, E	Extent : N/A, Area A	ffected :	100%			
			nt Mechanical Room					
	Explanation: Steam Generator, High Temperature Water Heat Source From Campus Heating Plant. For Air Handlers, Hydronic Heating Via Heat Exchanger And Domestic Hot Water Heating							

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

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

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

Asset #: 2091

Mechanical	Current Re	pair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Distribution 1/P:cc	400/		LIEE	* *	2.5	ФО 100			
Ductwork/Diffusers	40%	¢6.200	LIFE	**	2-5	\$8,100			
Hot Wtr Piping/Pump	20% Now Corroded, Extent: Mod	\$6,200	2041	4 4	4	\$400			
	Location: Basement	**		o O					
	Insul. Deteriorating, Ex			ected · 50%					
	Location : Basement			. 50/0					
	On Extended Life, Exte			100%					
	Location : Throughou		9,5 = = = = = = =						
Steam Piping/Pump	40% Now	\$45,600	2043	* *					
	Corroded, Extent : Mod			ó					
	Location: Basement	**							
	Insul. Deteriorating, Ex	xtent : Moderate,	Area Affe	ected : 100%					
	Location: Basement Mechanical Room								
	Leak Evident, Extent : 1	Severe, Area Affe	cted : 50%	6					
	Location: Basement Mechanical Room								
	On Extended Life, Extent: Light, Area Affected: 100%								
	Location: Basement	Mechanical Room	n						
Terminal Devices									
Air Handler	90%		2028	\$602,200	1	\$20,300			
	On Extended Life, Exte Location: Basement	-		100%					
Convector/Radiator	10%		2031	\$29,100	1	\$1,200			
	On Extended Life, Exte Location : 1st Floor	-		100%					
Controls									
Digital	50% Now	\$25,500	2026	\$510,600					
	Malfunctioning, Extent								
	Location : Throughout - No Front End Communication								
	Other Observation, Ext		ffected:	100%					
	Location : Throughou				_				
	Explanation : Campu. With Dedicated Build	ing Air Compres.	sor		Рпеитаі	tic Field Devices			
Pneumatic	50% Now	\$34,400	2027	\$343,600					
	Leaking, Extent: Sever								
	Location: Basement	By Air Compress	or						
ir Conditioning									
Energy Source	20%		2041	* *	1				
Electricity No Component	20% 80%		20 4 1		1				
No Component	80%								

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

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

Asset #: 2091

Mechanical	Current Repair		Futu	re Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Conversion Equipment									
Campus Chilled Water	1%			2042	* *				
			Extent : N/A, Area A	Iffected :	100%				
		n : Basemer							
	Not Con	nected	ous Chilled Water I			d For Fu			
Exterior Pkg Unit -	10%	Now	\$39,000	2043	* *	2	\$200		
Cooling									
	Unit Inoperable, Extent : Severe, Area Affected : 100% Location : Roof								
	Other Ob.	servation, E	Extent : N/A, Area A	Affected :	100%				
	Location								
	Explana	tion : One	Unit, Serving Offic	e Of The	Bursar, 7 Tons App	oroximate	ely		
Split Unit	5%			2033	\$42,200		•		
Spin Cint	_		Extent : N/A, Area A						
		n : Basemer		33					
		tion : Loca							
Window/Wall Unit	5%			2028	\$6,700	1			
Window/ Wan Omi			Extent : Light, Area		·	1			
		n : Basemer	-	Пусстей	. 100/0				
		tion : Loca							
No Common and			iion ivoica						
No Component Distribution	79%	1							
Distribution Ductwork/Diffusers	10%			LIFE	* *	2	\$4,700		
Ductwork/Diffusers			Extent : N/A, Area A			2	\$4,700		
			r - Office Of The B		10070				
		tion : Loca		ursur					
N. C.			iion ivoiea						
No Component	90%	1							
Tentilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2.5	\$20,200		
	10070	1		LIFE		2-5	\$20,300		
Exhaust Fans	000/			2020	¢154500	2	¢1 100		
Interior	98%		stant Light Auga	2028	\$154,500	2	\$1,100		
			tent : Light, Area A		100%				
			nt Mechanical Room						
Wall Unit	2%			2028	\$300	2			
			Extent : N/A, Area A	Iffected :	100%				
		n : 1st Floo							
	Explana	tion : One	Unit Venting To Co	rridor					
lumbing									
H/C Water Piping	1000/			2022	0.45	4			
Brass/Copper	100%	1		2033	\$456,600	1			

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

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

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

Asset #: 2091

Mechanical	Current Repai	r Futui	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater With Tanks						
Electric	100%	2028	\$69,300	4		
	Other Observation, Extent	-	100%			
	Location: Basement Med					
	Explanation: One - 175	Gallons				
HW Heat Exchanger						
Steam Fired	1%	2033	\$1,700	4	\$100	
	Abandoned in Place, Exter					
	Location : Basement Med	chanical Room - Unit .	For Old Kitchen, C	Connected	d But Not Used	
No Component	99%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
ž	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location : Basement To	st Floor				
	Explanation: One Unit					
Fire Suppression	^					
Standpipe						
Generic	100%	2043	* *	1-5	\$19,000	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE ENERGY PLANT

Address : 121 WEST 180th STREET

Borough : BRONX Agency's Number : 21026 Program / Asset # : CUN0007.260 / 2083 Yr Built/Renovated : 1979 /

Area Sq Ft : 25,231 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 10-May-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1, Mez

Block : 3222 Lot : 62 BIN : 2100251

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$180,100	\$359,500
Interior Architecture	\$128,600	\$147,000
Electrical	\$221,400	\$243,000
Mechanical	\$707,700	\$1,373,300
Total	\$1,237,900	\$2,122,800
Importance Code A	\$180,100	\$574,300
Importance Code B	\$929,200	\$1,548,500
Importance Code C	\$128,600	
Total	\$1,237,900	\$2,122,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$16,100	\$24,200		\$6,300
Interior Architecture	\$10,100	\$700	\$1,400	
Electrical	\$8,000	\$6,800	\$3,200	\$13,100
Mechanical	\$9,600	\$13,000	\$10,700	\$24,000
Site Enclosure	\$2,300	\$5,400		
Total	\$46,200	\$50,100	\$15,200	\$43,400
Importance Code A	\$18,600	\$26,700	\$2,500	\$8,800
Importance Code B	\$27,500	\$18,000	\$12,700	\$34,600
Importance Code C		\$5,400		
Total	\$46,200	\$50,100	\$15,200	\$43,400



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

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

Asset #: 2083

	Current	Repair	Futur	Future Replacement		Maintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				* *	5	·	
					5	\$55,200	
•			rate, Ared	a Affected : 10%			
				a Affected : 10%			
	_			1 50/			
			ea Affecto	ed : 5%			
		ouvers					
					5	\$11,500	
	_	-	Affected	: 2%			
		out					
15%			2046	* *	5	\$48,300	
		Extent : N/A, Area A	ffected :	100%			
Explana Roof	tion : This	Is Actually A Metal	Screen A	Assembly For Mech	hanical E	quipment On The	
				* *	5	\$2,000	
_				**			
		ow Head On West I	levation	!			
			2042	* *	10	\$38,400	
		Extent : N/A, Area A	lffected :	50%			
				_			
Explana	tion : No D	Prip Edge Causing	Brick To	Stain			
050/	NT.	Ф12 200	LIEE	* *	_	#7.000	
					5	\$5,000	
			ate, Area	i Affectea : 20%			
		O .	auata 1u	on Affordad . 250/			
			erate, Ar	ea Affectea : 25%			
		oui	20.52	ale ale		#1.000	
5%			2053	* *		\$1,000	
10007	NT.	#01 200	2022	0204.200			
				\$304,200			
			eu . 570				
			eag Affac	tad · 25%			
_							
			теи Ајје	LICA . 20/0			
		:22anine Area : Moderate, Area A	Iffected ·	70%			
	Total 5% 75% Expansion Location Staining/I Location 15% Corrosion Location Explana Roof 40% Caulking Location 60% Caulking Location Explana Young Location Explana 100% Staining/I Location Location Explana Location Farbiana Location Miss/Dam Location Miss/Location Miss/Dam Location Miss/Dam Locatio	5% 75% Now Expansion Joint Fail Location : At All Co Joint Mortar Miss/En Location : Through Staining/Discoloring Location : Below L 5% Corrosion/Rusting, E Location : Through 15% Other Observation, E Location : Roof Explanation : This Roof 40% Now Caulking Deteriorate Location : At Winde 60% Other Observation, E Location : Sills Explanation : No D 95% Now Joint Mortar Miss/En Location : At Flash Miss/Damaged Flash Location : Through 5% 100% Now Blisters, Extent : Mod Location : Various Patching Evident, Ex Location : At New E Location : At New E Water Penetration, E	Total (Years) 5% 75% Now \$88,800 Expansion Joint Failure, Extent: Moder Location: At All Control Joints Joint Mortar Miss/Erod, Extent: Moder Location: Throughout And South Side Staining/Discoloring, Extent: Light, Are Location: Below Louvers 5% Corrosion/Rusting, Extent: Light, Area Location: Throughout 15% Other Observation, Extent: N/A, Area A Location: Roof Explanation: This Is Actually A Metal Roof 40% Now \$3,800 Caulking Deteriorated, Extent: Modera Location: At Window Head On West E 60% Other Observation, Extent: N/A, Area A Location: Sills Explanation: No Drip Edge Causing in 95% Now \$12,300 Joint Mortar Miss/Erod, Extent: Moder Location: At Flashing, Interior Face Miss/Damaged Flashings, Extent: Moder Location: Throughout 5% 100% Now \$91,300 Blisters, Extent: Moderate, Area Affecte Location: Various Locations Patching Evident, Extent: Moderate, Area Location: At New Equipment And Duri	5% LIFE 75% Now \$88,800 LIFE Expansion Joint Failure, Extent: Moderate, Area Location: At All Control Joints Joint Mortar Miss/Erod, Extent: Moderate, Area Location: Throughout And South Side Staining/Discoloring, Extent: Light, Area Affected Location: Below Louvers 5% 2038 Corrosion/Rusting, Extent: Light, Area Affected Location: Throughout 15% 2046 Other Observation, Extent: N/A, Area Affected: Location: Roof Explanation: This Is Actually A Metal Screen A Roof 40% Now \$3,800 2041 Caulking Deteriorated, Extent: Moderate, Area Location: At Window Head On West Elevation 60% 2042 Other Observation, Extent: N/A, Area Affected: Location: Sills Explanation: No Drip Edge Causing Brick To 95% Now \$12,300 LIFE Joint Mortar Miss/Erod, Extent: Moderate, Area Location: At Flashing, Interior Face Miss/Damaged Flashings, Extent: Moderate, Area Location: Throughout 5% 2053 100% Now \$91,300 2033 Blisters, Extent: Moderate, Area Affected: 5% Location: At New Equipment And Dunnage Su Water Penetration, Extent: Moderate, Area Affected Location: At New Equipment And Dunnage Su Water Penetration, Extent: Moderate, Area Affected Location: At New Equipment And Dunnage Su Water Penetration, Extent: Moderate, Area Affected Moderate, Area Affected: 5% Location: At New Equipment And Dunnage Su Water Penetration, Extent: Moderate, Area Affected Location: At New Equipment And Dunnage Su Water Penetration, Extent: Moderate, Area Affected Location: At New Equipment And Dunnage Su Water Penetration, Extent: Moderate, Area Affected Location: At New Equipment And Dunnage Su Water Penetration, Extent: Moderate, Area Affected Location: At New Equipment And Dunnage Su Water Penetration, Extent: Moderate, Area Affected Location: At New Equipment And Dunnage Su Water Penetration, Extent: Moderate, Area Affected	Syk	Sof Fail Date Estimated Cost FY Estimated Cost Cycle Total (Years) Estimated Cost FY Estimated Cost Cycle Total (Years) Estimated Cost Cycle Cycle Total Estimated Cost Cycle Cy	Solution

Interior

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

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

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

Asset #: 2083

Architecture	Current	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Cast in Place Concrete	90% Horizontal Cracks, I Location : Through	-	LIFE Affected	: 5%	5	\$87,200	
Ceramic Tile	5%		2042	* *	5	\$2,200	
Vinyl Tile	5% Worn/Eroded, Extended, Location: Through		2033 ted : 25%	\$59,800	3	\$800	
Interior Walls							
Concrete Masonry Unit	90% 0-2 Vertical Cracks, Extending Control of the C		LIFE a Affected	* * d : 5%	5	\$28,000	
Glass: Single Pane	5%		LIFE	* *	5	\$2,900	
Metal Panel	5%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	7% Now Broken/Missing Elen Location: Offices Staining/Discoloring Location: Offices Water Penetration, E	At Mezzanine g, Extent : Moderate At Mezzanine Extent : Moderate, A	e, Area A <u>j</u>	ffected : 25%	5	\$1,600	
	Location : Offices	Ai Mezzanine ————	2015	4. 4.			
AcousTileSusp.Lay-In	3%		2046	* *	5	\$1,300	
Exposed Struc: Steel Metal Panel	85% 5%		LIFE	* *	5	¢2 000	
Site Enclosure	3%0		LIFE		5	\$2,800	
Fence/Gates							
Aluminum Rail	20%		2046	* *	5-10	\$8,900	
Chain Link	80%		2053	* *	3 10	ψ0,200	
Retaining Walls Cast in Place Concrete	100% 0-2 Cracking/Crumbling	\$2,300 g, Extent : Moderate est Corner Of Build	2068 s, Area A <u>j</u>	* * fected : 5%			
Site Pavements							
On-Site Walkways							
Asphalt	80%		2042	* *			
Cast in Place Concrete	20%		2046	* *			
Parking/Driveway							
Asphalt	100%		2042	* *			

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

Under 600 Volts

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

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

Asset #: 2083

Electrical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment	1000/				_	#100	
Air Circuit Breaker	100%	7 37/4 4	2053	**	5	\$100	
	Other Observation, E Location : Electrica		јјестеа :	100%			
	Explanation: Two		has Pata	d At A 000 Amnara	g Fach		
Transformers	Explanation . Two I	wain service switc	nes Kuie	u At 4,000 Ampere.	Euch		
Dry Type	50%		2038	* *	5		
Dry Type	Other Observation, E	Extent : N/A. Area A		100%	3		
	Location : Through	· ·	33				
	Explanation : Vario	_					
Dry Type	50%		2053	* *	5		
21) 1) [1]	Other Observation, E	Extent : N/A, Area A		100%	C		
	Location: Roof		00				
	Explanation : Two I	Rated At 2500 Kilo	volt Amp	eres And One Rate	d At 133.	3 Kilovolt	
	Amperes						
Switchgear / Switchboard							
Air Circuit Breaker	40%		2053	* *	5	\$100	
Fused Disc Sw	20%		2043	**	5	#200	
Molded Case Bkrs	40%		2033	\$243,000	5	\$300	
Raceway	1000/		2052	* *	1		
Conduit	100%		2053	· · · ·	1		
Panelboards Molded Case Bkrs	100%		2041	* *	5	\$700	
	10070		2041		3	\$700	
Wiring Thermoplastic	20%		2043	* *	1		
Thermoplastic	80%		2053	* *	1		
Motor Controllers	0070		2033		1		
Locally Mounted	20%		2031	\$6,900	5		
Motor Control Center	10% 2-4	\$4,800	2053	**	5		
	On Extended Life, Ex			ted : 100%			
	Location: Boiler R	oom.					
Motor Control Center	50%		2038	* *	5	\$300	
Variable Frequency	20%		2050	* *	="	40	
Drive							
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	
tand-by Power							
Transfer Switches	1000				,	*- **	
Automatic	100%		2046	* *	1	\$7,800	

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

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

Asset #: 2083

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators						
Diesel	50%	2042	**	1	\$4,900	
	Other Observation, Extent : N/A, Area A Location : Roof	јјестеа :	100%			
	Explanation : Rated At 750 Kilovolt A	mneres				
Diesel	50%	$\frac{nperes}{2042}$	* *	1	\$4,900	
Diesei	Other Observation, Extent : N/A, Area A		100%	1	ψ1,700	
	Location: Roof	<i>yy</i>				
	Explanation: Rated At 937.5 Kilovolt	Amperes	7			
Batteries						
Lead/Acid	100%	2026	\$2,400	5	\$900	
Fuel Storage	200/	2041	الله الله الله الله الله الله الله الله	_		
Day Tank	30%	2041	**	5		
	Other Observation, Extent : N/A, Area A Location : Roof	јјестеа :	100%			
	Explanation : Two 250 Gallon Capaci.	tv Tanks				
No Component	70%	., 10				
110 Component	Other Observation, Extent : N/A, Area A	ffected :	0%			
	Location:	33				
	Explanation: Using Heating Tanks					
ghting						
Interior Lighting			*			
Fluorescent	40%	2028	\$169,700	10	\$9,300	
	T-8 Lamps And Fixtures, Extent: Light, Location: Throughout The Building	Area Aff	ected: 100%			
IIID		2020		1.0	#100	
HID LED	10% 50%	2028 2041	* *	10	\$100	
Egress Lighting	3076	2041				
Exit, Service	80%	2033	\$8,500	1		
Exit, Battery	20%	2033	\$7,000	10	\$300	
Exterior Lighting			. ,		·	
HID	45%	2028	\$51,700	10		
	Other Observation, Extent : N/A, Area A	ffected :	100%			
	Location : Roof					
	Explanation: Controlled Via Photocel					
HID	5%	2041	**	10		
	Other Observation, Extent : N/A, Area A	ffected :	100%			
	Location: Roof	1				
No Co	Explanation : Controlled Via Photocel	ı				
No Component	50%					
ightning Protection Arresters/Cabling						
Generic Generic	100%	2048	* *	5	\$300	
	Other Observation, Extent : N/A, Area A		100%	5	Ψ200	
	Location: Roof					
	Explanation: The Lightning Protection	n Svstem	Covers Mechanica	al Equipi	nent.	

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

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

Asset #: 2083

Electrical	Current Repair	Future Repla	acement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	2038	* *	1-3	\$15,500			
	Other Observation, Extent: N/A, Area	Affected : 100%						
	Location: Throughout The Building							
	Explanation: Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells,							
	Smoke Detection.	18,		,	,			

lechanical	Current Repair	Futu	re Replacement	М	aintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
eating										
Energy Source										
Interruptible Gas/Dual Fuel	100%	2033	\$56,500	1						
	Other Observation, Extent: N/A, Area	Iffected :	100%							
	Location: Underground									
	Explanation: Four Tanks, 20,000 Gallons Each									
Conversion Equipment										
Steam Boiler	100%	2031	\$214,800	1	\$25,000					
	On Extended Life, Extent: Light, Area Location: 1st Floor	Affected :	: 100%							
	Other Observation, Extent : N/A, Area Affected : 100%									
	Location: 1st Floor									
	Explanation : Three High Pressure Sta 34,952 Mbh Input Each - Provide Stea Plant									
Distribution										
Hot Wtr Piping/Pump	30%	2032	\$16,200	4	\$400					
Pres. Reducing Valve/LP	2%	2029	\$400							
Steam										
Central Plant Steam	60%	2033	\$415,800	4	\$1,100					
Piping/Pmp										
Steam Piping/Pump	8%	2033	\$15,800							
Terminal Devices										
Air Handler	80%	2033	\$371,000	1	\$12,500					
Unit Heater - Steam	20%	2033	\$28,000	4	\$700					
Controls										
Digital	100%	2026	\$707,700							
	Other Observation, Extent: N/A, Area	1ffected :	: 100%							
	Location : Throughout									
	Explanation: Campus Central Plant I With Dedicated Building Air Compres		ontrols With Local	Pneumai	tic Field Devices					
r Conditioning										
Energy Source										
Electricity	100%	2041	* *							

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

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

Asset #: 2083

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille				2042	* *	1	\$26,200	
			Extent : Light, Area	Affected	d : 100%			
			r - Chiller Room					
			xtent : N/A, Area A	ffected :	100%			
			r - Chiller Room					
		tion : 2 Uni	its, Serving Various					
Exterior Pkg Unit - Cooling	2%			2038	* *	2		
S .	R-410a Re Location		Extent : Light, Area	Affected	d : 100%			
		-	Extent : N/A, Area A	ffected :	100%			
	Location							
		-	Unit Serving Office	Space				
Window/Wall Unit	2%			2028	\$1,900	1		
,, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>		ervation, E	Extent : N/A, Area A			-		
		: Offices		00				
	Explana	tion : Locai	tion Noted					
Distribution								
Ductwork/Diffusers	2%			LIFE	* *	2	\$700	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	ı : Office Sp	pace					
	Explana	tion : Locai	tion Noted					
No Component	98%							
Heat Rejection								
Water Cooling Tower	100%			2034	\$124,500	2	\$25,400	
			xtent : N/A, Area A	ffected :	100%			
	Location: Roof							
	Explana	tion : One 2	2-cell Cooling Tow	er				
Ventilation								
Distribution							****	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,100	
Exhaust Fans	2051			2022	***	_	^- ^ -	
Interior	90%			2033	\$98,400		\$700	
Wall Unit	10%	,. .	3.7/4 4	2033	\$1,100	2	\$100	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Sprinkler Pump Room							
		-	•					
D11.i	Explana	tion : Locai	tion Noted					
Plumbing								
H/C Water Piping	100%			2043	* *	1		
Brass/Copper		umn w/Tan	k, Extent : Light, A			1		
		•	r, Extent . Ligni, Al r And Mezzanine	си лујес	icu . 100/0			
	Localion	. 1311'1001	zina wiezzanine					

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

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

Asset #: 2083

Mechanical	Current Repair	Future Rep	olacement	M					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority			
lumbing									
Water Heater With Tanks									
Electric	100%	2032	\$92,400	4					
	Recent Installation, Extent: N/A, Area Affected: 100%								
	Location: Mezzanine								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Mezzanine								
	Explanation: Two- 100 Gallons	Each, Serving Adjac	ent Building	s					
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)									
Non-Submersible	100%	2028	\$4,900	4	\$500				
	On Extended Life, Extent : Light, A Location : 1st Floor	Area Affected : 100%	ó						
Backflow Preventer									
Generic	100%	2033	\$11,000	1	\$1,500				
Fixtures			·						
Generic	100%								
ire Suppression									
Standpipe									
Generic	100%	2043	* *	1-5	\$13,200				
Sprinkler									
Generic	100%	2059	* *	1-2	\$7,100				
Fire Pump					·				
Generic	100%	2046	* *	1	\$4,700				

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY

Address : 2060 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21012
Program / Asset # : CUN0007.120 / 1571 Yr Built/Renovated : 1898 / 2003

Area Sq Ft : 82,721 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 26-Apr-2022 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Floors 1,2

Block : 3222 Lot : 62 BIN : 2100243

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,745,000	\$181,900
Interior Architecture	\$1,502,100	\$173,400
Electrical		\$291,100
Mechanical	\$3,183,000	\$1,501,300
Total	\$6,430,100	\$2,147,600
Importance Code A	\$1,745,000	\$181,900
Importance Code B	\$4,174,300	\$1,965,700
Importance Code C	\$510,800	
Total	\$6,430,100	\$2,147,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$66,600			\$7,400
Interior Architecture	\$76,900	\$3,900	\$500	
Electrical	\$25,800	\$300	\$400	\$76,500
Mechanical	\$180,700	\$22,800	\$18,600	\$80,800
Site Pavements	\$36,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$394,600	\$34,900	\$27,400	\$172,600
Importance Code A	\$66,600			\$7,400
Importance Code B	\$263,200	\$34,900	\$27,400	\$165,200
Importance Code C	\$64,700			
Total	\$394,600	\$34,900	\$27,400	\$172,600



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

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

Asset #: 1571

chitecture	Current	Futur	e Replacement	M			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls	20/			de de	_	017.400	
Cast Stone/Terra Cotta	2%	#207.500	LIFE	* *	5	\$15,400	
Masonry: Brick	66% Now Joint Mortar Miss/En Location: Through		LIFE ate, Area		5	\$65,100	
	Repairs in Progress, Location: Through	Extent : N/A, Area	Affected	: 50%			
Masonry: Granite	10% Now	\$16,700	LIFE	* *	5	\$7,400	
·	Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Throughout Repairs in Progress, Extent: N/A, Area Affected: 50%						
	Location : Through		55				
Masonry: Limestone	20% Now Broken/Missing Elen Location: West En		LIFE erate, Ar	* * ea Affected : 2%	5	\$14,800	
	Staining/Discoloring Location : Window		, Area A <u>j</u>	fected : 15%			
Marble Panels	2%		LIFE	* *	5	\$1,500	
Windows						•	
Wood	100% Now Air Infiltration, Exter Location: Through Dry Rot/Decay, Exter	out nt : Moderate, Area			5	\$116,700	
	Location: Through Glazing Broken/Crac Location: Through Paint Peeling, Exten	ked, Extent : Mode out t : Moderate, Area .					
	Location: Through Split/Cracked, Extend Location: Through	t : Moderate, Area	Affected .	: 50%			
Parapets							
Copper/Terne	25%		2053	* *	5	\$2,200	
Masonry: Limestone	75%		LIFE	* *	5	\$1,700	
Roof Clay Tile	35% Repairs in Progress, Location: Through		2053 Affected	* *	10	\$14,700	
Copper/Terne	45%		2061	* *	10	\$47,300	
Coppen terne	Repairs in Progress, Location : Through				10	ψ 4 7,500	
Single Ply Membrane	15%		2038	* *	10	\$6,300	
Skylight, Metal/Glass	5% Repairs in Progress, Location : Through		2053	**	10	\$7,000	
Soffits							
Cast Stone/Terra Cotta	100%		LIFE	* *	5		

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

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

Asset #: 1571

Architecture	Current Repair		Future Replacement		Ma		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	10%		2029	\$149,500	3	\$11,800	
	Staining/Discoloring	g, Extent : Light, Are	ea Affected :	15%			
	Location : Auditor	rium					
Cast in Place Concrete	10% Now	\$71,900	LIFE	* *	5	\$17,300	
	Cracking/Crumbling	ted : 10%					
	Location : Through	Location: Throughout Sub-basement					
	Water Penetration, I	Extent : Moderate, A	lrea Affected	d : 10%			
	Location : Sub-bas	sement Mechanical	Spaces				
Glass Block	10% Now	\$186,900	2048	* *	1		
	Cracking/Crumbling			ted : 5%			
	Location : Upper I	Levels Around Rotur	ıda				
Mosaic Tile	25% 4+	\$69,400	2038	* *	5	\$24,600	
11200010 1110	Cracking/Crumbling	. ,		10%	Č	Ψ= .,σσσ	
	Location : In Rotu		55				
Panel/Paver: Cer/Brk	3% Now	\$48,300	2041	* *	5	\$2,700	
1 411-11 1 4 7 - 11 2 - 11 2 11	Broken/Missing Elen			Affected : 10%	Č	<i>\$</i> 2 ,700	
	Location: Sub-basement Mechanical Spaces						
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%						
		sement Mechanical i					
Marble Panels	10%		LIFE	* *	5	\$5,900	
Terrazzo	12%		LIFE	* *	5	\$7,400	
Vinyl Tile	5%		2033	\$116,800	3	\$1,500	
Wood	15% Now	\$453,800	2073	**	5	\$11,100	
	Broken/Missing Eler			Affected : 10%		, ,	
	-	Levels Around The F					
	Dry Rot/Decay, Extent: Moderate, Area Affected: 15%						
	Location : Upper Levels Around The Rotunda						
	Split/Cracked, Extent: Moderate, Area Affected: 35%						
	Location: Upper Levels Around The Rotunda						
	Worn/Eroded, Extent : Moderate, Area Affected : 35%						
		Levels Around The H					

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

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

Asset #: 1571

Architecture	Current Re	pair	Future	e Replacement	M				
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior									
Interior Walls									
Glass: Single Pane	2% Now	\$28,100	LIFE	* *	5	\$2,200			
	Broken/Missing Elemen Location : Throughou		erate, Are	ea Affected : 10%					
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Upper Level Of Rotunda								
	Explanation : Stain G	lass Panes Vando	alized						
Masonry: Brick	10% Now	\$294,500	LIFE	* *					
,	Joint Mortar Miss/Erod Location : Sub-basem	d, Extent : Moder	ate, Area	Affected: 20%					
	Spalling, Extent: Mode	erate, Area Affect	ed : 20%						
	Location : Sub-basem	**							
	Water Penetration, Ext	ent : Moderate, A	rea Affec	ted : 10%					
	Location : Sub-basem		55						
Masonry: Limestone	20%		LIFE	* *					
Marble Panels	20%		LIFE	* *					
	Other Observation, Ext	ent : N/A, Area A		30%					
	Location: Rotunda		,,,						
	Explanation: Include	es Columns In Ro	tunda						
Plaster	23% Now	\$216,300	LIFE	* *	5	\$10,000			
1 145001				ea Affected : 30%		\$10,000			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30% Location : Auditorium, Upper Level Around Rotunda								
	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%								
	Location: Sub-basement, Auditorium, Upper Level Walls Around The Rotunda								
	Paint Peeling, Extent: Moderate, Area Affected: 30%								
	Location : Throughou		33						
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.

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

Asset #: 1571

Architecture		Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	2%		\$400	2038	* *	5	\$800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location	n : Bathroo	ms						
Exposed Struc: Concrete			\$103,900	LIFE	* *	5	\$2,000		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location: Sub-basement								
	Exposed Reinforcement, Extent: Moderate, Area Affected: 5%								
		n : Sub-base							
			: Moderate, Area	Affected	: 20%				
		n : Sub-base	ement						
Exposed Struc: Steel	8%			LIFE	* *				
Masonry: Infill Arch	20%			LIFE	* *				
Plaster	40%		\$105,400	LIFE	* *	5	\$16,200		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location	n : Through	out						
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Paint Peeling, Extent : Moderate, Area Affected : 40%								
	Location	n : Through	out						
Wood	10%	1		LIFE	* *	5	\$56,600		
Site Enclosure									
Fence/Gates									
Iron Picket	100%	ı		2053	* *				
Retaining Walls									
Masonry: Brick	100%	l		2043	* *				
Site Pavements									
On-Site Walkways	4007			2046	* *				
Cast in Place Concrete	40%		¢26.600	2046	**				
Masonry: Granite	1076 NOW \$30,000 LIFE								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Main Entry Stair								
Pavers/Stone	50%			2042	* *				
raveis/Stolle	30%	·		ZU4Z					

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

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

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

Asset #: 1571

Electrical	Current Repair			Futu	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Switchgear / Switchboard									
Under Construction	100%								
Raceway									
Conduit	90%			2033	\$60,600	1			
Conduit	10%			2053	* *	1			
Panelboards									
Fused Disc Sw	10%			2032	\$5,300	5	\$200		
Molded Case Bkrs	25%			2032	\$13,400	5	\$500		
Molded Case Bkrs	65%			2049	* *	5	\$1,400		
Wiring									
Braided Cloth	40%	2-4	\$25,800	2058	* *	1			
Divided Civin	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%				
	Location	ı : Through	out Building.						
Thermoplastic	50%			2033	\$32,300	1			
Thermoplastic	10%			2053	**	1			
Motor Controllers									
Locally Mounted	100%			2031	\$230,400	5	\$600		
Ground									
Grounding Devices									
Not Accessible	100%								
Stand-by Power									
Transfer Switches									
Under Construction	100%								
Lighting									
Interior Lighting									
Under Construction	100%								
Egress Lighting									
Emergency, Service	50%			2033	\$27,300	1			
Exit, LED	10%			2048	* *	1			
Exit, Battery	40%			2028	\$41,000	10	\$2,200		
Exterior Lighting									
Incandescent	7%			2028	\$33,300	2			
LED	3%			2043	* *				
			Extent : N/A, Area A	lffected :	100%				
		ı : Building							
			rolled Via Photocel	l					
No Component	90%								
Alarm									
Fire/Smoke Detection									
Under Construction	100%								

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

Heating

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

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

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

Asset #: 1571

Mechanical	Current Repair		Future Replacement			Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source HTHW/HW	100% Other Observation, E Location : Sub-base Explanation : Supp	ement			1			
Conversion Equipment Heat Exchanger, Shell & Tube	100%		2036	* *				
	Other Observation, E Location: Sub-base Explanation: Steam Heating Plant	ement			urce Froi	m Campus		
Distribution Ductwork/Diffusers	20% Now Insul. Deteriorating, Location : Sub-base		LIFE Area Affe	* * cted : 5%	2-5	\$9,200		
	Other Observation, E Location : Sub-base Explanation : Heat	ement						
	80% Now Corroded, Extent: Se Location: Sub-base Steam Traps Faulty, Location: Sub-base Unit Inoperable, Exte	ement, Other Locat Extent : Severe, Are ement, Other Locat	ions a Affected ions					
	Location : Sub-base	ement - Steam Cond	lensate Re	eturn System Inop	erable			
Terminal Devices Air Handler	20% Other Observation, E Location : Sub-base Explanation : Two	ement Crawl Space	S		1	\$10,200		
	50% 0-2 Corroded, Extent: M Location: Various Leak Evident, Extent Location: Auditori On Extended Life, Ex Location: Through	\$36,300 Toderate, Area Affed Locations : Moderate, Area A um Exit tent : Light, Area A	2031 eted : 20%	\$362,500	1	\$12,000		
No Component	30%							

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

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

Asset #: 1571

Mechanical	Current Ro	epair	Future	Replacement	Maintenance					
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
eating										
Controls										
Digital	90% Now	\$114,600	2026	\$2,291,900						
	Malfunctioning, Extendation: Throughout									
	Other Observation, Ex Location : Throughou		ffected : .	100%						
	Explanation : Air Ha Local Pneumatic Fie					ontrols With				
Pneumatic	10%		2027	\$171,400						
	Other Observation, Ex	tent : N/A, Area A	ffected : .	100%						
	Location: Various Locations									
	Explanation: Pneum	atic Thermostats								
ir Conditioning										
Energy Source										
Electricity	50%		2049	* *	1					
No Component	50%									
Conversion Equipment				di di						
Split Unit	10%	37/4	2043	**						
	Recent Installation, Ex									
	Location : Outdoor U	Inits - Left Yard, I	ndoor Un	its - Unknown						
Window/Wall Unit	10% Other Observation, Ex Location: 1st And 2r	nd Floor	2028 ffected : .	\$33,600	1					
	Explanation: Two U	nits								
No Component	80%									
Distribution										
Ductwork/Diffusers	30% Other Observation, Ex Location : Auditorium	-	LIFE Affected :	* *	2	\$32,300				
	Explanation: Location	on Noted								
No Component	70%									
Terminal Devices										
Air Handler/Dir Expansion	30%		2028	\$102,000	1					
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Fan Rooms									
	Explanation: Two U	nits For Auditorii	ım, Dx Ar	nd Steam Coils						
No Component	70%									
Heat Rejection Air Cooled Condenser Unit	30%		2028	\$15,400	2	\$17,300				
	Other Observation, Extent : N/A, Area Affected : 100%									
	Location : Lower Ba									
	Explanation : Two Co	-	-		ch Appro	oximately				
No Component	70%					· · ·				
umbing	* * * *									

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.

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

Asset #: 1571

Mechanical	Current Repair	Future Repla	acement	M						
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
H/C Water Piping										
Brass/Copper	100%	2033 \$1	,138,800	1						
Water Heater With Tanks										
Electric	50%	2026	\$12,700	4						
	On Extended Life, Extent: Light, A	Area Affected : 100%								
	Location: Sub-basement	A A.C 4 - 1 . 1000/								
	Other Observation, Extent: N/A, A Location: Sub-basement	irea Affectea : 100%								
	Explanation: Quantity: 1, 50 G	allons								
Elastoia	50%	2032	¢12.700	4						
Electric	Necent Installation, Extent: N/A, A		\$12,700	4						
	Location: Sub-basement	ireu Affecieu . 10070								
	Other Observation, Extent: N/A, A	Trea Affected · 100%								
	Location: Sub-basement	11eu 115jecteu : 10070								
	Explanation: Quantity: 1, 50 G	allons								
Sanitary Piping	2									
Cast Iron	100%	LIFE	* *	1						
Storm Drain Piping										
Cast Iron	100%	LIFE	* *	1						
Sump Pump(s)										
Non-Submersible	50%	2028	\$8,900	4	\$900					
Submersible		300 2027	\$1,400	4	\$900					
	Unit Inoperable, Extent : Severe, Area Affected : 65%									
	Location: Sub-basement Fan Rooms									
	Other Observation, Extent : Moderate, Area Affected : 35%									
	Location: Sub-basement Corridor									
P't	Explanation: Improper Installat	ion, Unit Powered Via	Extension	Cora						
Fixtures Generic	100%									
Vertical Transport	10078									
Elevators										
Not Accessible	100%									
Fire Suppression										
Standpipe										
Generic	100%	2043	* *	1-5	\$43,300					
	House Tank: Metal, Extent: Light,	Area Affected : 100%	ó							
	Location : Sub-basement									
Sprinkler										
No Component	20%									
Generic	80%	2043	* *	1-2	\$18,500					
Fire Pump	1000/	*05 -		_	.					
Generic	100%	2036	* *	1	\$15,500					

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL

Address : 2151 UNIVERSITY AVENUE

Borough : BRONX Agency's Number : 21019 Program / Asset # : CUN0007.190 / 2794 Yr Built/Renovated : 1896 /

Area Sq Ft : 41,400 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,4,5,Att

Block : 3222 Lot : 62 BIN : 2100248

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$381,800	
Interior Architecture	\$295,900	\$1,143,500
Electrical	\$228,100	\$258,200
Mechanical	\$1,477,000	\$915,200
Total	\$2,382,800	\$2,316,900
Importance Code A	\$381,800	
Importance Code B	\$1,912,600	\$2,316,900
Importance Code C	\$88,400	
Total	\$2,382,800	\$2,316,900

Total	\$268,700	\$6,300	\$11,900	\$31,700
Importance Code C	\$47,500	\$2,100	\$100	\$500
Importance Code B	\$192,700	\$4,200	\$11,800	\$28,100
Importance Code A	\$28,500			\$3,100
Total	\$268,700	\$6,300	\$11,900	\$31,700
Site Pavements	\$47,500	\$100	\$100	\$500
Site Enclosure	\$3,500			
Mechanical	\$72,400	\$1,900	\$9,800	\$21,500
Electrical	\$1,500	\$1,800	\$2,000	\$3,300
Interior Architecture	\$115,300	\$2,600		\$3,300
Exterior Architecture	\$28,500			\$3,100
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 2794

chitecture	Current Repair Future Replacement				nent Maintenance				
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
erior									
Exterior Walls	0.50/ 3.7	0.64.000			_	4.7.4 00			
Masonry: Brick	85% Now Vertical Cracks, Extend Location : Various B		LIFE a Affected	* * l : 5%	5	\$15,200			
Masonry: Fieldstone	3% Now Joint Mortar Miss/Ero Location: East Faca Open Joints, Extent: N Location: East Faca Water Penetration, Ext Location: Various R	de Base Aoderate, Area A <u>f</u> de Base ent : Moderate, A	fected : 2 rea Affec	20%	5	\$400			
M				* *		6700			
Masonry: Granite	5% Now Joint Mortar Miss/Ero Location : Building E Water Penetration, Ext Location : West Faca	Base ent : Moderate, A		Affected: 25%	5	\$700			
Masonry: Limestone	5% Staining/Discoloring, I Location: East Eleve Other Observation, Ex Location: East Eleve Explanation: Rusted	ntion, 1st Floor tent : Light, Area ntion, 1st Floor	Affected	: 20%	5 nding	\$700			
Stucco Cement	2% Now Cracking/Crumbling, I Location: East Eleva Water Penetration, Ext Location: East Eleva	\$4,000 Extent : Moderate ation ent : Moderate, A	2038 , Area Af	* * Fected : 5%	5	\$400			
Windows									
Wood	100% Now Air Infiltration, Extent Location: Throughor Deteriorated Finish, E Location: Throughor Dry Rot/Decay, Extent Location: Throughor Glazing Broken/Crack Location: Throughor Worn/Eroded, Extent: Location: Throughor	ut xtent : Moderate, ut : Moderate, Area ut ed, Extent : Mode ut Moderate, Area A	Area Affo Affected	ected : 50% : 15% a Affected : 5%	5	\$40,900			
Roof									
Copper/Terne Slate	10% 90% Recent Repair Evident, Location: Hip Roof	Extent : N/A, Are	2048 LIFE ea Affecte	* * * * ed : 50%	10	\$3,100			
Soffits									
Masonry: Limestone	100%		LIFE	* *	5				

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

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

Asset #: 2794

rchitecture	Curr	ent Repair	Futur	e Replacement	М	aintenance				
stem Component Type	% of Fail I Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
erior Floors										
Cast in Place Concrete	Location: 1st I Cracking/Crumb Location: 1st I	Elements, Extent : Mod Floor ling, Extent : Modera Floor n, Extent : Moderate,	te, Area Af	fected : 5%	5	\$3,600				
Ceramic Tile	3%		2036	* *	5	\$1,000				
Terrazzo	2%		LIFE	* *	5	\$500				
Vinyl Tile	55% Now \$49,400 2033 \$493,700 3 \$6,900 Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Loose Units, Extent: Moderate, Area Affected: 5% Location: Throughout Patching Evident, Extent: Moderate, Area Affected: 15% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Throughout									
Vinyl Tile 9" X 9"	Location: 1st I Cracking/Crumb Location: 1st I Worn/Eroded, Ex	v \$129,900 Elements, Extent : Mo Floor Corridor And At ling, Extent : Moderat Floor Corridor And At tent : Moderate, Area Floor Corridor And At	tic te, Area Af tic Affected :	fected : 20%	3	\$3,100				
Wood	Location : Attion Misaligned/Bulg Location : Attion	ish, Extent : Moderate ing, Extent : Moderate tent : Moderate, Area	e, Area Affo	ected : 10%	5	\$3,100				
Interior Walls										
Ceramic Tile	5%		2036	* *	5	\$4,100				
Gypsum Board	5%		LIFE	* *	5	\$2,500				
Plaster	90% Now \$88,400 LIFE ** 5 \$22,300 Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: Rooms 107, 108, 109, 110, Southwest Stairwell Water Penetration, Extent: Moderate, Area Affected: 30%									
		ms 101, 103, 107, 107	-		well					

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

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

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

Asset #: 2794

Architecture		Current I	Repair	Future Replacement		M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings	2 - 2 (4.6.4.0.0	• • • •		_	4.500		
AcousTile,Adhered	_	Now	\$26,100	2038	**	5	\$4,200		
		issing Eiem i : Corridoi	ents, Extent : Mode	erate, Ar	ea Ajjectea : 5%				
			s tent : Light, Area A	ffactad :	50/				
	_	zviaeni, Ex i : Corridoi		ујестеи .	370				
			Extent : Light, Are	ea Affect	ed · 5%				
	_	i : Corridoi	-	a Hyech	ca . 570				
Plaster		Now	\$37,100	LIFE	* *	5	\$15,600		
Tidster			•		ffected : 20%	3	Ψ15,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Rooms 101, 107b, 110								
	Water Penetration, Extent: Moderate, Area Affected: 25%								
			01, 107b, 110						
Site Enclosure									
Fence/Gates									
Metal Rail	100%			2038	* *				
Retaining Walls									
Concrete Masonry Unit		Now	\$3,500	2043	* *				
			derate, Area Affect st Corner Of Buildi		9				
Site Pavements	Locuiton	i . Souinwe	si Corner Of Buildi	ng					
On-Site Walkways									
Cast in Place Concrete	75%			2046	* *				
Masonry: Granite		Now	\$9,900	LIFE	* *				
112450111.91 51411110			od, Extent : Moder		a Affected : 50%				
	Location	a: At All Ex	terior Stairs						
Wood	15%	Now	\$37,600	2033	\$37,600	1-3	\$1,800		
	_		ents, Extent : Mode				4-,000		
	Location: Handicap Ramp								
	Loose Connections, Extent : Moderate, Area Affected : 30%								
	Location : Handicap Ramp								
	Rotting/Splitting, Extent : Moderate, Area Affected : 75%								
	Location	: Handica	p Ramp						
Parking/Driveway									
Cast in Place Concrete	100%			2046	* *				

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Under Construction	100%						
Switchgear / Switchboard							
Under Construction	100%						
Raceway							
Conduit	100%		2033	\$79,100	1		

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

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

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

Asset #: 2794

Electrical	Current R	Current Repair			Ma	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts									
Panelboards					_				
Molded Case Bkrs	80%		2032	\$109,200	5	\$900			
Molded Case Bkrs	20%		2041	* *	5	\$200			
Wiring	600/ 2.4	Φ . (1,000	2050	* *	1				
Braided Cloth	60% 2-4 Insulation Aged, Exter	\$61,800	2058		1				
	Location : Througho		eciea . 1	0070					
Themsenlestic	40%	at The Buttaing	2043	* *	1				
Thermoplastic Motor Controllers	4070		2043		1				
Locally Mounted	100%		2031	\$70,000	5	\$300			
Fround	10070		2031	Ψ, ο, ο ο ο		Ψ200			
Grounding Devices									
Under Construction	100%								
stand-by Power									
Transfer Switches									
Under Construction	100%								
Lighting									
Interior Lighting	90% 2-4	¢54.200	2020	* *					
Fluorescent	90% 2-4 Damaged Fixtures, Ex Location : Througho	-	2038 Affected						
	T-8 Lamps And Fixtur Location : Througho	es, Extent : Light,	Area Affe	ected : 100%					
Incandescent	10% 2-4	\$112,000	2043	* *	2	\$100			
	On Extended Life, Ext	ent : Moderate, Ar	ea Affeci	ted : 100%					
	Location : Attic								
Egress Lighting	7 00/		• • • •	44.					
Emergency, Service	50%		2033	\$12,500	1				
Exit, Service	10%		2028	\$1,700	1	Φ1 100			
Exit, Battery	40%		2033	\$22,900	10	\$1,100			
Exterior Lighting HID	100%		2022	\$18,000	10				
нір	10% 2033 \$18,900 10 Other Observation, Extent: N/A, Area Affected: 100% Location: Building Perimeter								
	Explanation : Contro		l						
No Component	90%								
Alarm									
Security System									
Generic	100%		2038	* *	1	\$15,500			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Througho	-	_	~					
E' /G 1 . D	Explanation : CCTV	Surveillance Cam	ieras, Int	rusion Alarm Syste	em				
Fire/Smoke Detection Under Construction	100%								
Chaci Construction	10070								

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

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

Asset #: 2794

echanical		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating Energy Source HTHW/HW	Location :	1st Floor	xtent : Light, Area ied From Campus			1		
Conversion Equipment Heat Exchanger, Shell & Tube		TT	<i>Y</i>	2036	* *			
Distribution Hot Wtr Piping/Pump	Location:	riorating, 1st Floor d Life, Ex	\$1,800 Extent : Moderate, • Mechanical Roon tent : Light, Area 2	n		4	\$2,000	
Terminal Devices Convector/Radiator	93%	d Life, Ex	tent : Light, Area A	2031 Affected :	\$307,500 100%	1	\$12,400	
Fan Coil Unit/Heat	1% Abandoned	in Place,	Extent : Light, Are			1	\$100	
Unit Heater - Hot Water		1st Floor	xtent : N/A, Area A Exit - Cabinet Ty _l					
Unit Heater - Hot Water	2% Other Obse	rvation, E Basemen	xtent : N/A, Area A t - Water Main Are		**			
Controls Digital	100% Malfunction: Location: Temporary Other Obse: Location: Explanation	Now ning, Exter Throughe y Compres rvation, E Throughe on: Camp	\$58,100 nt : Moderate, Are out - No Front End ssors In Place xtent : N/A, Area A	l Commun Affected : Digital Co	nication, Insufficie			
Conditioning Energy Source Electricity	100%		7	2041	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	1%			2027	\$6,400	2		
	Location :		Extent : Light, Are ·- Typing Room					
Window/Wall Unit	99%			2028	\$151,600	1		

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

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

Asset #: 2794

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution	400						40.400	
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$9,200	
No Component	60%)						
Exhaust Fans Interior	40%			2028	\$71,700	2	\$500	
interior		ded Life, Ex	tent : Light, Area A		· ·	2	\$500	
No Component	60%)						
Plumbing								
H/C Water Piping								
Brass/Copper		Now	\$10,400	2033	\$519,300	1		
	Location Causing On Extend	n : 1st Floor g Water Dan	: Severe, Area Affe r - Mechanical Roo nages To Interior F ctent : Light, Area A out	m And C inishes	Corridors Above Ce	eiling, Sw	veating Pipes	
Water Heater With Tanks								
Electric	100%		37//	2026	\$92,400	4		
			Extent : N/A, Area A r Mechanical Roon		100%			
			r mecnanicai koon 225 Gallons, Dual		/ Unt Water Heat	Course		
Sanitary Piping	Ехріини	ilion . One-	225 Gallons, Dual	Electric	/ 1101 water 11eat k	Source		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10076	<u> </u>						
Cast Iron	100%	,)		LIFE	* *	1		
Backflow Preventer								
Generic	100%)		2041	* *	1	\$2,500	
	Other Ob	servation, E	Extent : N/A, Area A	ffected :	100%			
		n : Basemer ution : Loca	nt - Water Service A tion Noted	lrea - Aco	cess From 1st Floo	r Mecha	nical Room	
Fixtures								
Generic	100%	Ò						
Fire Suppression								
Sprinkler								
No Component	60%			20.12	نان بان	1.0	44.600	
Generic	40%)		2043	* *	1-2	\$4,600	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE GUGGENHEIM HALL

Address : 155 WEST 180th ST

Borough : BRONX Agency's Number : 21028
Program / Asset # : CUN0007.280 / 2646 Yr Built/Renovated : 1926 /

Area Sq Ft : 21,896 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 10-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3222 Lot : 62 BIN : 2100253

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$663,700	\$309,900
Interior Architecture	\$1,780,200	
Electrical	\$60,300	\$466,700
Mechanical	\$670,900	\$612,000
Total	\$3,175,100	\$1,388,700
Importance Code A	\$663,700	\$309,900
Importance Code B	\$2,395,100	\$1,078,800
Importance Code C	\$116,300	
Total	\$3,175,100	\$1,388,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$54,900			\$1,400
Interior Architecture	\$69,500	\$4,100	\$800	\$2,700
Electrical		\$100	\$200	
Mechanical	\$68,300	\$46,900	\$700	\$26,100
Site Enclosure	\$13,300			
Site Pavements	\$9,800			
Total	\$215,700	\$51,100	\$1,700	\$30,200
Importance Code A	\$54,900			\$1,400
Importance Code B	\$137,800	\$51,100	\$1,700	\$28,700
Importance Code C	\$23,100			
Total	\$215.700	\$51,100	\$1,700	\$30,200



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

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

Asset #: 2646

rchitecture	Curre	nt Repair	Futur	e Replacement	M		
vstem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•						
Exterior Walls							
Masonry: Brick	Location: 3rd For Joint Mortar Miss, Location: Various Loose Units, External Location: Builds	, Extent : Moderate, 1	rate, Area Floor ffected : 2	Affected : 15%	5	\$40,400	
Masonry: Granite	5%		LIFE	* *	5	\$1,800	
Masonry: Limestone	Location : Surro	\$13,700 ng, Extent : Moderate and At Entrance And Erod, Extent : Moder And West Facades	LIFE e, Area Af Horizonto	al Cornice Band	5	\$1,800	
Stucco Cement	Location : Lower Vertical Cracks, E.	\$6,600 ng, Extent : Moderate Bulkhead And East A stent : Moderate, Are Bulkhead And East A	Elevation a Affected	At Building Base l : 5%	5	\$3,000	
Windows							
Aluminum		\$4,900 ements, Extent : Mod ng Insect Screens At N			5	\$2,600	
Parapets							
Masonry: Brick	Location: Upper Joint Mortar Miss. Location: Upper Misaligned/Bulgin Location: Upper Spalling, Extent: Location: Lower Vegetation Growth	Moderate, Area Affec	rate, Area Area Affa ted : 15%	Affected : 25% ected : 5%	5	\$10,000	
Masonry: Limestone	Location : Decor Joint Mortar Miss. Location : Copin Loose Units, Exter	\$26,800 Extent: Moderate, Anative Cornice At Nore Erod, Extent: Moderate Extent: Moderate Extent: Moderate Ext: Moderate, Area Anat Lower Roof Co	thwest Co rate, Area ffected : 2	orner Affected : 25%	5	\$1,400	

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

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

Asset #: 2646

Architecture	Current Repair	Future I	Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof						
Built-Up (BUR)	95% Now Grvl/Blst Miss/Disp, Extent: Location: Upper And Lowe Ponding, Extent: Moderate, Location: Various Location Vegetation Growth, Extent: M Location: Lower Roof Water Penetration, Extent: M	r Roof Area Affected : 10% as Moderate, Area Affecte	rd : 10%			
	Location: Various Location		u . 1570			
Single Ply Membrane	5%	2038	* *	10	\$1,400	
Soffits Masonry: Limestone	100% Now Diagonal Cracks, Extent : Mo Location : Soffit At Entranc		* *	5	\$100	
Interior						
Floors Cast in Place Concrete	15% Paint Peeling, Extent: Light, Location: Throughout Base	00	* *	5	\$10,800	
Ceramic Tile	5%	2042	* *	5	\$1,600	
Terrazzo	15%	LIFE	* *	5	\$3,800	
Vinyl Tile 9" X 9"	65% Now Broken/Missing Elements, Ex Location: Adjacent To Rad Patching Evident, Extent: Lig Location: Various Location	iator Locations ght, Area Affected : 10		3	\$8,000	
Interior Walls						
Concrete Masonry Unit	10%	LIFE	* *	5	\$2,300	
Marble Panels Plaster	5% 85% Now \$ Cracking/Crumbling, Extent	LIFE 116,300 LIFE	**	5	\$14,700	
	Location: 3rd Floor Adjace Loose/Delam Surface, Extent Location: 3rd Floor Adjace Staining/Discoloring, Extent Location: 3rd Floor Adjace Water Penetration, Extent: M. Location: 3rd Floor Adjace	ent To Windows : Moderate, Area Affe ent To Windows : Moderate, Area Affe ent To Windows Ioderate, Area Affecte	cted : 10%			

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

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

Asset #: 2646

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In		Now	\$16,000	2046	**	5	\$4,900	
		_	ents, Extent : Mode		ea Affected : 10%			
		_	out 1st And 3rd Flo , Extent : Moderate		C4-1.200/			
	_	_	, Extent : Moderate out 3rd Floor	, Area A	ijeciea : 20%			
A T'1 . C I I .			oui 514 1 1001	2046	* *		60 200	
AcousTileSusp.Lay-In	25%	Now	¢1.4.400	2046 LIFE	* *	5 5	\$8,200 \$800	
Exposed Struc: Concrete			\$14,400 Extent : Moderate			3	\$800	
	_	ı : Various .		, 111 cu 11 ₂	yeerea . 270			
Plaster	30%		\$5,800	LIFE	* *	5	\$6,100	
Tiaster			Extent : Moderate		ffected · 2%	3	\$0,100	
			l At 3rd Floor	, 111 ca 11 ₉	yeerea . 270			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 2%			
			l At 3rd Floor	33				
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%		\$13,300	LIFE	* *			
		_	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
			Stair Enclosures	1.00	. 1 500/			
			xtent : Moderate, A	irea Affe	cted: 30%			
D. A. C. C. W. H.	Location	i : Exterior	Stair Enclosures					
Retaining Walls Masonry: Fieldstone	100%			2043	* *			
Site Pavements	10070			2043				
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$700	2038	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	ı : Stairs Le	eading To South En	trance				
Masonry: Granite	10%	Now	\$700	LIFE	* *			
,			od, Extent : Moder		a Affected : 50%			
	Location	ı : South Er	itrance					
Parking/Driveway								
Asphalt	100%		\$8,500	2036	* *			
			Extent : Light, Are					
	Location	ı : Through	out, Side And Rear	Of Build	ling			

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

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

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

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

Asset #: 2646

Electrical	Current Rep	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts	'	<u>'</u>				
Raceway						
Conduit	90%	2043	* *	1		
Conduit	10%	2053	* *	1		
Panelboards						
Fused Disc Sw	10%	2041	* *	5	\$100	
Molded Case Bkrs	10%	2049	* *	5	\$100	
Molded Case Bkrs	80%	2032	\$78,000	5	\$500	
Wiring Braided Cloth	80% 2-4 Insulation Aged, Extent Location : Throughout		* * d : 100%	1		
m 1			.			
Thermoplastic	20%	2053	* *	1		
Motor Controllers	1000/	2021	ф д о осо	-	#100	
Locally Mounted	100%	2031	\$70,000	5	\$100	
Fround Grounding Devices Not Accessible	100%					
tand-by Power						
Transfer Switches Not Accessible	100%					
ighting	10070					
Interior Lighting						
Fluorescent	100%	2033	\$318,800	10	\$20,100	
	T-8 Lamps And Fixtures, Location : Throughout	Extent : Light, Area Aff	· ·		¥-0,000	
Egress Lighting						
Emergency, Service	50%	2033	\$6,600	1		
Exit, Battery	50%	2033	\$15,100	10	\$700	
Exterior Lighting						
HID	5%	2033	\$5,000	10		
	Other Observation, Exte Location : Building Pe Explanation : Controll	rimeter	: 100%			
HID	5%	2041	* *	10		
IIID	Other Observation, Exte Location : Building Pe Explanation : Controll	nt : N/A, Area Affected : rimeter	100%	10		
No Component	90%					
larm	, , , ,					
Fire/Smoke Detection Under Construction	100%					

Mechanical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note:

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

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

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

Asset #: 2646

/lechanical		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source								
HTHW/HW	100%			2043	**	1		
			Extent : N/A, Area A	Iffected :	100%			
		: Basemer	น lied From Campus	Ugating	Dlant			
Conversion Equipment	Expianai	ion : Supp	ilea From Campus	пеанпу	Piani			
Heat Exchanger, Shell & Tube	100%			2036	* *			
		ervation, E : Basemer	Extent : N/A, Area A nt	Iffected :	100%			
	Explanat Heating		n Generator, High	Temperat	ture Water Heat So	urce Fro	m Campus	
Distribution P: '/P	10007	NT	Ф2.4.20 <u>0</u>	2022	0171 000			
Steam Piping/Pump		Now	\$34,300	2033	\$171,200			
	_	s Fauny, 1 : Through	Extent : Light, Ared	і Ајјестеа	1:100%			
Terminal Devices	Location	. Through	Oui					
Convector/Radiator	95%	Now	\$3,300	2031	\$166,100	1	\$6,000	
			loderate, Area Affe			-	\$0,000	
	-		or - Rooms 346b, 3					
		ed Life, Ex : Through	tent : Light, Area A out	Affected :	100%			
Not Accessible	5%							
	Other Obs	ervation, E	Extent : N/A, Area A	Affected :	0%			
		: Various						
	Explanat	ion : No A	ccess To Several L	aboratori	ies / Shops			
Controls	1000/	N	\$20.700	2026	¢(14.200			
Digital		Now	\$30,700 lerate, Area Affecte	2026 2d : 100%	\$614,200			
			nt - Air Compresson		,			
			nt : Moderate, Are		d: 100%			
	-	_	out - No Front End					
			Extent : N/A, Area A					
	Location	: Basemer	ıt .					
			ous Central Plant I Iding Air Compres		ontrols With Local	Pneuma	tic Field Devices	
r Conditioning								
Energy Source	1000/			2041	* *	1		
Electricity Conversion Equipment	100%			2041	· · · ·	1		
Conversion Equipment Split Unit	5%			2028	\$25,400			
<i>Տի</i> ու Ծոււ		frigerant	Extent : Light, Ared					
			oof - Condensing \			S		
Window/Wall Unit	70%		,	2028	\$56,700	1		
No Component	25%			2020	Ψ30,700	1		
entilation								

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

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

Asset #: 2646

Mechanical		Current	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ventilation								
Exhaust Fans	000							
No Component	90%							
Not Accessible	10%		3.7/4.4	100 1	00/			
		servation, E n : Various	Extent : N/A, Area A	ijjected :	0%			
					: / Cl			
Di1'	Explana	uuon : No A	ccess To Several La	iborator	ies / Shops			
Plumbing H/C Water Piping								
Brass/Copper	100%	<u>, </u>		2033	\$274,700	1		
Diass/Coppei			tent : Light, Area A		·	1		
		n : Through	-	ggeerea .	100/0			
Water Heater With Tanks		3**						
Electric	100%	,)		2026	\$46,200	4		
	Other Ob	servation, E	Extent : N/A, Area A	ffected :	·			
	Locatio	n : Basemer	nt					
	Explana	ation : 1 - 80	Gallons					
Sanitary Piping								
Cast Iron	100%	Ď		LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Ď		LIFE	* *	1		
Fixtures								
Generic	100%	Ď						
Fire Suppression								
Sprinkler								
No Component	95%							
Not Accessible	5%		37//		00/			
			Extent : N/A, Area A	tfected :	0%			
		n : Basemer						
	Explana	ation : No A	ccess To Several La	aborator	ies / Shops			

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE

Address : 2060 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21013
Program / Asset # : CUN0007.130 / 2075 Yr Built/Renovated : 1898 / 2002

Area Sq Ft : 12,191 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 26-Apr-2022 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 3222 Lot : 62 BIN : 2100243

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$399,500	\$53,600
Interior Architecture		\$79,000
Electrical	\$144,800	
Total	\$544,300	\$132,600
Importance Code A	\$399,500	\$53,600
Importance Code B	\$144,800	\$79,000
Total	\$544,300	\$132,600

Total	\$154,200	\$600	\$300	\$7,200
Importance Code C	\$71,700			
Importance Code B	\$82,500	\$600	\$300	\$100
Importance Code A				\$7,100
Total	\$154,200	\$600	\$300	\$7,200
Site Pavements	\$29,900			
Mechanical	\$100	\$100	\$100	\$100
Electrical	\$30,500		\$200	
Interior Architecture	\$93,700	\$500		
Exterior Architecture				\$7,100
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
EXPENSE	EV 2025	EV 2026	EV 2027	



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

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

CITY UNIVERSITY OF NEW YORK - 042 BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE

Asset #: 2075

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Masonry: Granite	10%	LIFE **	5	\$2,600	
Masonry: Granite	Other Observation, Extent: N/A, Arc Location: In Colonnade And Area Explanation: Polished Granite Blo	ea Affected : 100% way	3	\$2,000	
Massamus Cronita				¢15 000	
Masonry: Granite	60% Now \$178,30 Joint Mortar Miss/Erod, Extent: Mo Location: West Wall	00 LITE	5	\$15,800	
	Staining/Discoloring, Extent : Mode Location : Various Locations	rate, Area Affected : 20%			
	Water Penetration, Extent : Moderat Location : Basement	te, Area Affected : 10%			
	Other Observation, Extent: N/A, Arc Location: Lower Level Under Col Explanation: Rusticated Granite I	onnade			
Masonry: Limestone	30% Now \$133,70		5	\$7,900	
Masomy. Emicsione	Broken/Missing Elements, Extent: M Location: Colonnade Scuppers/ C	Noderate, Area Affected : 10%	J	\$7,500	
	Cracking/Crumbling, Extent : Mode Location : Base At 1st Floor Color	00			
	Loose Units, Extent: Moderate, Area				
	Location: Colonnade Scuppers/ C Worn/Eroded, Extent: Moderate, Ar Location: Throughout Colonnade	ea Affected : 10%			
Windows	3				
Wood	100% Now \$87,40 Air Infiltration, Extent: Moderate, A Location: Basement		5	\$7,000	
	Broken/Missing Elements, Extent : M Location : Areaways	Aoderate, Area Affected : 50%			
	Dry Rot/Decay, Extent : Moderate, A Location : Basement	Area Affected : 100%			
Roof	0.507	2012	10	4.52 .600	
Clay Tile Copper/Terne	95% 5%	2043 ** 2048 **	10 10	\$53,600 \$7,100	
Soffits	370	2046	10	\$7,100	
Masonry: Brick	100%	LIFE **	5		
Interior			· ·		
Floors					
Cast in Place Concrete	90% Now \$29,90 Cracking/Crumbling, Extent: Mode Location: Basement		5	\$35,900	
	Water Penetration, Extent : Moderate Location : Electrical Room, Basem	**			
Ceramic Tile	5%	2036 **	5	\$900	
	=		5	7	

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

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

CITY UNIVERSITY OF NEW YORK - 042 BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE

Asset #: 2075

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile		Now	\$2,900	2036	**	5	\$500	
		_	nents, Extent : Mode out Storage Rooms		ea Affected : 5%			
Masonry: Brick	20%)		LIFE	* *			
Plaster	75%	Now	\$38,800	LIFE	* *	5	\$4,500	
	_	/Crumbling, n : Basemer	, Extent : Moderate	, Area Aj	ffected : 30%			
			u xtent : Moderate, A	waa Affa	atad . 250/			
		neiraiion, E. n : Basemer		геа Ајјес	vieu : 25%			
Ceilings								
Exposed Struc: Steel	50%)		LIFE	* *			
Masonry: Infill Arch	20%)		LIFE	* *			
Wood	30%	Now	\$22,000	LIFE	* *	5	\$79,000	
	Split/Crac	cked, Extent	t : Moderate, Area 2	4ffected	: 10%			
	Location	n : Basemer	ıt Corridor					
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location	n : Basemer	ıt Corridor					
Site Enclosure								
Fence/Gates								
Iron Picket	100%)		2053	* *			
Retaining Walls								
Masonry: Fieldstone	100%)		2043	* *			
Site Pavements								
On-Site Walkways								
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	95%		\$29,900	2036	* *			
		_	ients, Extent : Mode					
	Location	n : Various .	Areas Throughout (Colonnae	de			

Electrical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2033	\$27,600	1		
Panelboards								
Molded Case Bkrs	100%			2032	\$42,800	5	\$300	
Wiring								
Thermoplastic	100%			2033	\$30,700	1		
Lighting								
Interior Lighting								
Incandescent	100%	Now	\$144,800	2038	* *	2	\$200	
	Malfunctio	ning, Extent	: Moderate, Ared	a Affected	d : 50%			
	Location	: Throughou	ut The Building					

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

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

CITY UNIVERSITY OF NEW YORK - 042 BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE

Asset #: 2075

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

Lighting

Exterior Lighting

HID 100% Now \$30,500 2038 **

 ${\it Malfunctioning, Extent: Moderate, Area Affected: 50\%}$

Location: Building Perimeter

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution						
Steam Piping/Pump	25%	2033	\$26,200			
	On Extended Life, Extent : Light, Area	Affected:	100%			
	Location : Basement					
No Component	75%					
Terminal Devices						
Convector/Radiator	25%	2031	\$26,700	1	\$1,000	
	On Extended Life, Extent : Light, Area	Affected :	100%			
	Location: Basement					
No Component	75%					
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY

Address : 185 WEST 180th STREET

 Borough
 : BRONX
 Agency's Number
 : 21032

 Program / Asset #
 : CUN0007.320 / 2066
 Yr Built/Renovated
 : 1912 / 1948

Area Sq Ft : 12,768 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 12-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,Att

Block : 3222 Lot : 62 BIN : 2100256

CAPITAL	FY 2025 - 2028	FY 2029 - 2034		
Exterior Architecture	\$186,000			
Interior Architecture	\$134,500	\$672,400		
Electrical	\$244,100	\$70,000		
Mechanical	\$310,300	\$362,000		
Total	\$874,800	\$1,104,400		
Importance Code A	\$186,000			
Importance Code B	\$688,900	\$1,104,400		
Total	\$874,800	\$1,104,400		

Total	\$175,900	\$1,000	\$1,200	\$75,600
Importance Code C	\$74,100			
Importance Code B	\$73,800	\$1,000	\$1,200	\$73,800
Importance Code A	\$28,100			\$1,800
Total	\$175,900	\$1,000	\$1,200	\$75,600
Site Pavements	\$6,400			
Mechanical	\$23,300	\$500	\$700	\$47,700
Electrical	\$500	\$500	\$600	\$24,000
Interior Architecture	\$117,600			\$2,100
Exterior Architecture	\$28,100			\$1,800
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 2066

chitecture	С	urrent Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type		il Date H Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Masonry: Brick	Cracking/Cru Location : A	It Building	\$104,500 Extent : Moderate g Corners : Moderate, Area			5	\$13,000	
	Location : A	t Building	g Corners					
Masonry: Limestone		Miss/Eroa	\$28,100 l, Extent : Light, A · Cheek Walls & I	-		5	\$1,800	
Metal: Cage/Fence		_	ent : Light, Area A e Ladder Assemb		**	5	\$3,600	
Windows								
Aluminum	Location : T Ctrwt/Balnc N Location : T	n, Extent . Throughou Not Funct, Throughou ole, Extent	Extent : Modera et t : Moderate, Area	te, Area	Affected : 25%	5	\$2,900	
Roof							***	
Clay Tile	100% Recent Repair Location : M		Extent : N/A, Are	2053 ea Affecte	* * ed : 100%	10	\$21,500	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		

Interior

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

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

Asset #: 2066

chitecture	Cı	rrent Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type		Date I	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors Cast in Place Concrete	10% N Cracking/Crun Location : M	nbling, E	\$8,100 Extent : Moderate Nosing's	LIFE e, Area A <u>j</u>	* * Gected : 5%	5	\$4,300	
Mosaic Tile	Location : To Cracking/Crun Location : To	g Elemer pilets nbling, E pilets Extent : 1	\$31,400 ats, Extent : Moderate Extent : Moderate Moderate, Area	e, Area A <u>j</u>		5	\$1,200	
Vinyl Tile	Location: Be Broken/Missin Location: Be Cracking/Crun Location: Be Worn/Eroded,	ure, Extensement g Elemen asement nbling, E asement Extent:	\$134,500 nt : Moderate, A nts, Extent : Moderate Extent : Moderate Moderate, Area A nt Classrooms An	lerate, Ar e, Area A <u>j</u> Affected :	ea Affected : 15% Gected : 20%	3	\$6,200	
Interior Walls								
Masonry: Brick Plaster	Location: Bo	nbling, E asement	\$26,600 Extent : Severe, A Moderate, Area			5	\$6,700	
	Location : To Water Penetra Location : Bo	iroughou tion, Exte isement	t ent : Moderate, 2					
Wood	Location: To Dry Rot/Decay Location: To Water Penetra Location: To Other Observe Location: To	g Elemer pilets p, Extent pilets tion, Exte pilets tion, Ext	\$41,000 ats, Extent: Mod : Moderate, Area ent: Moderate, A ent: N/A, Area Are Actually Woo	n Affected Area Affec Affected :	eted : 25%	5	\$6,000	
Ceilings Exposed Struc: Concrete Plaster	90% N		\$10,500 ats, Extent : Mod	LIFE LIFE erate, Ar	* * * * ea Affected : 2%	5 5	\$300 \$11,100	

Site Pavements

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

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

Asset #: 2066

Architecture	Current	Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	95%		2038	* *					
Masonry: Granite	5% 4+	\$6,400	LIFE	* *					
·	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Main Entry Stair								
	Other Observation, Location : Main E		lffected :	100%					

Explanation: This Is Actually Brownstone

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	90%			2033	\$22,600	1		
Conduit	10%			2053	* *	1		
Panelboards								
Molded Case Bkrs	60%			2032	\$23,400	5	\$200	
Molded Case Bkrs	40%			2049	* *	5	\$100	
Wiring								
Thermoplastic	80%			2033	\$22,400	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	\$70,000	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$185,900	10	\$11,700	
	T-8 Lamps	And Fixtu	res, Extent : Light,	Area Aff	ected : 100%			
	Location	: Through	out The Building					
Egress Lighting								
Emergency, Service	50%			2028	\$3,800	1		
Exit, Service	10%			2028	\$500	1		
Exit, Battery	40%			2028	\$7,100	10	\$300	

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

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

Asset #: 2066

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting							
HID	100%		2028	\$58,200	10		
	Other Observation,	Extent : N/A, Area A	ffected :	100%			
	Location: Building	g Perimeter					
	Explanation: Con	trolled Via Photocel	Į.				
Alarm							
Security System							
Generic	100%		2038	* *	1	\$4,800	
	Other Observation,	Extent : N/A, Area A	ffected :	100%			
	Location : Through	hout The Building					
	Explanation : CCT	V Surveillance Can	eras				
Fire/Smoke Detection							
Under Construction	100%						

Mechanical	Current Repa	air Futı	ure Replacement	М					
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Distribution									
Steam Piping/Pump	100% Now	\$20,000 2033	*)						
	On Extended Life, Extent : Light, Area Affected : 90%								
	Location: Throughout								
	Steam Traps Faulty, Exte	nt : Severe, Area Affec	ted : 100%						
	Location : Throughout								
Terminal Devices									
Convector/Radiator	100%	2031	\$102,000	1	\$4,100				
	On Extended Life, Extent	: Light, Area Affected	: 100%						
	Location : Throughout								
Controls									
Pneumatic	100%	2027	\$241,000						
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Throughout								
	Explanation : Master Ba Compressor In Adjacent				ed Air				
Air Conditioning	, J								
Energy Source									
Electricity	100%	2041	* *	1					
Conversion Equipment									
Window/Wall Unit	100%	2028	\$47,200	1					
Ventilation									
Distribution									
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$700				
No Component	90%								

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

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

Asset #: 2066

Mechanical	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost es)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	5% Now		2043	**	2		
	Malfunctioning, E Location : Base	Extent : Moderate, Are ment - Room 02	a Affected	: 100%			
	Noisy/Vibrating, I	Extent : Moderate, Arc	a Affected	: 100%			
	Location : Base	ment - Room 02					
No Component	95%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	\$160,200	1		
		Extent : Light, Area	Affected: 9	00%			
	Location: Thro	ughout					
Water Heater With Tanks	1000/		2026	460.200			
Electric	100%	F	2026	\$69,300	4		
	· ·	Extent : Light, Area					
		ment - Water Heater I					
		n, Extent : Light, Area	00				
		ment - Water Heater I		e Room 01			
G B	Explanation : Q	uantity: 1, 40 Gallon	S				
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Fixtures	10070		LIFE		1		
Generic	100%						
Generic		, Extent : Light, Area	Affected :	100%			
	Location : Toile	-	престей. Т	10070			
Fire Suppression	Locuiton . Totte	11001110					
Sprinkler							
No Component	70%						
Generic	30%		2043	* *	1-2	\$1,100	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX

Address : 185 WEST 180th STREET

Borough : BRONX Agency's Number : 21033
Program / Asset # : CUN0007.330 / 2067 Yr Built/Renovated : 1948 / 2002

Area Sq Ft : 6,480 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 12-May-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3222 Lot : 62 BIN : 2100256

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$237,600	\$90,400
Interior Architecture	\$409,800	
Electrical		\$164,300
Mechanical	\$181,800	\$183,700
Total	\$829,100	\$438,400
Importance Code A	\$237,600	\$90,400
Importance Code B	\$591,500	\$348,000
Total	\$829,100	\$438,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$50,300			
Interior Architecture	\$41,400			\$1,100
Electrical			\$100	
Mechanical	\$52,300	\$200	\$700	\$30,500
Site Enclosure	\$4,200			
Site Pavements	\$1,800			\$4,300
Total	\$150,100	\$300	\$800	\$35,900
Importance Code A	\$50,300			
Importance Code B	\$85,600	\$300	\$800	\$31,600
Importance Code C	\$14,200			\$4,300
Total	\$150,100	\$300	\$800	\$35,900



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

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

Asset #: 2067

rchitecture	Current	Current Repair		Future Replacement		Maintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	5 0/ N	Φ10 400	TIPP	* *	-	Ф1 2 500	
Masonry: Bluestone	5% Now Broken/Missing Elen Location: Through Joint Mortar Miss/E Location: Through Spalling, Extent: Mo	nout Building Base rod, Extent : Moder nout Building Base	ate, Area	ea Affected : 10% Affected : 50%	5	\$12,500	
	Location : Through	nout Building Base					
Masonry: Limestone	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Near Northeast And Southeast Corners Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% Location : Throughout	\$7,700					
	Caulking Deteriorate Location : Perimet	ed, Extent : Modera er Sealant At Base (Of Walls,	Throughout			
	Worn/Eroded, Extent Location : Through		lffected :	100%			
Wood	Dry Rot/Decay, Exte Location : Fascia, Split/Cracked, Exten	Trims Below Roof L nt : Moderate, Area Both Entry Doors	ine Affected Affected .	: 30%	5	\$1,400	
Windows							
Aluminum	100% Now Bent/Warped Elemen Location: Through Misaligned/Bulging, Location: North S Caulking Deteriorate Location: Around Water Penetration, E Location: Around	out Extent : Moderate, ide Windows ed, Extent : Modera Window Frames Extent : Moderate, A	Area Aff te, Area	ected : 10% Affected : 25%	5	\$300	
Roof Modified Bitumen	100%		2033	\$90,400	10	\$8,500	

Interior

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

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

Asset #: 2067

Architecture	Current Repair	pair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
nterior Floors						
Cast in Place Concrete	5% Paint Peeling, Extent : Light, Area Aff Location : Mechanical Spaces	LIFE ** ected: 25%	5	\$1,000		
Vinyl Tile	60% Now \$152,400 Adhesion Failure, Extent: Moderate, Location: Throughout Broken/Missing Elements, Extent: Mo	Area Affected : 25%	3	\$2,100		
	Location: Various Locations Patching Evident, Extent: Moderate, Location: Throughout	Area Affected : 20%				
	Uneven Surface, Extent : Moderate, An Location : Throughout Worn/Eroded, Extent : Moderate, Area Location : Throughout	•				
Vinyl Tile 9" X 9"	35% Now \$257,400 Broken/Missing Elements, Extent: Mo Location: Throughout Cracking/Crumbling, Extent: Modera	derate, Area Affected : 25%	3	\$1,200		
	Location: Throughout Loose Units, Extent: Moderate, Area Affected: 20% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 100% Location: Labs And Utility Spaces					
Interior Walls						
Cast in Place Concrete Concrete Masonry Unit	15% 50% 0-2 \$5,400 Diagonal Cracks, Extent : Moderate, A Location : Throughout		5	\$1,200		
Gypsum Board	20% Now \$1,600 Punct/Tear/Impact Damage, Extent : M Location : Corridor Wall		5	\$700		
Masonry: Brick	5% Now \$5,400 Water Penetration, Extent: Moderate, Location: West Side Other Observation, Extent: Moderate	Area Affected : 10%				
	Location: West Side Party Wall Explanation: Deteriorated Finish	. Агей Аујесней : 1070				
Plywood/Hardboard	10%	LIFE **				

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

^{**} 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 Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings	00/ 27	00.100			_		
AcousTileSusp.Lay-In	2% Now	\$3,100	2053	**	5	\$100	
	Broken/Missing Elen Location: Toilets	ients, Extent : Moa	erate, Are	ea Affectea : 50%			
	Staining/Discoloring	Frient · Moderate	Area At	Sected · 25%			
	Location : Toilets	, Esterii . Moderate	, 111 ca 11)	jeelea : 2570			
Exposed Struc: Wood	5%		LIFE	* *			
r	Paint Peeling, Exten	t : Moderate, Area .		10%			
	Location : Through	out					
Plaster	93% Now	\$26,000	LIFE	* *	5	\$5,500	
	Broken/Missing Elen	ients, Extent : Mod	erate, Are	ea Affected : 15%			
	Location : Various Labs And Classrooms						
	Water Penetration, E		rea Affec	cted : 5%			
a: -	Location : Through	out					
Site Enclosure							
Retaining Walls Concrete Masonry Unit	50%		2043	* *			
Masonry: Brick	44% Now	\$4,200	2043	* *			
y- <u>-</u>	Broken/Missing Elements, Extent: Moderate, Area Affected: 5%						
	Location : Entry						
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%						
	Location : Entry						
	Spalling, Extent : Moderate, Area Affected : 10%						
	Location: Entry						
	Other Observation, E Location: This Is A			100%			
	Explanation: Loca		imesione				
Masonry: Brick	6%	non riolea	2063	* *			
Site Pavements	070		2003				
On-Site Walkways							
Cast in Place Concrete	95% Now	\$1,800	2038	* *			
	Cracking/Crumbling			fected : 20%			
	Location : Site Stai	r At South Side Of	Building				
Wood	5%		2028	\$4,300	1-3	\$300	
	Other Observation, I		ffected :	100%			
	Location : Landing						
	Explanation: Com	posite Lumber					

Electrical	Curren	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2033	\$15,800	1		

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

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

Asset #: 2067

Electrical		Current Repair	Futu	Future Replacement		aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Under 600 Volts							
Panelboards							
Molded Case Bkrs	70%		2032	\$20,500	5	\$100	
Molded Case Bkrs	30%		2049	* *	5	\$100	
Wiring							
Thermoplastic	80%		2033	\$16,800	1		
Thermoplastic	20%		2053	* *	1		
Motor Controllers							
Locally Mounted	100%		2031	\$70,000	5		
Lighting							
Interior Lighting							
Fluorescent	100%		2033	\$94,300	10	\$5,900	
	_	And Fixtures, Extent : Light	, Area Aff	fected : 100%			
	Location	: Throughout The Building					
Egress Lighting							
Emergency, Service	50%		2033	\$1,900	1		
Exit, Battery	50%		2033	\$4,500	10	\$200	
Exterior Lighting							
HID	10%		2033	\$3,000	10		
	Other Obs	ervation, Extent : N/A, Area	Affected :	100%			
	Location	: Building Perimeter					
	Explanai	tion : Controlled Via Photoce	ell				
No Component	90%						
Alarm							
Fire/Smoke Detection							
Under Construction	100%						

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
HTHW/HW	100%		2043	* *	1		
(Other Observation, Ext	tent : N/A, Area Af	fected :	100%			
	Location: 1st Floor						
	Explanation : Supplie	ed From Campus F	leating	Plant			
Conversion Equipment							
Heat Exchanger, Shell &	100%		2036	* *			
Tube							
(Other Observation, Exi	tent : N/A, Area Af	fected :	100%			
	Location : 1st Floor	Mechanical Room					
	Explanation : Steam (Heating Plant	Generator, High To	emperat	ture Water Heat So	urce Fro	m Campus	

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

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

Asset #: 2067

Mechanical	Current Repair Future F			e Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution	100% Now	\$15,200	2022	\$50.700			
Steam Piping/Pump	Corroded, Extent: Li Location: 1st Floo Leak Evident, Extent	r		\$50,700			
	Location: 1st Floor On Extended Life, Ex	r					
	Location: Through		ујестей.	00/0			
	Steam Traps Faulty, I	Extent : Moderate,	Area Affe	ected : 100%			
T : 1D :	Location : Through	out					
Terminal Devices Convector/Radiator	100%		2031	\$51,800	1	\$2,100	
Convector/Radiator	On Extended Life, Ex Location : Through	-			1	\$2,100	
Controls							
Digital	100% Now Malfunctioning, Exte						
	Location : Room 11 End Communicatio Other Observation, E	n Extent : N/A, Area A	•		lir Press	ure, No Front	
	Location : Through Explanation : Camp With Dedicated Bui	ous Central Plant L		ontrols With Local	Pneumai	tic Field Devices	
Air Conditioning		3 1					
Energy Source							
Electricity	100%		2049	* *	1		
Conversion Equipment Window/Wall Unit	80%		2028	\$19,200	1		
No Component	20%						
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,600	
Exhaust Fans	10070		LII L		2-3	ψ3,000	
Roof	90%		2028	\$11,100	2	\$200	
	On Extended Life, Ex Location : Roof	tent : Light, Area A	lffected :				
Wall Unit	10% Now Malfunctioning, Exte Location: Room 11		2043 a Affected	* * l : 100%	2		
Plumbing							
H/C Water Piping							
Brass/Copper	100% On Extended Life, Ex Location : Through	-	2033 Iffected :	\$81,300 100%	1		
Water Heater With Tanks							
Not Accessible	100%						

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

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

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

Asset #: 2067

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2025	\$200	4	\$200	
Fixtures							
Generic	100%						
	Obsolete Fixtures, Ex	ctent : Light, Area A	ffected :	100%			
	Location : Toilet Ro	ooms					

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE LANGUAGE HALL

Address : 2050 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21011
Program / Asset # : CUN0007.110 / 2074 Yr Built/Renovated : 1894 / 2003

Area Sq Ft : 21,413 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 26-Apr-2022 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,2,3

Block : 3222 Lot : 62 BIN : 2096464

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$139,600	
Interior Architecture	\$75,600	
Electrical		\$126,000
Mechanical	\$929,200	\$504,500
Total	\$1,144,400	\$630,500
Importance Code A	\$139,600	
Importance Code B	\$1,004,800	\$630,500
Total	\$1,144,400	\$630,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$5,700	\$4,200		
Interior Architecture	\$70,300	\$21,000	\$1,100	\$2,800
Electrical	\$50,400	\$1,100	\$800	\$38,500
Mechanical	\$57,400	\$1,000	\$3,400	\$6,800
Site Pavements	\$1,900			
Total	\$185,800	\$27,200	\$5,300	\$48,000
Importance Code A	\$5,700	\$4,500		\$300
Importance Code B	\$138,600	\$22,700	\$5,300	\$47,800
Importance Code C	\$41,500			
Total	\$185,800	\$27,200	\$5,300	\$48,000



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

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

Asset #: 2074

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_	* * * * * * * *	
Masonry: Brick	85%			LIFE	* *	5	\$49,600	
Masonry: Granite	5%		4-2 000	LIFE	* *	5	\$2,200	
Masonry: Limestone	10%		\$73,900	LIFE	**	5	\$4,400	
	_	_	Extent : Moderate					
			try And Lower Fas : Moderate, Area A					
			: Moaerate, Area A try And Lower Fas	-				
Windows								
Aluminum	95%	Now	\$65,700	2049	* *	5	\$6,400	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
		ı : Basemer	it Windows					
Metal Louvers	5%			2036	* *	10	\$4,200	
Roof	0.50			2012	de de	4.0	0.10.00	
Clay Tile	95%			2043	* *	10	\$19,200	
Copper/Terne	5%		\$5,700	2048				
		_	ents, Extent : Mode		ea Affectea : 20%			
C CC+	Location	i : Guilers (On South Side Of R	00)				
Soffits Massamu Limestone	100%			LIFE	* *	5		
Masonry: Limestone nterior	10070			LIFE				
Floors								
Carpet	20%			2029	\$167,200	3	\$13,200	
Ceramic Tile	5%			2042	**	5	\$2,200	
Steel Plate	5%			LIFE	* *	1	Ψ2,200	
Steel I late			Extent : N/A, Area A		100%	•		
		ı : Egress S		9,5				
		tion : Loca						
Terrazzo	20%			LIFE	* *	5	\$6,900	
TOTTUZZO			xtent : Light, Area		: 15%	3	φο,σου	
			d Third Floor	33				
Vinyl Tile	48%	Now	\$12,500	2038	* *	3	\$7,900	
•	Worn/Ero	ded, Extent	: Moderate, Area A	Affected :	2%			
	Location	ı : Mechani	ical Room In Basen	ient				
Vinyl Tile 9" X 9"	2%	Now	\$75,600	2043	* *	3	\$300	
,			Extent : Moderate		fected : 100%	=	7 0	
	U	_	oom In Basement	<i>J</i> .	•			

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

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

Asset #: 2074

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
Gypsum Board	20%			LIFE	* *	5	\$5,000	
Masonry: Fieldstone	2%		4.0	LIFE	**	_	40.100	
Plaster	73%		\$39,600	LIFE	**	5	\$9,100	
	_	_	Extent : Moderate	, Area Aj	fected: 2%			
		n : West Sta		4 40	6 . 1 200/			
	_		Extent : Moderate,		ected: 20%			
			ical Spaces In Base		200/			
		0	t : Moderate, Area A	Affected	: 20%			
		n : Various		1.00	. 1 50/			
		ietration, E. n : West Sta	xtent : Moderate, A	rea Affe	cted: 5%			
G '1'	Location	1 : West Sta	ır					
Ceilings	50/	Marr	\$2.800	2038	* *	5	¢1 400	
AcousTileConcealSpLn	5% Puokan/M		\$3,800 nents, Extent : Mode			5	\$1,400	
		_	ienis, Exieni : Mode Room In Basement	eraie, Ar	ea Affectea : 5%			
			Room in basement	2016	* *		#22.100	
AcousTileSusp.Lay-In	75%		Φ1.4.400	2046	* *	5	\$33,100	
Plaster	20%		\$14,400	LIFE		5	\$5,500	
	_	_	Extent: Moderate	, Area Aj	fected: 10%			
		_	out Basement	1.00 . 1	2007			
		0	t : Moderate, Area A	Affected	: 20%			
at. B	Location	i : various	Classrooms					
Site Pavements On-Site Walkways								
Cast in Place Concrete	85%			2046	* *			
Masonry: Granite	15%		\$1,900	LIFE	* *			
			od, Extent : Moder	ate, Ared	ı Affected : 25%			
	Location	n : Main En	try Stair					

Electrical	C	urrent R	epair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	75%			2033	\$49,200	1		
Conduit	25%			2053	* *	1		

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

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

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

Asset #: 2074

Electrical		Current F	Repair	Future Replacement Maintenance				
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	\$10,700	5	\$100	
Molded Case Bkrs	70%			2041	* *	5	\$400	
Molded Case Bkrs	20%			2049	* *	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$49,600	2058	* *	1		
			nt : Light, Area Aff	ected : 1	00%			
	Location	: Through	out Building.					
Thermoplastic	30%			2033	\$24,800	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	\$76,800	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
tand-by Power								
Transfer Switches								
Under Construction	100%							
ighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	\$19,600	
	T-8 Lamps 2	And Fixtu	res, Extent : Light,	Area Aff	ected : 100%			
	Location	: Through	out The Building					
Egress Lighting								
Emergency, Service	50%			2028	\$7,100	1		
Exit, Service	25%			2028	\$2,500	1		
Exit, Battery	25%			2028	\$8,100	10	\$400	
Exterior Lighting								
HID	10%			2038	* *	10		
	Other Obse	rvation, E	xtent : N/A, Area A	ffected :	100%			
	Location .	: Through	out The Building					
	Explanati	on : Contr	olled Via Photocel	l				
No Component	90%							
.larm								
Security System								
Generic	100%			2041	* *	1	\$8,000	
		rvation, E	xtent : N/A, Area A		100%		. , .	
	Location							
		-	V Surveillance Cam	ieras				
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

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

Asset #: 2074

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	-							
Energy Source								
HTHW/HW	100%			2043	* *	1		
			Extent : N/A, Area A	ffected :	100%			
		ı : Basemer			7.			
	Explana	tion : Supp	lied From Campus	Heating	Plant			
Conversion Equipment	1000/			2026	* *	2	¢1 200	
HTHW/HW Exchanger	100%			2036	* *	2	\$1,300	
Distribution	1000/	N	¢1 000	2022	¢50.200	4	¢1 100	
Hot Wtr Piping/Pump		Now	\$1,000	2032	\$50,200	4	\$1,100	
		erioraiing, 1 : Basemer	Extent : Moderate,	Area Ajj	eciea : 10%			
			u tent : Light, Area A	Iffected ·	100%			
		ieu Lije, Ex 1 : Through	-	ујестеи .	100/0			
Terminal Devices	Location	i . Imougn	Out					
Convector/Radiator	85%	Now	\$3,200	2031	\$159,500	1	\$5,300	
Convector/Radiator			ng, Extent : Moder		•	1	Ψ5,500	
			Locations - Self-co			s Missins	Actuators	
			tent : Light, Area A				,	
		ı : Through	-		10070			
Fan Coil Unit/Heat	15%			2028	\$85,400	1	\$1,000	
Controls					400,100		4-,	
Digital	100%	Now	\$33,000	2026	\$659,200			
	Malfuncti	oning, Exte	nt : Moderate, Area	a Affected	d: 100%			
	Location	ı : Basemer	nt - Control Panel F	owered (Off			
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Through	out					
			ous Central Plant L		ontrols With Local	Pneuma	tic Field Devices	
=	With De	dicated Bui	lding Air Compress	sor				
Air Conditioning								
Energy Source	7.50/			2041	* *	1		
Electricity	75%			2041		1		
No Component	25%							
Conversion Equipment	1.50/			2020	¢01 000			
Split Unit	15%		tout Light Auga A	2028	\$81,800			
	-	-	tent : Light, Area A	-		onfavance	Poom And Fan	
	Location : Outdoor Units - Backyard, Indoor Units - Basement Conference Room And Fan Room							
		servation, E	Extent : N/A, Area A	ffected :	100%			
			Units - Backyard,			onference	Room And Fan	
		tion : Two	Systems, One Ducto	ed With L	Ox And Hot Water (Coils And	d One Ductless	
Window/Wall Unit	60%			2026	\$52,200	1		
No Component	25%							

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

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

Asset #: 2074

Mechanical	Current Repair	Future Replaceme	Future Replacement Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimated C FY	Cost Cycle (Yrs)		Priority
Air Conditioning Distribution Ductwork/Diffusers No Component Ventilation Distribution Ductwork/Diffusers	15% Other Observation, Extent: N/A Location: Basement Explanation: Serving Confere 85% 100% Now \$2 Malfunctioning, Extent: Moder	o,200 LIFE	** 2 ** 2-5	\$4,200 \$11,900	
	Location: Throughout - Back Other Observation, Extent: N/A Location: Throughout Explanation: Gravity Ventilat	•	ag, Unknown	a Source	
Exhaust Fans Wall Unit	10% Other Observation, Extent: N/A Location: Basement, Fan Roo Explanation: Two Units	**	000 2	\$100	
No Component	90%				
Plumbing H/C Water Piping Brass/Copper	100%	2033 \$294,	800 1		
Water Heater With Tanks Electric	100% On Extended Life, Extent: Ligh Location: Basement Other Observation, Extent: Lig Location: Basement Explanation: One- 120 Gallo	ht, Area Affected : 100%	700 4		
Sanitary Piping Cast Iron Storm Drain Piping	100%	LIFE	** 1		
Cast Iron Sump Pump(s)	100%	LIFE	** 1		
Non-Submersible Fixtures	100%	2028 \$4,	600 4	\$500	
Generic	100%				

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE LOEW ANNEX

Address : 2085 UNIVERSITY AVENUE

Borough : BRONX Agency's Number : 21022 Program / Asset # : CUN0007.220 / 2079 Yr Built/Renovated : 1920 /

Area Sq Ft : 10,138 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 12-May-2022 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3222 Lot : 40 BIN : 2097307

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$544,500	
Interior Architecture	\$245,600	\$139,800
Mechanical	\$694,700	
Total	\$1,484,800	\$139,800
Importance Code A	\$621,800	
Importance Code B	\$863,000	\$139,800
Total	\$1,484,800	\$139,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$22,000			
Interior Architecture	\$57,700			\$1,200
Electrical	\$54,900	\$1,100	\$1,100	\$14,700
Mechanical	\$8,600	\$7,800	\$3,900	\$41,900
Total	\$143,200	\$8,900	\$5,100	\$57,800
Importance Code A	\$22,000	\$300		\$300
Importance Code B	\$120,600	\$8,600	\$5,100	\$57,500
Importance Code C	\$600			
Total	\$143.200	\$8,900	\$5,100	\$57,800



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

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

Asset #: 2079

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls			_	*	
Stucco Cement	100% Now \$142,200	2038 **	5	\$16,100	
	Cracking/Crumbling, Extent : Severe, A Location : Throughout	rea Affected : 25%			
	Vertical Cracks, Extent : Severe, Area A	flacted : 15%			
	Location: Throughout	Heciea . 1570			
Parapets	Location: Throughout				
Metal: Cage/Fence	12% Now \$2,400	2053 **	5	\$700	
	Corrosion/Rusting, Extent : Moderate, A	Area Affected : 100%			
	Location : Around Roof Equipment				
No Component	88%				
Roof					
Built-Up (BUR)	65% Now \$206,800	2043 **			
	Gut/DS Non Func/Miss, Extent : Moder	ate, Area Affected : 50%			
	Location: Throughout	1 200/			
	Vegetation Growth, Extent: Moderate, A Location: Throughout	Area Affected : 20%			
	Water Penetration, Extent : Moderate, A Location : Offices	Irea Affected : 10%			
	Worn/Eroded, Extent : Moderate, Area A	Affected : 25%			
	Location : Throughout				
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location : Roof Viewed Form The Bui	lding Roof Top Directly Adj	acent.		
	Explanation: Inaccessible				
Single Ply Membrane	35% Now \$19,600	2028 \$195,500			
	Gut/DS Non Func/Miss, Extent: Moder	ate, Area Affected : 25%			
	Location: North Elevation				
	Ponding, Extent: Moderate, Area Affect	ted : 10%			
-	Location: Throughout				

Interior

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

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

Asset #: 2079

chitecture	Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors	50/ N	¢4 100	2026	* *	-	\$400	
Ceramic Tile	5% Now Broken/Missing Elem Location : Bathroom		2036 erate, Ar		5	\$400	
Raised Access Floor	30% Now Broken/Missing Elem Location: Through		2036 erate, Ar	* * ea Affected : 5%	5	\$8,300	
	Loose/Delam Surface, Extent: Moderate, Area Affected: 10% Location: Throughout Uneven Substrate, Extent: Moderate, Area Affected: 25%						
	Location : Througho						
Vinyl Tile	35% Now Adhesion Failure, Ext Location: Through Broken/Missing Elem Location: Through Worn/Eroded, Extent Location: Through	out ents, Extent : Mode out : Moderate, Area A	erate, Ar	ea Affected : 15%	3	\$1,900	
Vinyl Tile 9" X 9"	30% Now	\$173,500	2043	* *	3	\$1,700	
vinyi The 7 A 7	Adhesion Failure, Ext Location: Through Broken/Missing Elem Location: Through	tent : Moderate, Ar out ents, Extent : Mode	ea Affec		3	ψ1,700	
	Worn/Eroded, Extent Location: Through	: Moderate, Area A	Iffected :	100%			
Interior Walls							
Concrete Masonry Unit	70% Other Observation, E. Location: Throughe Explanation: Paint	out		* * : 15%	5	\$4,100	
Glass: Single Pane	5%		LIFE	* *	5	\$500	
Gypsum Board	10%	Φ.CO.O.	LIFE	* *	5	\$900	
Plywood/Hardboard	15% Now Broken/Missing Elem Location: Receiving		LIFE erate, Ar				
Ceilings							
AcousTileSusp.Lay-In	100% Now Broken/Missing Elem Location: Througho	out			5	\$7,400	
	Staining/Discoloring, Location: Througho Worn/Eroded, Extent	out					
	Location : Through		.,, cereu .	2070			

Site Pavements

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

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

Asset #: 2079

Architecture	Current	Repair	Futui	re Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Asphalt	80%		2036	* *			
Pavers/Stone	20%		2036	* *			

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	100%			2043	* *	1		
Panelboards						_		
Molded Case Bkrs	100%			2041	* *	5	\$300	
Wiring	• • • • •		40.000	• • • • •				
Braided Cloth	30%	2-4	\$9,800	2058	**	1		
		-	ent : Moderate, Are	a Affecte	ed: 100%			
		: Through	out The Building					
Thermoplastic	70%			2043	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
tand-by Power								
Transfer Switches	4000/							
Under Construction	100%							
ighting								
Interior Lighting	1000/	2.4	#14.200	2020	* *			
Fluorescent	100%	2-4	\$44,200	2038				
			Extent : Moderate, A	irea Ајје	ctea : 40%			
		_	out The Building	1 100	1 1000/			
	_		res, Extent : Light, out The Building	Area AJJ	ectea : 100%			
	Locanon	: Inrougn	out The Building					
Egress Lighting	500/			2020	#2 100	1		
Emergency, Service	50%			2028	\$3,100	1	#200	
Exit, Battery	50%			2028	\$5,700	10	\$300	
Exterior Lighting	100/			2020	01.000	10		
HID	10%	amatica I	Extant N/A Aug = 4	2028	\$4,600	10		
			Extent : N/A, Area A Perimeter	ујества :	10070			
		_		1				
N. C.		ion : Cont	rolled Via Photocel	ι.				
No Component	90%							

Alarm

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

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

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

Asset #: 2079

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm							
Security System							
Generic	100%	2033	\$18,600	1	\$3,800		
	Other Observation, Extent: N/A, Area A	ffected : 10	00%				
	Location: Throughout The Building						
	Explanation : CCTV Surveillance Can	ieras					
Fire/Smoke Detection							
Generic, Digital	100%	2033	\$25,500	1-3	\$6,200		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Throughout The Building						
	Explanation: Central Control Panel. Smoke Detection.	Strobe Ligh	its, Manual Pull	Stations,	Alarm Bells,		

Mechanical	Current Repai	ir Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	30%	2033		1		
Not Accessible	70%					
	Other Observation, Extent	: N/A, Area Affected :	0%			
	Location: 1st Floor					
	Explanation : No Access The Building. Building U					
Conversion Equipment						
Radiant Heater	30%	2028	\$77,300	2	\$1,400	
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location: 1st Floor					
	Explanation: Electric Bo	aseboard Heaters And	Air Curtain			
Not Accessible	70%					
Distribution						
Steam Piping/Pump	70% 0-2	\$55,500 2063	* *			
1 0 1	Corroded, Extent : Modera	ate, Area Affected : 10	0%			
	Location : 1st Floor - Ab	ove Ceiling				
	On Extended Life, Extent:	Light, Area Affected .	100%			
	Location : 1st Floor - Ab	ove Ceiling				
No Component	30%					
Terminal Devices						
Not Accessible	100%					
Controls						
Not Accessible	100%					
Air Conditioning						
Energy Source						
Electricity	100%	2032	\$27,200	1		

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

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

Asset #: 2079

Mechanical		Current Repair Future Repl			e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	80%	0-2	\$86,900	2043	* *	2	\$400	
C			evere, Area Affected espected From Gro		!			
Window/Wall Unit		ed Life, Ex : 1st Floor	tent : Light, Area A r - 2 Units	2026 Iffected :	\$7,500 100%	1		
Distribution Ductwork/Diffusers		0-2 Extent : M : 1st Floor	\$347,900 Toderate, Area Affec	LIFE cted : 100	**	2	\$10,600	
No Component	20%							
Heat Rejection Air Cooled Condenser Unit	30%	0-2	\$8,600	2043	* *	2	\$1,700	
			evere, Area Affected espected From Gro		!			
No Component	70%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,700	
Exhaust Fans Roof			tent : Light, Area A spected From Gro			2	\$300	
Wall Unit	5%			2028	\$200	2		
Plumbing H/C Water Piping Brass/Copper	100% Corroded.	0-2 Extent : M	\$127,200 Joderate, Area Affe	2063 cted : 100	**	1		
	Location On Extend	: 1st Floor	r tent : Light, Area A					
Water Heater With Tanks Electric	Location	: 1st Floor	Extent : N/A, Area A r · 30 Gallons	2028 Iffected :	\$23,100	4		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100% Obsolete F	ixtures, Ex	tent : Light, Area 2		100%	1		

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE LOEW HALL

Address : 2055 UNIVERSITY AVENUE

Borough : BRONX Agency's Number : 21020 Program / Asset # : CUN0007.200 / 2078 Yr Built/Renovated : 1954 /

Area Sq Ft : 53,776 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 12-May-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3,4

Block : 3222 Lot : 1 BIN : 2014898

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,070,100	\$78,100
Interior Architecture	\$6,025,800	
Electrical	\$356,900	\$412,300
Mechanical	\$1,608,100	\$1,255,600
Total	\$10,060,900	\$1,745,900
Importance Code A	\$2,070,100	\$78,100
Importance Code B	\$7,990,800	\$1,667,800
Total	\$10,060,900	\$1,745,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$21,600			\$500
Interior Architecture	\$16,900	\$2,200	\$2,200	\$15,000
Electrical	\$41,000	\$2,400	\$2,500	\$2,000
Mechanical	\$103,400	\$2,100	\$6,200	\$3,300
Site Enclosure	\$15,900			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$203,700	\$11,700	\$15,900	\$25,700
Importance Code A	\$21,600			\$500
Importance Code B	\$166,200	\$11,700	\$15,900	\$25,300
Importance Code C	\$15,900			
Total	\$203,700	\$11,700	\$15,900	\$25,700



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

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

Asset #: 2078

rchitecture	Current Repair	Future Replacement	M		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior			•		
Exterior Walls	100% Now \$1,255,800	LIFE **	5	¢70 100	
Masonry: Brick	100% Now \$1,255,800 Diagonal Cracks, Extent: Moderate, A. Location: North Bulkhead Horizontal Cracks, Extent: Moderate, A. Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate, Location: Throughout Loose Units, Extent: Moderate, Area A. Location: North Bulkhead Misaligned/Bulging, Extent: Moderate, Location: North Bulkhead	rea Affected : 20% Area Affected : 20% rate, Area Affected : 30% ffected : 5%	3	\$78,100	
	Rusting Masonry Supt, Extent : Modera Location : Throughout And Various W	00			
Windows					
Aluminum	100% Now \$381,000 Air Infiltration, Extent: Moderate, Area Location: Throughout Ctrwt/Balnc Not Funct, Extent: Moderate Location: Throughout		5	\$4,100	
	Deteriorated Finish, Extent: Moderate Location: Throughout Caulking Deteriorated, Extent: Modera Location: Throughout				
Parapets					
Masonry: Brick	5% Now \$8,900 Cracking/Crumbling, Extent: Moderate Location: Stair Bulkheads Horizontal Cracks, Extent: Moderate, Location: Stair Bulkheads		5	\$200	
Metal Panel	5%	2053 **	5	\$900	
Metal Rail	90% Now \$5,700 Broken/Missing Elements, Extent: Mod Location: Lower Roof Deteriorated Finish, Extent: Moderate Location: Lower Roof		5	\$30,700	
Roof	1000/ Name #422.200	2042 **			
Built-Up (BUR)	100% Now \$433,300 Blisters, Extent: Moderate, Area Affect Location: Throughout Embedded Gravel Surface, Extent: Lig Location: Throughout Vegetation Growth, Extent: Moderate,	ed : 25% ht, Area Affected : 100%			
	Location: Various Areas Worn/Eroded, Extent: Moderate, Area . Location: Throughout	Affected : 50%			

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

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

Asset #: 2078

Architecture	Current Repair		Future Replacement		M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Soffits Cast in Place Concrete	Location Exposed Re Location Water Pene	Crumbling : Through einforceme : Through	ent, Extent : Moder out Extent : Moderate, A	ate, Area A	Iffected : 5%	5	\$3,000	
nterior	Location	. Inrougn	oui					
Floors Carpet Cast in Place Concrete	5% 5% Cracking/C	_	\$7,400 , Extent : Moderate	2029 LIFE , Area Affe	\$76,900 * *	3 5	\$6,700 \$9,700	
Ceramic Tile Vinyl Tile 9" X 9"	5% 85% Uneven Su		xtent : Moderate, A Rooms	2042 2028 rea Affecte	\$5,913,800 d:10%	5 3	\$4,500 \$37,900	
Interior Walls Concrete Masonry Unit Masonry: Brick	95% 5%			LIFE LIFE	* *	5	\$25,500	
Ceilings AcousTile,Adhered	20% Staining/D Location Worn/Erod	: Corrido ed, Extent	: Moderate, Area A	2038 e, Area Affe		5	\$8,900	
AcousTileConcealSpLn Exposed Struc: Concrete	10%	: Corrido	rs	2038 LIFE	* *	5 5	\$11,100 \$7,000	
Plaster ite Enclosure Free Standing Walls	20%			LIFE	* *	5	\$11,100	
Masonry: Brick	Location Cracking/C Location Joint Morte	ssing Elem : At Entry Crumbling : At Entry	, Extent : Moderate Areas rod, Extent : Moder	, Area Affe	ected : 15%			
Retaining Walls Cast in Place Concrete Site Pavements	100%			2053	* *			
On-Site Walkways Cast in Place Concrete	100%			2038	* *			
Parking/Driveway Asphalt	100%			2036	* *			

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

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

Asset #: 2078

Electrical		Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers	1000/							
Under Construction	100%							
Switchgear / Switchboard	1000/							
Under Construction	100%							
Raceway Conduit	85%			2033	\$120,000	1		
Conduit	85% 15%			2033	\$120,000 * *	1		
Panelboards	1370			2043		1		
Molded Case Bkrs	30%			2041	* *	5	\$400	
Molded Case Bkrs	70%			2041	\$95,500	<i>5</i>	\$1,000	
Wiring Wiring	/070			2032	\$95,500	<u> </u>	\$1,000	
Braided Cloth	20%	2-4	\$39,000	2058	* *	1		
Braided Cloth			ent : Moderate, Are		ed · 100%	1		
		_	out The Building	a 11jj cere	. 10070			
Thermoplastic	65%			2033	\$126,700	1		
Thermoplastic	15%			2043	**	1		
Motor Controllers	1370			2013		-		
Locally Mounted	100%			2031	\$70,000	5	\$400	
Ground	10070			2051	Ψ70,000		ψ100	
Grounding Devices								
Under Construction	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	-	oning, Exte	\$211,400 nt : Moderate, Arec out The Building	2038 a Affecte	* * d : 30%			
	T-8 Lamps	s And Fixtu	res, Extent : Light,	Area Aff	ected : 100%			
	Location	ı : Through	out The Building					
Incandescent	10%			2028	\$145,500	2	\$100	
Egress Lighting					*		· · · · · · · · · · · · · · · · · · ·	
Emergency, Service	50%			2033	\$16,200	1		
Exit, Battery	50%			2033	\$37,200	10	\$1,800	
Exterior Lighting								
HID	10%			2033	\$24,500	10		
			Extent : N/A, Area A	ffected :	100%			
		_	Perimeter					
	Explana	tion : Cont	rolled Via Photocel	l				
No Component	90%							
Alarm								

Alarm

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

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

Asset #: 2078

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

echanical	Current Repair	Futui	re Replacement	nt Maintenance			
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ating							
Energy Source	1000/						
HTHW/HW	100%	2043	**	1			
	Other Observation, Extent: N/A, Are Location: Basement	a Affected :	100%				
	Explanation: Supplied From Camp	nus Hoatina	Plant				
Conversion Equipment	Ехрининон : Зиррней Гтот Ситр	nus Heuting	1 iuni				
Heat Exchanger, Shell &	100%	2036	* *				
Tube	10070	_000					
Distribution							
Hot Wtr Piping/Pump	100% 0-2 \$23,00	0 2032	\$114,900	4	\$2,700		
	Corroded, Extent : Moderate, Area A	ffected : 30	%				
	Location: Various Locations						
	Insul. Deteriorating, Extent: Severe,	Area Affect	ed : 10%				
	Location: Basement						
	On Extended Life, Extent: Light, Are	ea Affected :	100%				
	Location: Throughout						
Terminal Devices Convector/Radiator	1000/ N ¢21.50	0 2021	£420.500	1	¢15 (00		
Convector/Radiator	100% Now \$21,50		\$429,500	1	\$15,600		
	Controller Not Working, Extent : Moderate, Area Affected : 10% Location : Various Locations: Self-contained Thermostatic Valves						
	On Extended Life, Extent: Light, Are						
	Location : Throughout	,,,					
Controls							
Digital	50%	2026	\$754,200				
	Other Observation, Extent: N/A, Are	a Affected :	100%				
	Location : Throughout						
	Explanation: Campus Central Plant Digital Controls With Local Pneumatic Field Devices						
	With Dedicated Building Air Comp		6 -2				
Pneumatic	50% Now \$50,80		\$507,500				
	Malfunctioning, Extent: Moderate, A	irea Affecte	a : 100%				
	Location: Throughout Other Observation, Extent: N/A, Are	a Affected :	100%				
	Location: Throughout	и Ајјестей .	100/0				
	Explanation: Two Zone Pneumatic	Ruilding C	ontrols - Fast And	West			
	Explanation . Two Zone I neumatic	Danuing C	omiois - Lust Anu	rrest			

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

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

Asset #: 2078

Mechanical	Current Repai	r Future	Future Replacement Maintenance				
ystem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ir Conditioning	•	•	•			•	
Energy Source							
Electricity	100%	2041	* *	1			
Conversion Equipment							
Window/Wall Unit	100%	2028	\$199,000	1			
entilation			4-22,000				
Distribution							
Ductwork/Diffusers	90%	LIFE	* *	2-5	\$27,000		
No Component	10%	211 2			Ψ=7,000		
Exhaust Fans	1070						
Interior	5%	2038	* *	2	\$100		
interior	Other Observation, Extent		100%	2	\$100		
	Location : Basement Med	**	10070				
	Explanation: Location N						
- 0			***		4.00		
Roof	36%	2033	\$36,700	2	\$600		
Roof	54% Now	\$5,500 2028	\$55,000	2	\$700		
	On Extended Life, Extent:	Light, Area Affected:	100%				
	Location : Roof						
	Unit Inoperable, Extent : M Location : Roof - 2 Units		d : 66%				
Wall Unit	5%	2028	\$1,100	2	\$100		
	Other Observation, Extent Location : Basement Med Explanation : Location N	chanical Room	·				
umbing	Explanation : Location N	oieu					
H/C Water Piping							
Brass/Copper	100%	2033	\$674,500	1			
Brass/Copper	On Extended Life, Extent :		·	1			
	Location: Throughout	Light, Area Affected	10070				
Water Heater With Tanks	Location . Intoughout						
	1000/	2026	¢02 400	4			
Electric	100%	2026	\$92,400	4			
	Other Observation, Extent	: N/A, Area Affectea : .	100%				
	Location : Basement Explanation : One - 225 Gallons, Electric With Hot Water Coil						
 	Explanation: One - 225	Gallons, Electric With	Hot Water Coil				
Sanitary Piping	1000/			_			
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Submersible	100%	2025	\$1,600	4	\$1,700		
	On Extended Life, Extent :	Light, Area Affected:	100%				
	Location : Basement - W	ater Main Room					
Backflow Preventer							
Generic	100%	2038	* *	1	\$3,300		
Fixtures	= = = / =	2030		-	<i>\$5,500</i>		
Generic	100%						
ertical Transport	100/0						

Vertical Transport

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

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

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

Asset #: 2078

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

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE MACCRACKEN HALL

Address : 181 HALL OF FAME TERRACE

Borough : BRONX Agency's Number : 21050 Program / Asset # : CUN0007.500 / 2069 Yr Built/Renovated : 1895 /

Area Sq Ft : 17,028 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3

Block : 3223 Lot : 50 BIN : 2090982

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$220,200
Interior Architecture	\$1,012,300	
Electrical		\$211,700
Mechanical		\$710,900
Site Pavements	\$792,100	
Total	\$1,804,400	\$1,142,800
Importance Code A		\$471,000
Importance Code B	\$827,700	\$671,800
Importance Code C	\$976,700	
Total	\$1,804,400	\$1,142,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,900		\$9,100	\$2,200
Interior Architecture	\$77,100	\$3,000		\$800
Electrical	\$58,900	\$1,000	\$1,500	\$1,400
Mechanical	\$78,800	\$104,600	\$2,200	\$4,900
Site Pavements	\$22,000	\$1,100	\$1,100	\$8,100
Total	\$261,700	\$109,700	\$13,900	\$17,300
Importance Code A	\$26,600	\$1,700	\$10,800	\$4,100
Importance Code B	\$213,100	\$106,900	\$2,000	\$5,100
Importance Code C	\$22,000	\$1,100	\$1,100	\$8,100
Total	\$261,700	\$109,700	\$13,900	\$17,300



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

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

Asset #: 2069

rchitecture	Current Repair		Future Replacement		Maintenance				
stem Component Type		il Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior									
Exterior Walls	201					_	4000		
Masonry: Brick	3%	г:1 , 1	7 / 37/4 4	LIFE	**	5	\$800		
	Location: V		Extent : N/A, Are rounds	ea Affecti	ed : 10%				
Masonry: Fieldstone	70%			LIFE	* *	5	\$13,900		
Metal: Cage/Fence	5% N	Now	\$2,600	2038	* *	5	\$2,900		
Z	Corrosion/Rusting, Extent: Light, Area Affected: 20%								
	Location : F	Fire Escape	Stair						
Stucco Cement	2%			2038	* *	5	\$1,300		
Wood	20% 1	Now	\$22,400	2038	* *	5	\$13,200		
	Broken/Missi	ng Element	s, Extent : Mode	erate, Ar	ea Affected : 5%		,		
	Location : I	Porch Base,	Cedar Shingles	ï					
	Paint Peeling	, Extent : N	Ioderate, Area A	Affected .	: 50%				
	Location : H	Porch Base							
	_		Ioderate, Area A						
			orch Base, Ceda	_					
			Ioderate, Area A Cedar Shingles		50%				
Windows									
Aluminum	100%			2032	\$164,600	5	\$3,500		
			ent : Moderate,	Area Aff	ected : 50%				
	Location : T	hroughout							
Roof	5.50/			2022	055 500	-	Φ1.4.C00		
Roll Roofing	55%			2032	\$55,700 * *	5	\$14,600		
Skylight, Metal/Glass	5% 40%			2053 2042	* *	10	\$2,700		
Synthetic Slate/Cedar		ation Exta	nt · N/A Area A						
	Other Observation, Extent : N/A, Area Affected : 100% Location : Mansard Roof								
	Explanation : N								
Soffits	Елринии	. Locuiton	1.0100						
Wood	100%			2038	* *	5	\$3,000		
555			ight, Area Affec		%	J	\$5,000		

Interior

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

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

Asset #: 2069

State	rchitecture	Current Repair	Future Replacement	Maintenance		
Carpet 25% 2029 \$104,300 3 \$9,100 Carpet 10% Now \$10,000 LIFE * * 5 \$5,300 Cacking/Crumbling, Extent : Moderate, Area Affected : 45% Location : Basement Uneven Surface, Extent : Moderate, Area Affected : 45% Location : Basement Uneven Surface, Extent : Moderate, Area Affected : 15% Location : Basement Uneven Surface, Extent : Moderate, Area Affected : 20% Location : Toiletes Throughout Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Toilets Throughout Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Toilets Throughout Uneven Substrate, Extent : Moderate, Area Affected : 20% Location : Toilets Throughout Uneven Substrate, Extent : Moderate, Area Affected : 20% Location : Basement Under Porch Uneven Substrate, Extent : Moderate, Area Affected : 20% Location : Basement Under Porch Uneven Substrate, Extent : Moderate, Area Affected : 20% Location : Basement Under Porch Uneven Substrate, Extent : Moderate, Area Affected : 20% Location : Sasement Under Porch Uneven Surface, Extent : Moderate, Area Affected : 5% Location : 3rd Floor Deflection Evident, Extent : Moderate, Area Affected : 5% Location : 3rd Floor Deflection Evident, Extent : Moderate, Area Affected : 5% Location : Open Stairs Worn/Eroded, Extent : Moderate, Area Affected : 5% Location : Open Stairs Worn/Eroded, Extent : Moderate, Area Affected : 5% Location : Deposition : Throughout Uneven Suspinal Mortar Miss/Frod, Extent : Moderate, Area Affected : 10% Location : Basement Water Penetration, Extent : Moderate, Area Affected : 25% Location : Basement Water Penetration, Extent : Moderate, Area Affected : 25% Location : Third Floor, Basement : Moderate, Area Affected : 50% Location : Third Floor, Basement : Moderate, Area Affected : 50% Location : Third Floor, Basement : Moderate, Area Affected : 50% Location : Third Floor, Basement : Moderate, Area Affected : 50% Location : Third Floor, Basement : Moderate, Area Affect	Component			-	Estimated Cost	Priority
Cast in Place Concrete						
Cast in Place Concrete		250/	2020 0104 200	2	¢0 100	
Cracking/Crambling, Extent: Moderate, Area Affected: 45% Location: Basement	-		. ,			
Broken/Missing Elements, Extent: Moderate, Area Affected: 20% Location: Toilets Throughout Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Toilets Throughout Worn/Eroded, Extent: Moderate, Area Affected: 75% Location: Toilets Throughout Worn/Eroded, Extent: Moderate, Area Affected: 20% Location: Basement Under Porch Uneven Substrate, Extent: Moderate, Area Affected: 20% Location: Basement Under Porch Uneven Substrate, Extent: Moderate, Area Affected: 20% Location: Basement Under Porch Wood Vinyl Tile 9" X 9" 25% Now \$211,100 2061 ** 5 \$5,700 Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: 3rd Floor Deflection Evident, Extent: Moderate, Area Affected: 5% Location: Open Stairs Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Open Stairs Worn/Eroded, Extent: Moderate, Area Affected: 55% Location: Throughout Interior Walls Gypsum Board Masonry: Brick 15% Now \$51,900 LIFE ** 5 \$1,100 The Solution: Columns in Basement Water Penetration, Extent: Moderate, Area Affected: 10% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement	Cast in Place Concrete	Cracking/Crumbling, Extent : Modera Location : Basement Uneven Surface, Extent : Moderate, An	te, Area Affected : 45%	3	\$5,300	
Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Basement Under Porch Uneven Substrate, Extent: Moderate, Area Affected: 20% Location: Basement Under Porch Vinyl Tile 9" X 9" 25% 2028 \$471,800 3 \$3,000 Wood 25% Now \$211,100 2061 ** 5 \$5,700 Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: 3rd Floor Deflection Evident, Extent: Moderate, Area Affected: 25% Location: Stairs, And Lobby Uneven Surface, Extent: Moderate, Area Affected: 50% Location: Open Stairs Worn/Eroded, Extent: Moderate, Area Affected: 55% Location: Throughout Interior Walls Gypsum Board Masonry: Brick 15% Now \$51,900 LIFE ** 5 \$1,100 Masonry: Brick 15% Now \$51,900 LIFE ** Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Columns In Basement Water Penetration, Extent: Moderate, Area Affected: 10% Location: Basement Plaster 75% Now \$132,700 LIFE ** 5 \$8,400 Broken/Missing Elements, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement	Mosaic Tile	Broken/Missing Elements, Extent: Mo Location: Toilets Throughout Cracking/Crumbling, Extent: Modera Location: Toilets Throughout Worn/Eroded, Extent: Moderate, Area	derate, Area Affected : 20% te, Area Affected : 10%	5	\$1,500	
Wood 25% Now \$211,100 2061 *** 5 \$5,700	Slate	Cracking/Crumbling, Extent: Moderal Location: Basement Under Porch Uneven Substrate, Extent: Moderate, 2	te, Area Affected : 20%	5	\$2,600	
Wood 25% Now \$211,100 2061 *** 5 \$5,700	Vinyl Tile 9" X 9"	25%	2028 \$471.800	3	\$3,000	
Gypsum Board Masonry: Brick 15% Now \$51,900 LIFE ** Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Columns In Basement Water Penetration, Extent: Moderate, Area Affected: 10% Location: Basement Plaster 75% Now \$132,700 LIFE ** 5 \$8,400 Broken/Missing Elements, Extent: Moderate, Area Affected: 25% Location: Third Floor, Basement Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement	Wood	Broken/Missing Elements, Extent: Mo Location: 3rd Floor Deflection Evident, Extent: Moderate, Location: Stairs, And Lobby Uneven Surface, Extent: Moderate, An Location: Open Stairs Worn/Eroded, Extent: Moderate, Area	derate, Area Affected : 5% Area Affected : 25% rea Affected : 50%	5	\$5,700	
Masonry: Brick 15% Now \$51,900 LIFE ** Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Columns In Basement Water Penetration, Extent: Moderate, Area Affected: 10% Location: Basement Plaster 75% Now \$132,700 LIFE ** 5 \$8,400 Broken/Missing Elements, Extent: Moderate, Area Affected: 25% Location: Third Floor, Basement Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement	Interior Walls					
Broken/Missing Elements, Extent: Moderate, Area Affected: 25% Location: Third Floor, Basement Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement Water Penetration, Extent: Moderate, Area Affected: 50% Location: Third Floor, Basement		15% Now \$51,900 Joint Mortar Miss/Erod, Extent: Mode Location: Columns In Basement Water Penetration, Extent: Moderate,	LIFE ** erate, Area Affected : 10%	5	\$1,100	
	Plaster	Broken/Missing Elements, Extent: Mo Location: Third Floor, Basement Cracking/Crumbling, Extent: Modera Location: Third Floor, Basement Water Penetration, Extent: Moderate,	derate, Area Affected : 25% te, Area Affected : 50%	5	\$8,400	
	Wood	5%	LIFE **	5	\$7,400	

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

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

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

Asset #: 2069

Architecture		Current Repair		Future Replacement		М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings AcousTileConcealSpLn	Cracking	Now Crumbling: n:3rdFloo	\$2,500 Extent : Moderate r	2038 , Area A	** ffected : 5%	5	\$2,000	
Exposed Struc: Wood	Dry Rot/I Locatio Split/Crad Locatio Worn/Ero	n : Basemer cked, Exten n : Basemer ded, Extent	\$41,700 nt : Moderate, Area nt Under Porch t : Moderate, Area nt Under Porch : Moderate, Area A nt Under Porch	Affected	: 45%			
Plaster	Locatio Cracking Locatio Worn/Ero	lissing Elen n : Third Fl /Crumbling n : Third Fl	\$86,600 nents, Extent : Modeoor, Basement Extent : Moderate oor, Basement : Moderate, Area A out	, Area A	ffected : 35%	5	\$9,100	
Site Pavements								
On-Site Walkways Asphalt Wood	50% 50% Broken/M	Now	\$132,000 nents, Extent : Mod	2036 2028	* * \$660,100 reg Affected : 5%	1-3	\$30,900	
	Locatio Rotting/S Locatio Split/Crac	n : Porch plitting, Ext n : Porch	ent : Moderate, Area	ra Affect	ed : 20%			
Parking/Driveway	1000	0.2	#22 000	2026	* *			
Asphalt	Locatio Ponding,	/Crumbling n : Through Extent : Mo	\$22,000 Extent : Moderate out Parking Area oderate, Area Affect out Parking Area					

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2033	\$105,800	5	\$400	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Electrical Room					
	Explanation: One Main Service Swite	h Rated 2	At 400 Amperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2033	\$105,800	5	\$400	

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

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

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

Asset #: 2069

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Raceway							
Conduit	100%	2043	* *	1			
Panelboards							
Molded Case Bkrs	100%	2032	\$39,000	5	\$400		
Wiring Braided Cloth	30% 2-4 \$ Insulation Aged, Extent: Light,	8,400 2058	**	1			
	Location : Throughout The Bu		770				
Thermoplastic	70%	2043	* *	1			
Ground	7070	2013		-			
Grounding Devices Generic	100%	LIFE	* *	5	\$300		
Lighting	10070	LII'E			\$300		
Interior Lighting Fluorescent	100% 2-4 \$4 Malfunctioning, Extent: Light, Location: Throughout The Bu T-8 Lamps And Fixtures, Extent Location: Throughout The Bu	uilding : Light, Area Affect					
Egress Lighting	J						
Exit, Service	100%	2033	\$7,200	1			
Exterior Lighting HID	10% Other Observation, Extent : N/A Location : Building Perimeter Explanation : Controlled Via 1	,	\$7,800	10			
No Component	90%						
Alarm Fire/Smoke Detection Generic, Digital	100% Other Observation, Extent : N/A	2033 1, Area Affected : 10	\$42,900 00%	1-3	\$10,500		
	Location: Throughout The Bu Explanation: Central Control Smoke Detection.	-	nts, Manual Pull .	Stations,	Alarm Bells,		

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

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

^{**} 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 Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating Conversion Equipment Steam Boiler	100%	2031	\$145,000	1	\$16,900			
	On Extended Life, Extent: Light, Area A Location: Basement - Boiler Room Other Observation, Extent: N/A, Area A Location: Basement - Boiler Room Explanation: Quantity: 1, 600 Mbh N	ffected : 1						
Distribution								
Steam Piping/Pump	100% 0-2 \$13,300 Corroded, Extent : Severe, Area Affected Location : Basement Tunnel		\$133,200					
	Insul. Deteriorating, Extent: Moderate, Location: Basement - Missing Insulat Other Observation, Extent: N/A, Area A	ion						
	Location : Throughout Explanation : 1-pipe Steam Distribution							
Terminal Devices								
Convector/Radiator	100% On Extended Life, Extent : Light, Area A Location : Throughout	2031 Iffected : I	\$136,000 100%	1	\$5,500			
	Recent Repair Evident, Extent : N/A, Ard Location : Various Locations - Radiate			ed				
Controls								
Digital	10% Other Observation, Extent: N/A, Area A Location: Throughout	2026 ffected : 1	\$47,800					
	Explanation : Campus Central Plant Digital Controls With Local Boiler Pressure Monitoring							
Electrical	90%	2031	\$83,200					
Air Conditioning								
Energy Source								
Electricity	50%	2032	\$11,400	1				
No Component	50%							
Conversion Equipment Window/Wall Unit	50%	2026	¢21 500	1				
window/ wan Onit	On Extended Life, Extent : Light, Area A Location : Various Locations		\$31,500	1				
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100% 0-2 \$21,400 Corroded, Extent: Moderate, Area Affect Location: Various Locations	2033 cted : 20%	\$213,600	1				

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

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

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

Asset #: 2069

Mechanical	Current Repair Future Replacement			Maintenance				
ystem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
umbing								
Water Heater With Tanks								
Electric	100%	2026	\$23,100	4				
	On Extended Life, Extent : Light	, Area Affected :	100%					
	Location : Basement - Boiler Room							
	Other Observation, Extent: N/A	Area Affected :	100%					
	Location : Basement - Boiler R	loom						
	Explanation: One- 40 Gallons							
Sanitary Piping								
Cast Iron	100% 0-2 \$41	1,900 LIFE	* *	1				
	Corroded, Extent: Moderate, Area Affected: 20%							
	Location: Various Locations							
Fixtures								
Generic	100%							
	Obsolete Fixtures, Extent : Light, Area Affected : 100%							
	Location : Toilet Rooms							

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)

Address : 161 WEST 180th STREET

Borough : BRONX Agency's Number : 21029
Program / Asset # : CUN0007.290 / 2063 Yr Built/Renovated : 1967 / 2004

Area Sq Ft : 241,234 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 10-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,8,9

Block : 3222 Lot : 62 BIN : 2014900

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,579,500	\$905,500
Interior Architecture	\$21,310,800	\$491,800
Electrical	\$516,800	\$5,707,600
Mechanical	\$11,716,600	\$3,291,400
Site Pavements	\$128,600	
Total	\$35,252,300	\$10,396,300
Importance Code A	\$1,579,500	\$905,500
Importance Code B	\$33,391,200	\$9,324,100
Importance Code C	\$281,600	\$166,700
Total	\$35,252,300	\$10,396,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,900	\$2,300		\$100
Interior Architecture	\$75,500	\$54,500	\$25,100	\$30,300
Electrical	\$65,400	\$37,400	\$31,200	\$38,700
Mechanical	\$208,400	\$23,200	\$61,100	\$155,300
Site Enclosure	\$4,900			
Site Pavements	\$40,900			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$433,600	\$152,900	\$152,900	\$259,800
Importance Code A	\$2,900	\$2,300		\$100
Importance Code B	\$384,800	\$150,600	\$139,900	\$259,800
Importance Code C	\$45,800		\$13,000	
Total	\$433,600	\$152,900	\$152,900	\$259,800



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

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

Asset #: 2063

rchitecture	Curr	Current Repair		Future Replacement		Maintenance	
stem Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•						
Exterior Walls Cast in Place Concrete	Location : Nor	oling, Extent : Moderat th And West Facades, : : Moderate, Area Affec	Support C	Columns	5	\$443,000	
Concrete Masonry Unit	2%		LIFE	* *	5	\$4,400	
Masonry: Brick	20%		LIFE	* *	5	\$70,900	
Masonry: Fieldstone	9% 0-2	2 \$159,200	LIFE	* *	5	\$23,900	
	Location: Wes	ent : Moderate, Area A					
Metal/Glass Curt Wall	5% No Water Penetration Location: State	on, Extent : Moderate,	LIFE Area Affe	* * cted : 20%	5	\$33,200	
Pre-Cast Concrete	34%		LIFE	* *	5	\$391,600	
Window Wall	Location : Nor	Extent : Moderate, Are th Facade			5	\$33,200	
	Corrosion/Rustin Location : Nor	ng, Extent : Moderate, th Facade	Area Affe	cted : 25%			
Windows Aluminum	Location : Thre	orated, Extent : Moder			5	\$6,000	
		Levels, Various Classro					
Metal Louvers	3%		2036	* *	10	\$2,300	
Parapets							
Cast in Place Concrete	20% No Cracking/Crumb Location : Thre	oling, Extent : Moderat	LIFE e, Area Aj	* * ffected : 5%	5	\$1,200	
Masonry: Fieldstone	45%		LIFE	* *	5	\$300	
Metal Panel	5%		2043	* *	5	\$100	
Pre-Cast Concrete	30%		LIFE	* *	5	\$1,100	

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

^{**} 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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	500/	N	¢516,000	2042	* *			
Built-Up (BUR)		Now	\$516,000 derate, Area Affecto	2043				
		мені . mod 1 : Through		za . 10/0				
		_	rface, Extent : Ligh	ht Area A	Affected · 100%			
		ı : Through		ii, 117 Cu 1	gycerea . 10070			
		_	: Moderate, Area A	Affected :	100%			
		ı : Through		-5,5				
Plaza Roof: Stone Panel				2043	* *			
Tidza Roof. Stoffe Tallet			Extent : Moderate, 2		cted : 10%			
		ı : Through						
		tion : Spall						
Skylight, Metal/Glass	5%			2043	* *	10	\$15,100	
Soffits				20.0			\$12,100	
Cast in Place Concrete	25%			LIFE	* *	5		
Stucco Cement	75%			2038	* *	5		
Interior								
Floors								
Carpet	20%			2029	\$1,673,000	3	\$145,300	
Cast in Place Concrete	10%			LIFE	* *	5	\$105,900	
Ceramic Tile	5%			2042	* *	5	\$24,200	
Terrazzo	5%		\$44,200	LIFE	* *	5	\$18,900	
	_	_	Extent : Moderate sing In Stair Tower		fected : 10%			
Vinyl Tile	10%			2038	* *	3	\$18,200	
•	Other Obs	servation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	ı : Laborate	ories					
	Explana	tion : Vinyl	Sheet Tile					
Vinyl Tile 9" X 9"	50%	Now	\$1,891,200	2028	\$18,912,400	3	\$90,800	
	_	_	Extent : Moderate		fected : 10%			
		-	t To Curtainwall W					
			: Moderate, Area A		100%			
	Location	ı : Various .	Locations Through	out				
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *	_	#2 < 1 0 0	
Ceramic Tile	5%		Ø153 100	2042	* *	5	\$26,100	
Concrete Masonry Unit	16%		\$153,100	LIFE		5	\$33,300	
		-	nents, Extent : Mod					
			ooler Locations On tant : Moderate Ar					
	_	Cracкs, Ex 1 : Through	tent : Moderate, Ai out	еи Ајјесі	eu : 270			
Community of the state of the s			<i></i>	LIPP	* *		¢122.400	
Concrete Masonry Unit	64%			LIFE	**	5	\$133,400	

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

^{**} 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		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings AcousTile,Adhered	28% Broken/Missi Location:	ing Elem	\$85,200 ents, Extent : Mode Labs	2038 erate, Ar	* * rea Affected : 2%	5	\$67,800	
AcousTileConcealSpLn	Broken/Missi Location :	Various (ident, Ex	tent : Light, Area A			5	\$75,700	
AcousTileSusp.Lay-In	20% Broken/Missi Location:	ing Elem	\$78,600 ents, Extent : Mod Corridors	2046 erate, Ar	* * rea Affected : 5%	5	\$48,400	
Metal Panel	Location : Water Penetr	l Element Observat ration, Ex	\$31,300 ts, Extent : Modera tion Penthouse xtent : Moderate, A tion Penthouse		-	5	\$12,100	
Plaster	25%			LIFE	* *	5	\$75,700	
Site Enclosure Fence/Gates Chain Link Free Standing Walls	100%			2043	* *			
Masonry: Fieldstone	100% Joint Mortar Location:	· Miss/Er	\$4,900 od, Extent : Moder out	2043 rate, Area	* * a Affected : 5%			
Retaining Walls Cast in Place Concrete	100%			2053	* *			
Site Pavements On-Site Walkways Cast in Place Concrete	U	umbling,	\$11,600 Extent : Moderate e By Loading Dock		* * ffected : 2%			
Masonry: Granite	Joint Mortar		\$29,300 od, Extent : Moder oof Stair On Southv					
Pavers/Stone	Broken/Missi Location:	Through Frowth, E	xtent : Moderate, A					
Parking/Driveway Asphalt	100%			2036	* *			

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

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

Asset #: 2063

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment	1000/							
Not Accessible	100%							
Transformers	1000/			2021	¢27.100	_	¢000	
Dry Type	100%	amation E	Extent : N/A, Area A	2031	\$26,100	5	\$900	
		: Electrica		ујестеи .	10070			
			us Capacities					
Switchgear / Switchboard	Елринии	ion . vario	us Capacines					
Not Accessible	100%							
Raceway	10070							
Conduit	90%			2043	* *	1		
Conduit	10%			2053	* *	1		
Panelboards	1070			2000				
Fused Disc Sw	5%			2049	* *	5	\$300	
Fused Disc Sw	10%			2032	\$62,400	5	\$600	
Molded Case Bkrs	30%			2032	\$187,100	5	\$1,900	
Molded Case Bkrs	55%			2049	**	5	\$3,500	
Wiring	2270			2017			ψ2,200	
Braided Cloth	25%	2-4	\$219,400	2058	* *	1		
2141404 01041			tent : Light, Area A		100%	-		
		-	out The Building	-5,5 = = = = = = =				
Thermoplastic	25%			2033	\$219,400	1		
Thermoplastic	50%			2053	\$217, 4 00 **	1		
Motor Controllers	3070			2033		1		
Locally Mounted	10%	2-4	\$35,400	2053	* *	5	\$100	
Locally Woulded			tent : Moderate, A		ted · 100%	3	Ψ100	
		-	ical Rooms.					
Locally Mounted	10%			2038	* *	5	\$200	
Motor Control Center	75%			2038	\$1,065,100	5	\$4,900	
Variable Frequency	5%			2051	\$1,005,100	3	\$4,900	
Drive	370			2030				
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,500	
Stand-by Power	10070			EII E			ψ5,500	
Transfer Switches								
Automatic	100%			2046	* *	1	\$74,200	
Lighting							*****	
Interior Lighting								
Fluorescent	90%			2033	\$3,160,900	10	\$199,100	
110010000110		And Fixtu	res, Extent : Light,			10	\$133,100	
	-		out The Building	33				
Fluorescent	8%			2033	\$281,000	10	\$17,700	
i idolescent		Thorescen	t Light, Extent : Lig			10	φ1/,/00	
	-		out The Building	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	11,5000 . 100/0			
Incandescent	2%	. I.mough	I Danning	2028	\$130,500	2	\$100	
meandescent	270			2028	\$150,500		\$100	

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

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

Asset #: 2063

Electrical	Current Repair	Futu	re Replacement	Maintenance						
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Lighting										
Egress Lighting										
Emergency, Service	50%	2033	\$72,600	1						
Exit, Battery	50%	2028	\$166,900	10	\$8,100					
Exterior Lighting										
Fluorescent	5%	2041	* *	10	\$1,100					
	T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
	Location : Building Perimet	er								
HID	5%	2041	* *	10						
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location: Building Perimeter									
	Explanation: Controlled Via	a Photocell.								
No Component	90%									
Lightning Protection										
Arresters/Cabling										
Generic	100%	2048	* *	5	\$900					
Alarm										
Security System										
Generic	100%	2033	\$442,300	1	\$90,100					
	Other Observation, Extent : N		100%							
	Location: Throughout The I	Building								
	Explanation: CCTV Surveil	lance Cameras								
Fire/Smoke Detection										
Generic, Digital	100%	2041	* *	1-3	\$148,700					
-	Other Observation, Extent: N/A, Area Affected: 100%									
	Location : Throughout The Building									
	Explanation : Central Contr Smoke Detection.	-	ghts, Manual Pull	Stations,	Alarm Bells,					

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle Estimated Cost (Yrs)	iority
leating				
Energy Source				
HTHW/HW	100%	2043 * *	* 1	
	Other Observation, Extent : N/A, Area A	Iffected : 100%		
	Location: Sub-basement And 9th Floo	or Mechanical Rooms		
	Explanation: Supplied From Campus	Heating Plant		
Conversion Equipment				
Heat Exchanger, Shell &	100%	2036 * *	k	
Tube				
	Other Observation, Extent : N/A, Area A	Iffected : 100%		
	Location: Sub-basement And 9th Floo	or Mechanical Rooms		
	Explanation: Two Steam Generators,	High Temperature Water I	Heat Source From Campus	
	Heating Plant. For Air Handlers, Hyd.		-	
	Water Heating	3		

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

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

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

Asset #: 2063

Mechanical	Current Repair	Maintenance							
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit				
ating									
Distribution	• • • • • • • • • • • • • • • • • • • •			42.500					
Hot Wtr Piping/Pump	30%	2032 \$154,600	4	\$3,600					
	On Extended Life, Extent: Light, Area A Location: Various Locations	ffected: 100%							
Steam Piping/Pump	30% Now \$11,300	2033 \$566,000							
	Insul. Deteriorating, Extent: Moderate,								
	Location: Sub-basement And 9th Floo								
	On Extended Life, Extent: Light, Area A								
	Location: Sub-basement And 9th Floo	or Mechanical Rooms							
No Component	40%								
	Other Observation, Extent: N/A, Area A	ffected : 0%							
	Location : Throughout								
	Explanation : Dual Temperature Syste	m, Distribution Reported U	Inder Air	Conditioning					
Terminal Devices	100/	2021 #102 =00		ф я 0.00					
Convector/Radiator	10%	2031 \$192,700	1	\$7,800					
	Other Observation, Extent: N/A, Area A	ffected: 100%							
	Location: Toilet Rooms								
	Explanation: Location Noted								
Unit Heater - Hot Water	5%	2028 \$69,800							
	Other Observation, Extent: N/A, Area A								
	Location: Sub-basement, 9th Floor M	echanical Room, Elevator	Machine .	Room					
	Explanation: Location Noted								
No Component	85%								
	Other Observation, Extent: N/A, Area A Location: N/a	ffected : 0%							
	Explanation : Dual Temperature System	m, Terminal Devices Repor	ted Under	r Air					
	Conditioning								
Controls									
Digital	30% Now \$101,500	2026 \$2,030,000							
	Malfunctioning, Extent: Moderate, Area			7 . ID I					
	Location: Lower Floors - No Front End Communication - Sub-basement Control Panel								
	Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout								
	Explanation: Campus Central Plant L With Dedicated Building Air Compress		Pneumat	ic Field Devices					
Pneumatic	70%	2027 \$3,187,400							
	Other Observation, Extent : N/A, Area A	ffected : 100%							
	Location: Various Locations								
	Explanation : Pneumatic Thermostats	And Pneumatic Controls F	or Air Ha	ındlers					
Conditioning									
Energy Source									
Electricity	5%	2041 **	1						
	Other Observation, Extent: N/A, Area A	ffected : 100%							
	Location: Basement, Roof	D	TT 11 · · ·	rr a -					
	Explanation: For Window A/c Units In	1 Basement And Packaged	Wall A/c \	Units Serving					
N. C.	Roof Telecom Room								
No Component	95%								

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

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

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

Asset #: 2063

Mechanical	Current Repair			e Replacement	М				
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
ir Conditioning	'								
Conversion Equipment									
Campus Chilled Water	93%		2042	* *					
Split Unit	2%		2028	\$111,900					
	Other Observation,								
		r Unit - Roof Ventild	ition Gra	tes, Indoor Unit -	Unknowr	ı Location			
		nown Service Area							
Window/Wall Unit	5%		2028	\$44,600	1				
	Other Observation,			100%					
		ent, Roof Telecom Ro	oom						
D'at 'lat'	Explanation : Loca	ation Noted							
Distribution CW & CHW Wtr	80%		2022	\$204.800	4	¢14.200			
Pipe/Pump	8070		2033	\$304,800	4	\$14,300			
r ipe/r ump	On Extended Life, E	xtent · Lioht Area A	Iffected ·	90%					
	Location: Through		9,900000	, , , ,					
	Other Observation,		Iffected :	20%					
	Location: Throug		30						
	Explanation : Chi	lled Water For Air H	Iandlers 2	And Dual Tempera	ture Syst	em			
Ductwork/Diffusers	20% Now	\$207,000	LIFE	* *	2	\$62,800			
	Broken, Extent : Sev					, , , , , , , , , , , , , , , , , , , ,			
	Location : Sub-basement Room S04 - Return Ductwork From Auditorium								
	Needs Cleaning, Ex	tent : Moderate, Are	a Affecte	d : 100%					
	Location: Throug	hout							
Terminal Devices									
Air Handler/Cool/Ht	50% Now	\$45,700	2028	\$2,285,800	1	\$67,100			
	Leak Evident, Exten								
	Location : Sub-basement Mechanical Room - Ac-1 Leaking Coils								
	On Extended Life, Extent : Light, Area Affected : 90%								
	Location: Sub-basement And 9th Floor Mechanical Rooms								
	Other Observation, Extent: N/A, Area Affected: 100%								
		sement And 9th Floo							
E C '1 A B'		Inits, Chilled / Stear			-	Ф20,000			
Fan Coil - 2 Pipe	50%	Endand N/A Anna	2028	\$3,593,800	1	\$39,000			
	Other Observation, Location: Through		ijjeciea :	100%					
	-	noui I Temperature Fan (Coils						
Ventilation	Explanation . Dua	i Temperature Fan	Jous						
Distribution									
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$134,500			
Exhaust Fans						,			
Interior	50%		2033	\$522,500	2	\$3,700			
Roof	50%		2033	\$228,600	2	\$3,700			
lumbing									
H/C Water Piping									
Brass/Copper	100%		2043	* *	1				
	Booster Pump w/Tan	-		ted : 100%					
	Location : Sub-ba	sement Mechanical	Room						

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

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

Asset #: 2063

Current Repair		Future Replacement		Maintenance					
% of Fail Date E Total (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
1000/ 37	#4.600	2026	Ф221 000	4					
	. ,	-		4					
				3					
	0 00		100%						
		om							
Explanation: 1wo-23	0 Gallons Each								
1000/	,	2022	¢1 120 200	1	¢25 000				
100%		2033	\$1,139,300	4	\$33,800				
1000/	т	IDD	* *	1					
100%	I	LIFE	* *	1					
1000/	ī	IDD	* *	1					
100%	I	LIFE	* *	1					
1000/	,	2020	047.000	4	ØE 100				
100%		2028	\$47,200	4	\$5,100				
1000/	,	2022	Ø100 400	4	¢1.4.400				
100%		2033	\$123,400	4	\$14,400				
1000/									
100%									
1000/	Ŧ	TEE	ቋ 						
10070	_								
				a Enom P	Dag one out To Oth				
	rom Sub-basemen	i 10 8th	i r 100r, Iwo Units	s rrom B	asement 10 8th				
zapananon i romus									
100%	2	2043	* *	1-5	\$126,100				
- * * · -	-				,o				
55%									
	2	2043	* *	1-2	\$30,400				
	-				+20,.00				
100%	,	20.42	* *	1	\$45,100				
	% of Fail Date F Total (Years) 100% Now Leak Evident, Extent: M Location: Sub-basem Other Observation, Exte Location: Two- 25 100%	% of Fail Date Estimated Cost Total (Years) 100% Now \$4,600	Now S4,600 2026 Leak Evident, Extent : Moderate, Area Affected : Location : Sub-basement Mechanical Room - Re	Year Estimated Cost Year Estimated Cost Total (Years) Year Estimated Cost FY	Now	Now			

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

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE NEW HALL

Address : 135 WEST 180th ST

Borough : BRONX Agency's Number : 21025 Program / Asset # : CUN0007.250 / 2082 Yr Built/Renovated : 1965 /

Area Sq Ft : 39,605 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 10-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3222 Lot : 62 BIN : 2100250

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$680,400	\$65,700
Interior Architecture	\$838,700	\$52,800
Electrical		\$767,400
Mechanical	\$184,800	\$657,300
Total	\$1,703,800	\$1,543,200
Importance Code A	\$680,400	\$65,700
Importance Code B	\$1,023,400	\$1,424,600
Importance Code C		\$52,800
Total	\$1,703,800	\$1,543,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$29,700	\$48,600		\$21,900
Interior Architecture	\$51,100	\$6,700	\$10,300	\$3,400
Electrical	\$3,800	\$3,900	\$4,500	\$3,800
Mechanical	\$50,700	\$2,600	\$55,500	\$20,000
Site Enclosure		\$2,600		
Site Pavements	\$1,300			
Total	\$136,600	\$64,400	\$70,200	\$49,000
Importance Code A	\$29,700	\$48,600		\$22,000
Importance Code B	\$105,600	\$13,200	\$66,300	\$27,100
Importance Code C	\$1,300	\$2,600	\$3,900	
Total	\$136,600	\$64,400	\$70,200	\$49,000



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

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

Asset #: 2082

rchitecture		Current Repair			e Replacement	М	Maintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast in Place Concrete		Now	\$90,400	LIFE	**	5	\$38,700		
	_	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : East Facade. North And East Corners							
			zaae, North Ana Ea ent, Extent : Moder						
	~	-	eni, Extent . Moder ways And Rollup D		i Affectea . 270				
M					* *		¢ (5.700		
Masonry: Brick		Now	\$528,600	LIFE		5	\$65,700		
	_	Misaligned/Bulging, Extent : Moderate, Area Affected : 15% Location : Throughout All Parapets On Plaza Roof							
		_	ot, Extent : Moderat		-				
	_		ngles Throughout	c, 111 cu 1	ijjecica : 5070				
			e, Extent : Light, Ar	ea Affect	ted : 15%				
			st Corner Of Buildi						
			xtent : Moderate, A	_	cted : 20%				
	Location	n : Stairs							
Metal Coiling Doors	5%			2038	* *	5	\$12,100		
Windows									
Aluminum	95%			2041	* *	5	\$10,200		
Metal Louvers	5%		\$2,900	2036	* *				
		-	ients, Extent : Mode	erate, Ar	ea Affected : 10%				
	Location	n : North E	levation						
Parapets	200/	3.7	Ø 61 400		יט יט	_	#1.700		
Masonry: Brick	28%		\$61,400	LIFE	. Aff4-1. 200/	5	\$1,700		
		tar Miss/Ei n : Through	od, Extent : Moder	ate, Arec	i Affectea : 20%				
		_	Extent : Moderate,	Area Afi	fected · 20%				
			nd East Facades	211 eu 21jj	eciea . 2070				
Metal Panel	5%			2053	* *	5	\$1,100		
Metal Rail	67%			2046	* *	5-10	\$71,600		
Roof	0770	<u>'</u>		2010		2 10	ψ/1,000		
Modified Bitumen	60%			2038	* *	10	\$15,300		
Panel/Paver: Cer/Brk	40%	Now	\$26,800	2043	* *				
	Gut/DS N	on Func/M	iss, Extent : Moder	ate, Area	Affected : 25%				
	Location : 1st Floor Ceiling								
	Misaligned/Bulging, Extent: Moderate, Area Affected: 5%								
	Location: Throughout								
	Vegetation Growth, Extent: Moderate, Area Affected: 10%								
	Location : West Side Of Entry Plaza Roof Water Penetration, Extent : Moderate, Area Affected : 10%								
				rea Affe	cted : 10%				
-	Location	n : Paint Sh	op						

Interior

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

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

Asset #: 2082

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	5%			2029	\$46,400	3	\$4,000		
Cast in Place Concrete	20%	4+	\$17,800	LIFE	* *	5	\$23,500		
	-	_	Extent : Light, Are	ea Affecto	ed : 5%				
	Location	ı : Stairs							
Ceramic Tile	5%			2042	* *	5	\$2,700		
Quarry Tile	5%			2038	* *	5	\$4,000		
Raised Access Floor	5%			2042	* *	5	\$10,100		
Vinyl Tile	40%			2038	* *	3	\$8,100		
Vinyl Tile 9" X 9"	20%			2028	\$838,700	3	\$5,400		
•	Patching .	Evident, Ex	tent : Moderate, Ar	ea Affec	ted : 5%				
	Location	ı : First Flo	oor						
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location	ı : First Flo	oor						
Interior Walls									
Ceramic Tile	5%			2042	* *	5	\$7,800		
Concrete Masonry Unit	85%			LIFE	* *	5	\$52,800		
Gypsum Board	10%			LIFE	* *	5	\$9,300		
Ceilings									
AcousTileSusp.Lay-In	10%			2046	* *	5	\$5,400		
Exposed Struc: Concrete	e 50%			LIFE	* *	5	\$4,200		
Plaster	40%	Now	\$31,900	LIFE	* *	5	\$13,400		
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 15%				
	Location	Location: First Floor Paint Shop And Corridor							
	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 10%				
	Location	ı : First Flo	oor Paint Shop						
Site Enclosure									
Fence/Gates									
Aluminum Rail	100%			2046	* *	5-10	\$4,300		
Retaining Walls									
Cast in Place Concrete	100%			2068	* *				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete		Now	\$1,300	2046	* *				
		_	ents, Extent : Mod	erate, Ar	ea Affected : 5%				
	Location	ı : Entry Sto	air At 1st Floor						
Parking/Driveway									
Asphalt	100%			2042	* *				

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

Under 600 Volts

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

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

Asset #: 2082

Electrical	Current Repair	Future F	Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard	1000/	2042	* *	-	\$200	
Fused Disc Sw	100% Other Observation, Extent :	2043		5	\$200	
	Location: Mechanical Ro		7070			
	Explanation: 2 Sections -					
Raceway	Empliment : 2 sections	7000				
Conduit	50%	2033	\$29,900	1		
Conduit	50%	2053	* *	1		
Panelboards						
Fused Disc Sw	10%	2032	\$9,700	5	\$100	
	Other Observation, Extent:	**	00%			
	Location: Mechanical Ro					
	Explanation : No Capacity				**	
Molded Case Bkrs	45%	2041	* *	5	\$500	
Molded Case Bkrs	45%	2049	* *	5	\$500	
Wiring	100%	2042	* *	1		
Thermoplastic Motor Controllers	100%	2043		1		
Locally Mounted	50%	2050	* *	5	\$100	
Variable Frequency	50%	2050	* *	3	\$100	
Drive	3070	2030				
Stand-by Power						
Transfer Switches						
Not Accessible	100%					
Lighting						
Interior Lighting	000/	2022	Φ 5 65 100	1.0	#2.7 (0.0	
Fluorescent	98%	2033	\$565,100	10	\$35,600	
	T-8 Lamps And Fixtures, Ex Location: Throughout The		ea : 100%			
LED			* *			
LED	2%	2038	* *			
Egress Lighting Emergency, Service	30%	2033	\$7,100	1		
Emergency, Battery	20%	2033	\$13,000	10	\$1,900	
Exit, Battery	50%	2033	\$27,400	10	\$1,300	
Exterior Lighting	3070	2033	Ψ27,100	10	Ψ1,500	
HID	10%	2033	\$18,000	10		
	Other Observation, Extent:	Light, Area Affected: 1				
	Location : Building Perim	eter				
	Explanation: Controlled	Via Photocell.				
No Component	90%					
Alarm						
Security System						
Generic	100%	2033	\$72,600	1	\$14,800	
	Other Observation, Extent:	N/A, Area Affected: 10	10%			
	Location : Server Room	-: II C	41 G			
	Explanation : CCTV Surve	eillance Cameras, Intru	sion Alarm Syste	em		

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

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

Asset #: 2082

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
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2033 \$99,800	1-3 \$24,400	
	Other Observation, Extent: N/A, Area	Affected: 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Manual	Pull Stations, Alarm Bells, S	Smoke Detection.	

Mechanical	Current Re	pair F	uture Rep	lacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)		ear Estir Y	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source				di di			
Electricity	2%	20)59	* *	1		
No Component	98%	4 · N/A A A					
	Other Observation, Extended Location: Basement	ent : N/A, Area Ajjec	ea : 0%				
	Explanation : Steam F	Provided Ry Steam G	enerator I	ocated In Ad	liacent Ri	uildina - Rliss	
	Hall	точива Бу Ѕпвит О	enerator L	жией т лц	јасені Бі	mung - Duss	
Conversion Equipment							
Radiant Heater	2%		38	* *	2	\$400	
	Other Observation, Exte		ted : 100%				
	Location : 1st Floor H	-					
	Explanation : Electric	Unit Heater					
No Component	98%						
Distribution	1000/	20	.22	ec 200			
Steam Piping/Pump	100% On Extended Life, Exter)33 tad : 100%	\$6,200			
	Location : Throughou	0 00	ей . 100/0				
Terminal Devices							
Convector/Radiator	40%	_`	31	\$2,500	1	\$5,100	
	On Extended Life, Exter Location : Throughou		ted : 100%				
Fan Coil Unit/Heat	60%	20	28	\$11,500	1	\$7,700	
	On Extended Life, Exter Location : Throughou	0	ted : 100%				
Controls							
Pneumatic	90%		27	\$13,500			
	Other Observation, Exte		ted : 100%				
	Location: Throughou						
N. G	Explanation: Pneuma	itic Thermostats					
No Component	10%						
Air Conditioning Energy Source							
Energy Source Electricity	90%	20	041	* *	1		
No Component	10%	20	771		1		
	1070						

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

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

Asset #: 2082

Mechanical		Current l	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Campus Chilled Water	10%			2042	* *			
Split Unit	5%		\$45,900	2043	* *			
			ent : Moderate, Are	a Affecte	ed : 100%			
		n : Telecom	Room 25a					
Window/Wall Unit	80%			2028	\$117,200	1		
Water Cooled interior Pkg Unit	5%	1		2027	\$34,700	2		
•	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Basemer	nt					
	Explana	tion : Wate	r Cooled By Domes	stic Tap V	Water			
Distribution								
CW & CHW Wtr	10%	ı		2053	* *	4	\$300	
Pipe/Pump								
		servation, E n : Basemer	Extent : N/A, Area A nt	lffected :	100%			
	Explana	tion : Loca	tion Noted					
Ductwork/Diffusers	10%	ı		LIFE	* *	2	\$5,200	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Basemer	nt					
	Explana	tion : Loca	tion Noted					
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	10%	Now	\$1,500	2038	* *	1	\$2,200	
	Controlle	r Not Worki	ng, Extent : Moder	ate, Area	Affected : 100%		. ,	
		n : Basemer	-					
	Other Obs	servation, E	Extent : N/A, Area A	Iffected :	100%			
	Location: Basement Ceiling							
	Explana	tion : Air H	landler Unit-1 - Ch	illed And	d Steam Coils, Serv	ing Base	ment	
No Component	90%							
Ventilation 1								
Distribution								
Ductwork/Diffusers	100%	ı		LIFE	* *	2-5	\$22,100	

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

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

Asset #: 2082

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans	100/	•••	4. 4.		#100	
Interior	10%	2038	**	2	\$100	
	Other Observation, Extent : N/A, Area Location : Basement - Loading Dock	Ајјестеа :	100%			
	Explanation: Exhaust Fan- 5					
Roof	90% Now \$67,500	2043	* *	2	\$900	
Rooi	Damaged, Extent : Moderate, Area Affo Location : Roof	ected : 859	%	2	\$900	
	Noisy/Vibrating, Extent : Severe, Area L Location : Roof	Ајјестеа :	1370			
	On Extended Life, Extent : Light, Area	Affected :	100%			
	Location: Roof	луестей.	10070			
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Roof	-95				
	Explanation : 7 Units Total					
Plumbing						
H/C Water Piping						
Brass/Copper	100% On Extended Life, Extent : Light, Area Location : Throughout	2033 Affected :	\$496,800 100%	1		
HW Heat Exchanger						
Steam Fired	1%	2033	\$1,900	4	\$100	
	Abandoned in Place, Extent : Light, Ar Location : Basement - Loading Dock	ea Affected	d : 100%			
No Component	99%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe	1000/	2042	* *	1.5	¢20.700	
Generic	100%	2043	~ ^	1-5	\$20,700	
Sprinkler No Component	70%					
Generic	30%	2033	\$160,500	1-2	\$3,300	
Cincile	3070	2000	Ψ100,200	. 4	Ψ5,500	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE NICHOLS HALL

Address : 125 WEST 180th ST

Borough : BRONX Agency's Number : 21024 Program / Asset # : CUN0007.240 / 2081 Yr Built/Renovated : 1926 /

Area Sq Ft : 73,344 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 10-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,4,Att

Block : 3222 Lot : 62 BIN : 2100249

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,235,200	\$186,700
Interior Architecture	\$551,900	\$1,144,800
Electrical	\$1,591,700	\$134,500
Mechanical	\$2,502,700	\$1,584,200
Site Enclosure	\$136,600	\$136,600
Total	\$6,018,100	\$3,186,700
Importance Code A	\$1,235,200	\$186,700
Importance Code B	\$4,646,300	\$2,863,500
Importance Code C	\$136,600	\$136,600
Total	\$6,018,100	\$3,186,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$25,500		\$1,100
Interior Architecture	\$115,800	\$4,300	\$2,900	\$17,200
Electrical	\$2,700	\$2,800	\$2,700	\$68,000
Mechanical	\$105,900	\$2,500	\$5,000	\$19,200
Site Pavements	\$4,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$233,000	\$39,000	\$14,600	\$109,400
Importance Code A		\$25,500		\$1,300
Importance Code B	\$228,400	\$13,500	\$14,600	\$108,100
Importance Code C	\$4,700			
Total	\$233,000	\$39,000	\$14,600	\$109,400



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

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

Asset #: 2081

chitecture	Current Repai	ir Futu	re Replacement	M	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls						
Copper/Terne	30% Now Broken/Missing Elements, Location: Bulkhead Ana Deformed/Dented, Extent Location: Bulkhead Ana Staining/Discoloring, Exte Location: Bulkhead Ana	l Dormer At South Fa : Moderate, Area Affe l Dormer At South Fa ent : Moderate, Area A	cade ccted : 25% cade Affected : 20%			
Masonry: Brick	65% Now Diagonal Cracks, Extent: Location: Various Windo Joint Mortar Miss/Erod, E Location: Throughout Vertical Cracks, Extent: M Location: North Facade	ow Lintels Extent : Moderate, Are Aoderate, Area Affecto	cted : 5% va Affected : 10%	5	\$68,100	
Masonry: Limestone	5% Now Broken/Missing Elements, Location: Balustrade - I Cracking/Crumbling, Exte Location: Building Base Joint Mortar Miss/Erod, E Location: At Cornices	Parapet Along The Mo ent : Moderate, Area A e	rea Affected : 5% ain Entrance Iffected : 10%	5	\$3,900	
Windows						
Aluminum	100% Now Caulking Deteriorated, Ex Location : All Windows	\$168,600 2049 stent : Moderate, Area		5	\$18,100	
Parapets						
Masonry: Brick	5%	LIFE	* *	5	\$600	
Metal Panel	5%	2053	* *	5	\$2,300	
Metal Rail	20%	2046	* *	5-10	\$42,000	
No Component	70%				,	
Roof						
Copper/Terne	75% Now Gut/DS Non Func/Miss, E. Location: South Side Water Penetration, Extent Location: Over Unfinish	: Moderate, Area Affe	a Affected : 25%			
	-					
Modified Ritumen	25%	2033	\$118 600	10	\$11 100	
Modified Bitumen Soffits	25%	2033	\$118,600	10	\$11,100	

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

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

Asset #: 2081

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	20% Now Worn/Eroded, Extend Location: 1st Floo		2032 Affected :	\$395,900 2%	3	\$34,400	
Cast in Place Concrete	25% 4+ Cracking/Crumbling Location : Attic Fo	\$47,600 , Extent : Moderate		* * Sected : 25%	5	\$62,700	
Ceramic Tile	5%		2042	* *	5	\$5,700	
Quarry Tile	5%		2046	* *	5	\$8,600	
Terrazzo	5% 4+	\$10,500	LIFE	* *	5	\$4,500	
TUTTUEE	Cracking/Crumbling Location : Diagona	, Extent : Moderate	, Area Afj		3	\$ 1,500	
Vinyl Tile	35% Now Broken/Missing Elen Location: Various		2033 erate, Are	\$1,082,100 a Affected : 15%	3	\$15,000	
Vinyl Tile 9" X 9"	5%		2028	\$447,500	3	\$2,900	
Interior Walls							
Concrete Masonry Unit	30%		LIFE	* *	5	\$18,100	
Gypsum Board	10%		LIFE	* *	5	\$9,000	
Masonry: Brick	5%		LIFE	* *			
Masonry: Fieldstone	5% Other Observation, I Location: Exterior Explanation: Vege	· Walls	LIFE Affected .	**			
Marble Panels	5%		LIFE	* *			
Plaster	45%		LIFE	* *	5	\$20,300	
Ceilings	7370		DII D			Ψ20,300	
AcousTileSusp.Lay-In	20% Now Misaligned/Bulging, Location: Various Staining/Discoloring Location: Rooms Worn/Eroded, Extend Location: Rooms	Classrooms On 1st ; Extent : Moderate 101, 102, 103 And A : Moderate, Area A	Floor An e, Area Aff Iuditorium	d Kitchen fected : 10% n	5	\$11,500	
Exposed Struc: Concrete	30%		LIFE	* *	5	\$5,400	
Exposed Struc: Concrete		\$50,300	LIFE	* *	5	\$2,700	
Exposed Strue. Concrete	Cracking/Crumbling Location: Attic, Fo Exposed Reinforcem Location: Attic	, Extent : Moderate ourth Floor	, Area Aff		3	\$2,700	
Gypsum Board	5%		LIFE	* *	5	\$7,200	
Plaster	30%		LIFE	* *	5	\$21,500	
Site Enclosure							
Fence/Gates							
Steel Pipe Rail	100%		2043	* *	5	\$273,200	

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

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

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

Asset #: 2081

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2043	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%	Now	\$4,700	LIFE	* *			
	Cracking/C	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: Top Land	ling At Main Entry	Stair				
	Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 10%							
	Location	: Main En	try Stair					

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	\$300	
			xtent : N/A, Area A	ffected :	100%			
		ı : Electrica						
T. C.	Explana	tion: Two I	Main Service Switc	hes Rate	d At 1,200 Amperes	s Each.		
Transformers	1000/							
Not Accessible	100%							
Switchgear / Switchboard	1000/			20.42	* *	-	#200	
Fused Disc Sw	100%			2043		5	\$300	
Raceway	0.50/			20.42	* *	1		
Conduit	85%			2043	* *	1		
Conduit	15%			2053		1		
Panelboards	500/	2.4	007 700	2050	* *	_	¢400	
Fused Toggle Switch	50%		\$87,700 tent : Moderate, Ai	2058		5	\$400	
			out The Building	еи Ајјес	iea . 10070			
Molded Case Bkrs	50%			2049	* *	5	\$1,000	
Wiring								
Braided Cloth	70%	2-4	\$136,500	2058	* *	1		
	Insulation	Aged, Exte	nt : Moderate, Are	a Affecte	ed: 100%			
	Location	ı : Through	out The Building					
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	20%			2031	\$23,300	5	\$100	
Motor Control Center	50%	2-4	\$144,300	2053	* *	5	\$500	
	On Extend	led Life, Ex	tent : Moderate, Ar	ea Affec	ted : 100%			
	Location	ı : Attic						
Motor Control Center	30%			2038	* *	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	

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

^{**} 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 Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	98%	2028	\$1,046,500	10	\$65,900		
	T-8 Lamps And Fixtures, Exte	0 00	ected : 100%				
	Location : Throughout The I	Building					
Incandescent	1%	2028	\$19,800	2			
LED	1%	2041	* *				
Egress Lighting							
Emergency, Battery	50%	2028	\$60,100	10	\$8,900		
Exit, Battery	50%	2028	\$50,700	10	\$2,500		
Exterior Lighting							
HID	10%	2028	\$33,400	10			
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Building Perimet	er					
	Explanation : Controlled Via	a Photocell.					
No Component	90%						
Alarm							
Security System							
Generic	100%	2033	\$134,500	1	\$27,400		
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Throughout The I	Building					
	Explanation : CCTV Surveil	lance Cameras					
Fire/Smoke Detection							
Under Construction	100%						

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
leating				
Energy Source				
HTHW/HW	100%	2043 **	1	
	Other Observation, Extent : N/A, Area A	Affected : 100%		
	Location: Basement			
	Explanation: Supplied From Campus	Heating Plant		
Conversion Equipment				
Heat Exchanger, Shell &	100%	2036 **		
Tube				
(Other Observation, Extent : N/A, Area A	Affected : 100%		
	Location: Basement			
	Explanation : Steam Generator, High Heating Plant	Temperature Water Heat Sc	ource From Campus	

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

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

Asset #: 2081

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Distribution						
Steam Piping/Pump	100% Now \$5' Insul. Deteriorating, Extent: Mo Location: Basement Leak Evident, Extent: Moderate Location: Basement Water He On Extended Life, Extent: Light Location: Throughout	, Area Affected : ater Room - Con	5% densate Return Pu	mps And	Piping Leaking	
Terminal Devices						
Air Handler	1% Abandoned in Place, Extent : Liş Location : Attic - Old Supply F			1	\$500	
Convector/Radiator	94% On Extended Life, Extent : Light Location : Throughout	2031 , Area Affected :	\$550,600 100%	1	\$22,300	
Unit Heater - Steam	5% Other Observation, Extent: N/A Location: Basement Explanation: Location Noted	2033 , Area Affected :	\$20,400 100%	4	\$500	
Controls						
Digital	Malfunctioning, Extent: Moderc Location: Throughout - No Fr Other Observation, Extent: N/A Location: Throughout Explanation: Campus Central With Dedicated Building Air C	ont End Commu , Area Affected : Plant Digital Co	nication 100%	Pneumai	tic Field Devices	
ir Conditioning						
Energy Source Electricity	100%	2041	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%	2028	\$78,500	2	\$500	
	Other Observation, Extent : Light Location : 3rd Floor Roof Explanation : For Auditorium	ht, Area Affected	: 100%			
Window/Wall Unit	80%	2028	\$217,100	1		
No Component	10%	2020	Ψ217,100	1		
Distribution	2012					
Ductwork/Diffusers	10% Other Observation, Extent: N/A Location: Auditorium	LIFE , Area Affected :	**	2	\$9,500	
	Explanation : Location Noted					
No Component	Explanation : Location Noted 90%					

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

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

Asset #: 2081

Mechanical	Current Repair	Future Replacement	М	aintenance
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost Priority
Ventilation				
Distribution 1/D:cc	10/	1100 **	. 2.5	Φ400
Ductwork/Diffusers	1% Abandoned in Place, Extent : Light, Ard	LIFE	2-5	\$400
	Location: Throughout - Exhaust Fan.		ldino Natı	urally Ventilated
No Component	99%	5 Houndoned In Frace, But	anig i van	in any reminanca
Exhaust Fans	99/0			
Interior	1%	2028 \$3,200) 2	
interior	Abandoned in Place, Extent : Light, Are	. ,	, 2	
	Location : Attic - Building Naturally	**		
Wall Unit	5% Now \$300	2033 \$1,500) 2	\$100
	Malfunctioning, Extent : Light, Area Af			*
	Location : Basement - Steam Generat			
No Component	94%			
Plumbing				
H/C Water Piping				
Brass/Copper	50%	2033 \$460,000) 1	
	On Extended Life, Extent : Light, Area	Affected : 100%		
	Location: Various Locations			
Brass/Copper	50%	2043 * *	<u> </u>	
Water Heater With Tanks	1000/	2027 002 407		
Electric	100% On Extended Life, Extent : Light, Area .	2026 \$92,400) 4	
	Location: Basement	Affected . 10070		
	Other Observation, Extent : Light, Area	a Affected · 100%		
	Location: Basement	i i jje evedi. I v v v		
	Explanation: One - 225 Gallons, Elec	ctric / Steam Water Heater		
Sanitary Piping	•			
Cast Iron	100%	LIFE * *	1	
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	
Fixtures	1000/			
Generic	100%			
Vertical Transport				
Elevators Geared Traction	100%	LIFE *;	:	
Geared Traction	Other Observation, Extent: N/A, Area 2			
	Location: Basement To 4th Floor	alli cered : 10070		
	Explanation : One Unit			
Fire Suppression	•			
Sprinkler				
No Component	90%			
Generic	10%	2043 **	1-2	\$2,100

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE NORTH HALLAND LIBRARY

Address : 200 HALL OF FAME TERRACE

Borough : BRONX Agency's Number : 21001 Program / Asset # : CUN0007.610 / 14719 Yr Built/Renovated : 2012 /

Area Sq Ft : 93,845 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 26-Apr-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph

Block : 3222 Lot : 62 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$93,100	\$378,400
Interior Architecture		\$231,000
Electrical	\$86,100	
Mechanical	\$2,758,000	\$340,900
Total	\$2,937,200	\$950,300
Importance Code A	\$93,100	\$378,400
Importance Code B	\$2,844,100	\$475,600
Importance Code C		\$96,300
Total	\$2,937,200	\$950,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				\$63,200
Interior Architecture	\$4,900	\$39,000	\$13,500	\$37,300
Electrical	\$15,300	\$17,900	\$15,300	\$28,500
Mechanical	\$51,300	\$15,400	\$43,100	\$25,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$79,400	\$80,200	\$79,800	\$162,400
Importance Code A				\$63,200
Importance Code B	\$79,400	\$80,200	\$76,800	\$99,200
Importance Code C			\$3,000	
Total	\$79,400	\$80,200	\$79,800	\$162,400



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

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

Asset #: 14719

Architecture		Current Repa	ir	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	\$187,200	
Masonry: Brick Cavity	65%			LIFE	* *	5	\$77,900	
Masonry: Fieldstone	10%			LIFE	* *	5	\$9,000	
Window Wall	5%			2053	* *	5	\$22,500	
Windows								
Aluminum	100%			2049	* *	5	\$20,800	
Parapets								
Cast Stone/Terra Cotta	90%			LIFE	* *	5	\$113,300	
		ervation, Extent			100%			
	Location	: Throughout R	Roof Perimeter	•				
	Explana	tion : This Is Ac	tually A Cast S	Stone Co	rnice			
Metal Panel	10%			2053	* *	5	\$6,300	
Roof								
Metal Panel	50%			2046	* *	10	\$93,100	
Single Ply Membrane	48%			2038	* *	10	\$48,800	
Skylight, Metal/Glass	2%			2053	* *	10	\$6,800	
Soffits								
Cast Stone/Terra Cotta	80%			LIFE	* *	5		
Masonry: Brick	20%			LIFE	* *	5		
nterior								
Floors								
Carpet	15%			2032	\$363,900	3	\$31,600	
Ceramic Tile	15%			2042	* *	5	\$21,100	
Cork Tile	35%			2053	* *	5	\$43,000	
Marble Panels	10%			LIFE	* *	5	\$10,500	
Quarry Tile	10%			2046	* *	5	\$21,100	
Sheet Vinyl/Rubber	15%			2038	* *	5	\$31,600	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$6,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,800	
Glass: Single Pane	5%			LIFE	* *	5	\$4,500	
Gypsum Board	60%			LIFE	* *	5	\$43,300	
Wood	20%			LIFE	* *	5	\$96,300	
Ceilings							.	
AcousTileSusp.Lay-In	25%			2046	**	5	\$35,900	
Gypsum Board		Now	\$4,900	LIFE	**	5	\$18,000	
		etration, Extent : Third Floor S		rea Affe	cted : 1%			
Gypsum Board	65%			LIFE	* *	5	\$116,800	
ite Enclosure								
Fence/Gates								
Aluminum Picket	100%			2053	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2043	* *			
ita Davamanta								

Site Pavements

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

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

Asset #: 14719

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements On-Site Walkways								

2046

Electrical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Not Accessible	100%							
Transformers Dry Type	100%			2046	* *	5	\$300	
Dry Type			Extent : N/A, Area A		100%	3	Ψ300	
			nt Main Electrical I		10070			
			us Capacities					
Switchgear / Switchboard			cup					
Not Accessible	100%							
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	\$2,500	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2046	* *	5	\$300	
Variable Frequency	50%			2046	* *			
Drive								
Ground								
Grounding Devices						_	** **	
Generic	100%			LIFE	* *	5	\$1,400	
Stand-by Power								
Transfer Switches	1000/			2046	* *	1	#20.000	
Automatic	100%			2046	* *	1	\$28,900	
Generators	1000/			20.42	* *	1	Φ2.C 200	
Diesel	100%		Extent : N/A, Area A	2042		1	\$36,300	
			xtent : N/A, Area A it Generator Room		100%			
			u Generaior Room d At 312,5 Kilovolt					
Batteries	Ехріапа	iion : Kaiec	i Ai 312,3 Kilovoli	Amperes	; 			
Batteries Nickel Cadmium	100%			2028	\$2,400	5	\$20,900	
Fuel Storage	10070			2020	\$2,400	3	Ψ20,900	
Day Tank	100%			2049	* *	5		
Day Talik			Extent : N/A, Area A		100%	3		
			xieni . WA, Areu A it Generator Room		100/0			
			u Generator Room Gallons Capacity					
Lighting	ьлрини	2/3	занона сирисну					

Lighting

Cast in Place Concrete

100%

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

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

Asset #: 14719

Electrical	Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	80%		2038	* *	10	\$68,900	
	T-5 Lamps And Fixtur Location : Through		Area Affo	ected : 100%			
Fluorescent	20%		2038	* *	10	\$17,200	
	Compact Fluorescent Location : Through		ht, Area	Affected : 100%			
Egress Lighting							
Emergency, Service	50%		2038	* *	1		
Exit, LED	50%		2061	* *	1		
Exterior Lighting							
Fluorescent	4%		2038	* *	10	\$300	
	Compact Fluorescent Location : Lower Re		ht, Area	Affected : 100%			
HID	6%		2038	* *	10		
	Other Observation, E. Location : Building Explanation : Contr	Perimeter		: 100%			
No Component	90%						
ightning Protection Arresters/Cabling							
Generic	100%		2061	* *	5	\$1,100	
Alarm							
Security System							
Generic	100%		2038	* *	1	\$35,100	
	Other Observation, E.		ffected :	100%			
	Location : Through						
	Explanation : CCTV	⁷ Surveillance Can	ieras				
Fire/Smoke Detection							
Generic, Digital	100%		2038	* *	1-3	\$57,800	
	Other Observation, E		ffected :	100%			
	Location : Through	_					
	Explanation : Centr Smoke Detection.	al Control Panel. S	Strobe Li	ghts, Manual Pull	Stations,	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				
Energy Source				
HTHW/HW	100%	2053 **	1	
	Other Observation, Extent: N/A, Area A	Affected : 100%		
	Location: Basement			
	Explanation: Supplied From Campus	Heating Plant		

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

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

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

Asset #: 14719

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Heat Exchanger, Shell & Tube	100%			2042	* *			
	Other Obs	ervation F	Extent : N/A, Area A	ffected ·	100%			
			nt Mechanical Room		100/0			
			Steam Generators,		nperature Water He	eat Sourc	e From Campus	
			Air Handlers, Hyd					
	Water H	eating						
Distribution								
Hot Wtr Piping/Pump	40%			2049	* *	4	\$2,800	
Steam Piping/Pump	60%		\$8,800	2053				
			Extent : Severe, Are				1 11 11 12 21	
T : 1D :	Location	: Penthou.	se Mechanical Roo	m At Air	папаier Unit-Ia A	ına Air E	ianaier Unit-3b	
Terminal Devices	200/			2046	* *	1	¢0 100	
Convector/Radiator Fan Coil Unit/Heat	30% 15%			2046		1	\$9,100 \$4,600	
Unit Heater - Hot Water	13% 5%			2033	\$340,900	1	\$4,000	
	50%			2038				
No Component Controls	3070							
Digital	100%			2026	\$2,632,400			
		_						
	Other Obs	ervation. E	Extent · N/A. Area A	ffected ·	100%			
			Extent : N/A, Area A out	ffected :	100%			
	Location	: Through	out			entral P	lant Digital	
	Location Explana	: Through		nent Sysi	tem And Campus C			
Air Conditioning	Location Explana	: Through	out l Building Managei	nent Sysi	tem And Campus C			
Air Conditioning Energy Source	Location Explana Controls	: Through	out l Building Managei	nent Sysi Devices 1	em And Campus C With Dedicated Bui			
Air Conditioning Energy Source Electricity	Location Explana Controls	: Through	out l Building Managei	nent Sysi	tem And Campus C			
Air Conditioning Energy Source Electricity No Component	Location Explana Controls	: Through	out l Building Managei	nent Sysi Devices 1	em And Campus C With Dedicated Bui	lding Air		
Air Conditioning Energy Source Electricity No Component Conversion Equipment	Explana Controls 5% 95%	: Through	out l Building Managei	ment Syst Devices V 2049	tem And Campus C With Dedicated Bui * *	lding Air		
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water	Explana Controls 5% 95%	: Through tion : Loca With Loca	out l Building Managei l Pneumatic Field i	ment Syst Devices V 2049 2042	tem And Campus C With Dedicated Bui **	lding Air		
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit	Explana Controls 5% 95% 95%	: Through tion : Local With Local	out l Building Manager l Pneumatic Field I	2049 2042 2038	tem And Campus C With Dedicated Bui ** **	lding Air		
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit	Explana Controls 5% 95% 95% Unit Inope	: Through tion : Local With Local Now Prable, Exte	out l Building Manager l Pneumatic Field I \$21,800 ent : Moderate, Are	nent Sysi Devices I 2049 2042 2038 a Affecte	tem And Campus C With Dedicated But ** ** d: 25%	lding Air		
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit	Explana Controls 5% 95% 95% Unit Inoper	: Through tion : Local With Local Now erable, Exte	out l Building Manager l Pneumatic Field I \$21,800 ent: Moderate, Are oset 304: Indoor U	nent Syss Devices 1 2049 2042 2038 a Affecte nit Not In	em And Campus C With Dedicated Bui ** ** d: 25% astalled, Missing	lding Air		
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit	Explana Controls 5% 95% 95% Unit Inope Location Other Obs	Now erable, Exterior, E	out l Building Manager l Pneumatic Field I \$21,800 ent : Moderate, Are oset 304: Indoor Un Extent : Moderate, A	nent Syst Devices 1 2049 2042 2038 a Affecte nit Not In Area Affe	em And Campus C With Dedicated Bui ** ** d: 25% astalled, Missing cted: 25%	lding Air		
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit	Solution Explanation Controls 5% 95% 95% Unit Inope Location Other Obs Location	Now erable, Exte : Data Cle ervation, E	out l Building Manager l Pneumatic Field I \$21,800 ent : Moderate, Are oset 304: Indoor Un Extent : Moderate, A Room 003, Data C	nent Syst Devices 1 2049 2042 2038 a Affecte nit Not In Area Affe	em And Campus C With Dedicated Bui ** ** d: 25% astalled, Missing cted: 25%	lding Air		
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit	Solution Explanation Controls 5% 95% 95% Unit Inope Location Other Obs Location	Now erable, Exte : Data Cle ervation, E	out l Building Manager l Pneumatic Field I \$21,800 ent : Moderate, Are oset 304: Indoor Un Extent : Moderate, A	nent Syst Devices 1 2049 2042 2038 a Affecte nit Not In Area Affe	em And Campus C With Dedicated Bui ** ** d: 25% astalled, Missing cted: 25%	lding Air		
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit	Solution Explanation Solution Explanation Explanation Solution Sol	Now erable, Exte : Data Cle ervation, E	out l Building Manager l Pneumatic Field I \$21,800 ent : Moderate, Are oset 304: Indoor Un Extent : Moderate, A Room 003, Data C	nent Syst Devices 1 2049 2042 2038 a Affecte nit Not In Area Affe	em And Campus C With Dedicated Bui ** ** d: 25% astalled, Missing cted: 25%	lding Air	r Compressor	
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit Distribution CW & CHW Wtr	Solution Explanation Controls 5% 95% 95% Unit Inope Location Other Obs Location	Now erable, Exte : Data Cle ervation, E	out l Building Manager l Pneumatic Field I \$21,800 ent : Moderate, Are oset 304: Indoor Un Extent : Moderate, A Room 003, Data C	nent Syst Devices 1 2049 2042 2038 a Affecte nit Not In Area Affe	em And Campus C With Dedicated Bui ** ** d: 25% astalled, Missing cted: 25%	lding Air		
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit Distribution CW & CHW Wtr Pipe/Pump	5% 95% Unit Inope Location Explana 30%	Now erable, Exte : Data Cle ervation, E : Telecom	out l Building Manager l Pneumatic Field I \$21,800 ent : Moderate, Are oset 304: Indoor Un extent : Moderate, A Room 003, Data C tion Observed	2049 2049 2042 2038 a Affecte nit Not In Area Affe Closets 30	em And Campus C With Dedicated Bui ** ** d: 25% astalled, Missing cted: 25%	1 4	\$2,100	
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit Distribution CW & CHW Wtr Pipe/Pump Ductwork/Diffusers	Solution Explanation Solution	Now erable, Exterion : Local With Local With Local With Local Exterior, Exterior : Local Evolution : Local Now	\$21,800 ent: Moderate, Are oset 304: Indoor Un Extent: Moderate, A tion Observed	2049 2049 2042 2038 a Affecte nit Not In Area Affe Closets 36 2053 LIFE	** ** ** d: 25% astalled, Missing cted: 25% 14, 313 **	lding Air	r Compressor	
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit Distribution CW & CHW Wtr Pipe/Pump Ductwork/Diffusers	5% 95% Unit Inope Location Explana 30% 70% Malfunction	Now erable, Exte : Data Clo ervation : Local tion : Local Now Now Now Now oning, Exte	out l Building Manager l Pneumatic Field I \$21,800 ent : Moderate, Are oset 304: Indoor Un extent : Moderate, A Room 003, Data C tion Observed	2049 2049 2042 2038 a Affecte init Not In Area Affe losets 30 2053 LIFE a Affected	** ** ** d: 25% astalled, Missing cted: 25% 14, 313 **	1 4	\$2,100	
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit Distribution CW & CHW Wtr Pipe/Pump Ductwork/Diffusers	5% 95% Unit Inope Location Explana 30% 70% Malfunction	Now erable, Exte : Data Clo ervation : Local tion : Local Now Now Now Now oning, Exte	\$21,800 ent: Moderate, Are oset 304: Indoor United to Observed \$56,400 ent: Moderate, Are oset 304: Som Observed	2049 2049 2042 2038 a Affecte init Not In Area Affe losets 30 2053 LIFE a Affected	** ** ** d: 25% astalled, Missing cted: 25% 14, 313 **	1 4	\$2,100	
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit Distribution CW & CHW Wtr Pipe/Pump Ductwork/Diffusers	5% 95% Unit Inope Location Explana 30% 70% Malfunction	Now erable, Exte : Data Clo ervation : Local tion : Local Now Now Now Now oning, Exte	\$21,800 ent: Moderate, Are oset 304: Indoor United to Observed \$56,400 ent: Moderate, Are oset 304: Som Observed	2049 2049 2042 2038 a Affecte init Not In Area Affe losets 30 2053 LIFE a Affected	** ** ** d: 25% astalled, Missing cted: 25% 14, 313 **	1 4	\$2,100	
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit Distribution CW & CHW Wtr Pipe/Pump Ductwork/Diffusers Terminal Devices	Solution Explanation Solution	Now erable, Exte : Data Clo ervation : Local tion : Local Now Now Now Now oning, Exte	\$21,800 ent: Moderate, Are oset 304: Indoor United to Observed \$56,400 ent: Moderate, Are oset 304: Som Observed	2049 2042 2038 a Affecte nit Not In Area Affe Closets 30 2053 LIFE a Affected Boxes	** ** d: 25% stalled, Missing cted: 25% 4, 313 ** **	1 4 2	\$2,100 \$85,500	
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit Distribution CW & CHW Wtr Pipe/Pump Ductwork/Diffusers Terminal Devices Air Handler/Cool/Ht	Solution Explanation Solution	Now erable, Exte : Data Clo ervation : Local tion : Local Now Now Now Now oning, Exte	\$21,800 ent: Moderate, Are oset 304: Indoor United to Observed \$56,400 ent: Moderate, Are oset 304: Som Observed	2049 2042 2038 a Affecte nit Not In Area Affe Closets 30 2053 LIFE a Affected Boxes	** ** d: 25% stalled, Missing cted: 25% 4, 313 ** **	1 4 2	\$2,100 \$85,500	
Air Conditioning Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit Distribution CW & CHW Wtr Pipe/Pump Ductwork/Diffusers Terminal Devices Air Handler/Cool/Ht No Component	Solution Explanation Solution	Now erable, Exte : Data Clo ervation : Local tion : Local Now Now Now Now oning, Exte	\$21,800 ent: Moderate, Are oset 304: Indoor United to Observed \$56,400 ent: Moderate, Are oset 304: Som Observed	2049 2042 2038 a Affecte nit Not In Area Affe Closets 30 2053 LIFE a Affected Boxes	** ** d: 25% stalled, Missing cted: 25% 4, 313 ** **	1 4 2	\$2,100 \$85,500	

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

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

Asset #: 14719

Mechanical	Current Repair	Future R	eplacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	50%	2038	* *	2	\$1,400	
Roof	50%	2038	* *	2	\$1,400	
Plumbing						
H/C Water Piping	1000/	20.52	ماد ماد			
Brass/Copper	100%	2053	* *	1		
Water Heater With Tanks						
Electric	100%	2026	\$69,300	4		
	Other Observation, Extent:	**	1%			
	Location: Basement Mech					
	Explanation: One - 150 G	allons				
HW Heat Exchanger	1000/	20.52		_	012.00	
Steam Fired	100%	2053	**	4	\$13,900	
	Other Observation, Extent:	**	1%			
	Location : Basement Mech					
	Explanation: 1 Unit, 1,20	0 Gallons Approximately	•			
Sanitary Piping	1000/		de de			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	10%	2026	\$300	4	\$300	
	Other Observation, Extent:					
	Location: Basement Mech		ondensate Pun	np Cp-1 I	Pit	
	Explanation : Location No	ted				
No Component	90%					
Backflow Preventer						
Generic	100%	2033	\$40,900	1	\$5,800	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent:	N/A, Area Affected : 100	9%			
	Location: Ground To 3rd.	Floor				
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2053	* *	1-5	\$47,300	
Sprinkler						
Generic	100%	2053	* *	1-2	\$26,300	
Fire Pump					· · · · · · · · · · · · · · · · · · ·	
Generic	100%	2042	* *	1	\$17,500	
	* *	= * -=			, 0	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE PATTERSON GARAGE

Address : 2195 LORING PLACE NORTH

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 6,184 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-May-2022 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3223 Lot : 50 BIN : 2096013

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$173,500
Total		\$173,500
Importance Code B		\$173,500
Total		\$173,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,900			
Interior Architecture	\$1,400	\$800		
Electrical				\$100
Mechanical	\$1,400	\$400	\$3,800	\$400
Total	\$5,700	\$1,200	\$3,800	\$500
Importance Code A	\$3,300	\$200	\$400	\$300
Importance Code B	\$2,400	\$800	\$3,500	\$200
Importance Code C		\$100		
Total	\$5,700	\$1,200	\$3,800	\$500



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

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

Asset #: 13563

Architecture	Current Repair	Future Replacen	nent	M		
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	C=0/			_		
Masonry: Brick	65%	LIFE	* *	5	\$10,200	
	Recent Construction, Extent: N/A, An Location: Throughout	rea Affected : 100%				
Metal Panel	5%	2059	* *	5-10	\$5,400	
	Recent Construction, Extent: N/A, An Location: Throughout	rea Affected : 100%				
Metal Sect. OHD	12%	2050	* *	5	\$5,900	
	Recent Replace Evident, Extent : N/A Location : South Elevation	, Area Affected : 100%			·	
Window Wall	18%	2059	* *	5	\$10,600	
	Recent Construction, Extent: N/A, An Location: South Elevation	rea Affected : 100%				
Windows						
Aluminum	100%	2055	* *	5		
	Recent Construction, Extent: N/A, An Location: Throughout	rea Affected : 100%				
Roof						
Modified Bitumen	100%	2041	* *	10	\$17,400	
	Recent Construction, Extent: N/A, An Location: Throughout	rea Affected : 100%				
Soffits						
Exposed Struc: Steel	100%	LIFE	* *	5		
	Recent Construction, Extent: N/A, An Location: Entrance Awning	rea Affected : 100%				
nterior						
Floors	700/	LIDE		_	Ф1 4 2 00	
Cast in Place Concrete	70%	LIFE	* *	5	\$14,200	
	Recent Replace Evident, Extent: N/A Location: Throughout					
Ceramic Tile	10%	2046	* *	5	\$900	
	Recent Installation, Extent: N/A, Are Location: Throughout Bathrooms	a Affected : 100%				
Vinyl Tile	20%	2041	* *	3	\$700	
	Recent Construction, Extent: N/A, An Location: Offices And Classrooms	rea Affected : 100%				
Interior Walls						
Ceramic Tile	10%	2046	* *	5	\$100	
	Recent Construction, Extent: N/A, An Location: Throughout Bathrooms	rea Affected : 100%				
Gypsum Board	90%	LIFE	* *	5	\$800	
	Recent Construction, Extent: N/A, An Location: Throughout	rea Affected : 100%				

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

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

Asset #: 13563

Architecture	Current Repair	Future R	eplacement	Ma		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	30%	2050	* *	5	\$2,800	
	Recent Construction, Extent:	N/A, Area Affected: 10	00%			
	Location : Offices, Classroo	om And Bathrooms				
Exposed Struc: Wood	70%	LIFE	* *			
1	Recent Repair Evident, Exten	t : N/A, Area Affected :	20%			
	Location : Throughout	. 55				
Site Enclosure						
Fence/Gates						
Aluminum Picket	50%	2059	* *			
Chain Link	50%	2059	* *			
Site Pavements						
On-Site Walkways						
Cast in Place Concrete	100%	2050	* *			
Parking/Driveway						
Asphalt	100%	2042	* *			

Electrical	Curre	Current Repair		e Replacement	M		
System Component Type	% of Fail Da Total (Years	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2063	* *	5		
		, Extent : N/A, Area A	ffected :	100%			
	Location : Electr	rical Room					
	Explanation : Or	ne Main Service Switc	h Rated .	At 400 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	100%		2063	* *	5		
Raceway							
Conduit	100%		2063	* *	1		
Panelboards							
Molded Case Bkrs	100%		2058	* *	5	\$200	
Wiring							
Thermoplastic	100%		2063	* *	1		
Motor Controllers							
Variable Frequency	100%		2053	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting							
LED	100%		2043	* *			
Egress Lighting							
Exit, LED	100%		2073	* *	1		

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

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

Asset #: 13563

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

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	20%		2059	* *	1		
Natural Gas	80%		2059	* *	1		
Conversion Equipment							
Furnace	80%		2041	* *	1	\$2,500	
	Explanation : Gas	Extent : N/A, Area A Area, Mechanical F Fired Unit Heaters	Room		rnace Do	ownstream Air	
	Handler						
Radiant Heater	20%		2041	* *	2	\$600	
	**	Extent : N/A, Area A Classroom, Toilet F ctric Cabinet Unit H	Rooms		etors		
Controls	1						
Digital	100%		2032	\$173,500			
Air Conditioning				·			
Energy Source							
Electricity	100%		2055	* *	1		
Conversion Equipment							
Split Unit	20%		2041	* *			
	R-410a Refrigerant,						
	Location : Conden And Classroom	sing Units - Roof, In	door Un	its - Telecom Close	et, Above	Ceiling In Office	
No Component	80%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$8,000	
Terminal Devices Air Handler/Dir Expansion	80%		2041	* *	1		
Zapanoton	Other Observation, Location : Mechan		ffected :	100%			
	Explanation : Ded Toilet Rooms	icated Outside Air U	^I nit, Dire	ect Expansion, Serv	ving Gard	age Area And	
No Component	20%						

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

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

Asset #: 13563

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

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE PHILOSOPHY HALL

Address : 2070 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21014

Program / Asset # : CUN0007.140 / 2076 Yr Built/Renovated : 1912 / 2003

Area Sq Ft : 16,234 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 26-Apr-2022 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3222 Lot : 62 BIN : 2100244

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$574,400	
Interior Architecture	\$279,400	
Electrical		\$452,400
Mechanical	\$559,100	\$505,100
Total	\$1,412,900	\$957,500
Importance Code A	\$574,400	
Importance Code B	\$838,500	\$957,500
Total	\$1,412,900	\$957,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$44,100			
Interior Architecture	\$119,600	\$800	\$700	\$2,400
Electrical	\$46,100	\$600	\$700	\$14,200
Mechanical	\$31,900	\$600	\$2,400	\$69,100
Site Pavements	\$4,100			
Total	\$245,800	\$2,000	\$3,700	\$85,700
Importance Code A	\$60,300			
Importance Code B	\$139,200	\$2,000	\$3,700	\$85,700
Importance Code C	\$46,300			
Total	\$245,800	\$2,000	\$3,700	\$85,700



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

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

Asset #: 2076

Architecture	Current Rep	Future F	Replacement	M			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior							
Exterior Walls	000/ 11	Φ574 400	LIEE	* *	-	Ф44 000	
Masonry: Brick	90% Now Cracking/Crumbling, Ex	\$574,400	LIFE		5	\$44,900	
	Location: Throughout		, Агеи Ајјес	неи . 570			
	Joint Mortar Miss/Erod		ate. Area A	ffected · 5%			
	Location : All Facades		, 11.00 11	,,, 00,000			
Masonry: Granite	5%		LIFE	* *	5	\$1,900	
Masonry: Limestone	5% Now	\$21,100	LIFE	* *	5	\$1,900	
•	Joint Mortar Miss/Erod	, Extent : Moder	ate, Area A	ffected : 25%			
	Location : Horizontal						
	Worn/Eroded, Extent: N			0%			
Windows	Location : Lower Hori	zontal Fascia B	and				
Windows Aluminum	100% Now	\$23,100	2049	* *	5	\$2,300	
Atuninum	Bent/Warped Elements,			fected : 10%	3	\$2,500	
	Location : Entry Hall		33				
	Broken/Missing Elemen	ts, Extent : Mode	erate, Area	Affected : 2%			
	Location: Throughout	t .					
	Ctrwt/Balnc Not Funct,	Extent : Modera	te, Area Afj	fected : 15%			
	Location : Various Cla	assrooms					
Roof Clay Tile	97%		2043	* *	10	\$28,900	
Clay The	Recent Replace Evident	Extent · N/A A			10	\$20,900	
	Location : Northwest (eu 11jjeeiei	. 10/0			
Skylight, Metal/Glass	3%		2053	* *	10	\$3,000	
Soffits							
Masonry: Limestone	100%		LIFE	* *	5		
nterior							
Floors	100/		LIEE	* *	-	¢5 000	
Cast in Place Concrete Ceramic Tile	10% 5%		LIFE 2042	* *	5 5	\$5,900 \$1,300	
Marble Panels	5% Now	\$95,000		* *	5	\$1,000	
Water Lancis	Broken/Missing Elemen			Affected : 25%	3	ψ1,000	
	Location : Stair Nosin						
Terrazzo	10%		LIFE	* *	5	\$2,100	
Vinyl Tile	25% Now	\$39,900	2038	* *	3	\$2,500	
-	Cracking/Crumbling, Ex	xtent : Moderate	, Area Affec	cted : 10%			
	Location: Basement						
	Worn/Eroded, Extent : N	Aoderate, Area A	Iffected : 50	0%			
	Location : Basement						
Vinyl Tile 9" X 9"	5%	# 60 000	2028	\$115,500	3	\$700	
Wood	40% Now	\$68,900	2048	* *	5	\$10,100	
	Deteriorated Finish, Ex Location: Second And			tea : 50%			
	Worn/Eroded, Extent: N			7%			
	Location: Second And			,,,			

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

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

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

Asset #: 2076

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
Gypsum Board	10%			LIFE	* *	5	\$2,400	
Plaster	80%	Now	\$42,200	LIFE	* *	5	\$9,700	
	Cracking/0	Crumbling,	Extent : Moderate	, Area A <u>j</u>	fected : 15%			
	Location	: Third Flo	oor Classrooms And	d Rear S	tair			
	Water Pen	etration, E	xtent : Moderate, A	rea Affec	cted : 15%			
	Location	: Third Flo	oor Classrooms And	d Rear S	tair			
Ceilings								
AcousTileConcealSpLn	5%			2046	* *	5	\$1,700	
AcousTileSusp.Lay-In	10%			2038	* *	5	\$2,700	
Plaster	85%	Now	\$37,300	LIFE	* *	5	\$14,300	
	Water Pen	etration, E	xtent : Moderate, A	rea Affec	cted : 10%			
	Location	: Stair And	d Third Floor Roon	ıs				
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%	Now	\$4,100	LIFE	* *			
-	Joint Mort	ar Miss/Er	od, Extent : Moder	ate, Area	Affected : 20%			
	Location	: Main En	try					

lectrical	(Current Rep	air	Futur	e Replacement	M	aintenance		
ystem Component Type	, , , , , , ,	ail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2-4	\$16,200	2063	* *	5			
	Suspect Wate	er Damage,	Extent : Modero	ate, Area	Affected: 100%				
	Location:	Basement							
	Other Obser	vation, Exte	nt : N/A, Area A	ffected :	100%				
	Location:	Basement							
	Explanatio	n : One Ma	in Service Switc	h Rated 2	At 400 Amperes				
Switchgear / Switchboard									
Fused Disc Sw	100%			2033	\$116,200	5	\$100		
Raceway									
Conduit	90%	2-4	\$12,400	2053	* *	1			
	Corroded, E.	xtent : Mode	erate, Area Affec	cted: 50	%				
	Location:	Basement							
Conduit	10%			2043	* *	1			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Mechanical Room								
	Explanatio	n : 1 Panel	- No Capacity R	ecorded	For Panelboards				

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

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

Asset #: 2076

Electrical		Current Repair			e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Panelboards									
Fused Disc Sw	10%			2032	\$4,300	5			
Molded Case Bkrs	70%			2032	\$30,000	5	\$300		
Molded Case Bkrs	20%			2041	* *	5	\$100		
Wiring									
Braided Cloth	50%	2-4	\$15,400	2058	**	1			
			Extent : Light, Area	Affected	: 100%				
		_	out The Building						
		tion : Insul	ation Aged.						
Thermoplastic	50%			2043	* *	1			
Motor Controllers									
Locally Mounted	100%			2031	\$76,800	5	\$100		
Stand-by Power									
Transfer Switches									
Automatic	100%			2038	* *	1	\$5,000		
Lighting									
Interior Lighting									
Fluorescent	100%			2033	\$259,400	10	\$14,900		
	_		res, Extent : Light,	Area Aff	ected : 100%				
	Location	: Through	out The Building						
Egress Lighting									
Emergency, Service	50%			2028	\$5,400	1			
Exit, Service	25%			2028	\$1,900	1			
Exit, Battery	25%			2028	\$6,200	10	\$300		
Exterior Lighting									
HID	10%		\$1,600	2033	\$8,100				
	-	-	nt : Moderate, Ared	a Affected	d : 20%				
	Location	: Building	Perimeter						
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
	Location	: Building	Perimeter						
	Explana	tion : Conti	rolled Via Photocel	l					
No Component	90%								
Alarm									
Fire/Smoke Detection									
Under Construction	100%								

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
HTHW/HW	100%	2043	* *	1		
	Other Observation, Extent: N/A,	Area Affected : 100%				
	Location: Basement					
	Explanation : Supplied From Ca	mpus Heating Plant				

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

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

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

Asset #: 2076

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	(()		
Heating						
Conversion Equipment Heat Exchanger, Shell &	100%	2036	* *			
Tube	Other Observation, Exten	nt: N/A Area Affected:	100%			
	Location : Basement	u . IVA, Areu Ajjecieu .	100/0			
	Explanation : Steam Ge Heating Plant	nerator, High Temperat	ure Water Heat So	ırce Fro	m Campus	
Distribution	Treating I tuni					
Steam Piping/Pump	100% Now Corroded, Extent : Severe Location : Basement: St		\$139,300 a System With Pipi	ng		
	On Extended Life, Extent			.0		
	Location : Throughout					
	Steam Traps Faulty, Exter Location: Basement Me			At Stea	m Condensate	
Terminal Devices	Return System					
Convector/Radiator	100%	2031	\$142,300	1	\$5,200	
	On Extended Life, Extent			•	\$2, <u>2</u> 00	
	Location : Throughout	G : 30				
Controls						
Digital	100% Other Observation, Exten Location : Throughout	2026 at : N/A, Area Affected :	\$499,800 100%			
	Explanation: Campus (With Dedicated Building		ontrols With Local	Pneuma	tic Field Devices	
Air Conditioning						
Energy Source						
Electricity	100%	2041	* *	1		
Conversion Equipment	100/	2020	#41.200			
Split Unit	10%	2028	\$41,300			
	R-22 Refrigerant, Extent .					
	Location: Outdoor Uni	-		ns		
	Other Observation, Exten Location : Outdoor Uni	***		nn c		
	Explanation: Ducted St	•		ns		
Window/Wall Unit	90%	2026	** *	1		
	90% On Extended Life, Extent Location : Throughout		\$59,300 100%	1		
Distribution						
Ductwork/Diffusers	10%	LIFE	* *	2	\$2,100	
No Component	90%					
Ventilation						
Distribution	1000/	TIPE	ساد بات	2.5	#0.100	
Ductwork/Diffusers	100% Other Observation Exten	LIFE	* * 100%	2-5	\$9,100	
	Other Observation, Exten Location : Throughout		10070			
	Explanation : Gravity V	entilation Ductwork				

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

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

Asset #: 2076

Mechanical	Current F	Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans				***			
Interior	1%		2028	\$800	2		
	Abandoned in Place, Location: Basemen	-					
Wall Unit	15% Other Observation, E Location: Basement Explanation: Locat	nt Mechanical Room			2	\$100	
No Component	84%						
Plumbing H/C Water Piping							
Brass/Copper	100% On Extended Life, Ex Location : Through	_	2033 Iffected : 1	\$223,500 100%	1		
Water Heater With Tanks							
Electric	100% Other Observation, E Location: Basemen Explanation: One -	t Mechanical Roor		\$25,300	4		
Sanitary Piping	zuprunumen : ene						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Now Broken, Extent : Seve		2043 100%	* *	4	\$300	
	Location : Basemen	t Mechanical Roor	n - Tempo	rary Submersible	Pump In	Place	
Fixtures Generic	100%						
Fire Suppression Sprinkler							
No Component	90%						
Generic	10%		2043	* *	1-2	\$500	
	Other Observation, E Location : Basemen	t	ffected : 1	100%			
	Explanation : Locat	tion Noted					

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE POLOWCZYK HALL

Address : 2016 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21009
Program / Asset # : CUN0007.090 / 2094 Yr Built/Renovated : 1959 / 2004

Area Sq Ft : 61,969 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 19-Apr-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4,Ph

Block : 3222 Lot : 62 BIN : 2100241

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$805,900	\$115,200
Interior Architecture	\$1,917,100	\$56,400
Electrical	\$316,900	\$824,500
Mechanical	\$2,892,600	\$1,223,100
Site Enclosure	\$66,200	
Total	\$5,998,600	\$2,219,200
Importance Code A	\$805,900	\$115,200
Importance Code B	\$5,192,700	\$2,047,600
Importance Code C		\$56,400
Total	\$5,998,600	\$2,219,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$83,300	\$3,400		\$5,100
Interior Architecture	\$9,200	\$4,700	\$3,900	\$2,800
Electrical	\$5,800	\$7,500	\$6,500	\$97,100
Mechanical	\$70,900	\$4,500	\$24,300	\$52,100
Site Pavements	\$26,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$199,700	\$24,100	\$38,700	\$161,100
Importance Code A	\$83,300	\$3,500		\$5,300
Importance Code B	\$84,500	\$20,500	\$35,700	\$155,900
Importance Code C	\$31,900		\$2,900	
Total	\$199,700	\$24,100	\$38,700	\$161,100



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

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

Asset #: 2094

rchitecture	Current Rep	oair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast in Place Concrete	10% Now	\$64,100	LIFE	* *	5	\$27,400	
	Cracking/Crumbling, Ex						
	Location : Throughout						
	Exposed Reinforcement,		ate, Area	Affected: 5%			
	Location : East Facad						
	Water Penetration, Exten			cted : 100%			
	Location : Brise Soleil	On East Facad	le				
Masonry: Brick	70% Now	\$154,400	LIFE	* *	5	\$38,400	
	Diagonal Cracks, Exten	t : Moderate, Ar	rea Affect	ed : 5%			
	Location: North And S	South Cantilever	rs				
	Horizontal Cracks, Exte		Area Affe	cted : 5%			
	Location : Throughout						
Masonry: Fieldstone	5% Now	\$27,400	LIFE	* *	5	\$2,100	
	Joint Mortar Miss/Erod,	Extent: Moder	ate, Area	Affected : 10%			
	Location : Various Loc	cations					
Metal Panel	5%		2053	* *	5-10	\$18,900	
Stucco Cement	5%		2046	* *	5	\$6,900	
Window Wall	5% Now	\$8,100	2043	* *	5	\$5,100	
	Broken/Missing Element	ts, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location: Penthouse						
Windows							
Aluminum	100% Now	\$331,100	2058	* *	5	\$3,600	
	Air Infiltration, Extent:		ı Affected	! : 15%			
	Location: Throughout						
	Ctrwt/Balnc Not Funct,		ate, Area	Affected: 25%			
	Location: Throughout						
	Glazing Broken/Cracked		erate, Are	a Affected : 10%			
	Location : Various Loc						
	Glazing Clouded, Extent		ea Affect	ed : 5%			
	Location : Throughout						
Parapets	5 00/ 37	40.500			_	D =C COO	
Cast in Place Concrete	50% Now	\$9,600	LIFE	**	5	\$56,600	
	Cracking/Crumbling, Ex	-	ea Affecte	ed: 10%			
	Location: Throughout			100/			
	Exposed Reinforcement,		ate, Area	Affected: 10%			
	Location : Throughout		T T				
Masonry: Brick	20%	4.2 00	LIFE	* *	5	\$2,200	
Metal Rail	30% Now	\$4,300	2046	**	5	\$23,300	
	Broken/Missing Element		erate, Ar	ea Affected : 5%			
	Location : Over Penth	ouse					

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

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

Asset #: 2094

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	Drains In Location Miss/Dam Location Ponding, Location Water Pen	n: Main Roo naged Flash n: Through Extent: Mo n: West Sid netration, E.	ings, Extent : Mode out derate, Area Affect e xtent : Moderate, A	erate, Ai ed : 20%	rea Affected : 15%			
		n : North Si		1.00 . 1	1000/			
			: Moderate, Area A	iffected .	: 100%			
g er.	Location	n : Through	out					
Soffits Cast in Place Concrete	Cracking/ Location Exposed I	n : Through	ent, Extent : Moder		-	5	\$58,600	
Interior								
Floors								
Carpet	2%			2029	\$22,300	3	\$1,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$7,100	
Ceramic Tile	3%			2042	* *	5	\$1,900	
Panel/Paver: Bluestone	3%			LIFE	* *	5	\$1,500	
Terrazzo	2%			LIFE	* *	5	\$1,000	
Vinyl Tile	50%			2038	* *	3	\$12,100	
Vinyl Tile 9" X 9"	Location Worn/Ero	issing Elem n : Basemen	: Moderate, Area A			3	\$8,500	
Interior Walls								
Cast in Place Concrete	5%)		LIFE	* *			
Ceramic Tile	3%			2042	* *	5	\$5,900	
Concrete Masonry Unit	72%			LIFE	* *	5	\$56,400	
Gypsum Board	Location Cracking/	issing Elem n : Basemen	Extent : Moderate			5	\$11,700	
Masonry: Brick	2%			LIFE	* *			
Mason V. Dilek	∠ /0			LILL				

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

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

Asset #: 2094

Architecture		Current l	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings AcousTileConcealSpLn	Broken/M Location Cracking/	ı : Fourth I	\$65,900 nents, Extent : Mode Floor, Various Othe Extent : Moderate	r Locatio	ons	5	\$26,200	
	_	d/Bulging, 1 : Various .	Extent : Moderate,	Area Afj	fected : 10%			
Exposed Struc: Concrete				LIFE	* *	5	\$2,000	
Gypsum Board	5%			LIFE	* *	5	\$4,000	
Plaster		issing Elem	\$3,800 nents, Extent : Mode nt Laboratory Area	LIFE erate, Ar	* * rea Affected : 2%	5	\$4,000	
ite Enclosure			<u>-</u>					
Free Standing Walls Masonry: Fieldstone	100%			2043	* *			
Retaining Walls								
Masonry: Fieldstone	Location Joint Mor	issing Elem 1 : East And	\$66,200 nents, Extent : Mode d West Sides Of Bui ood, Extent : Moder out	lding				
ite Pavements								
On-Site Walkways Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Through	\$1,200 Extent : Moderate	2038 , Area Aj	** ffected : 10%			
Pavers/Stone	50%			2042	* *			
Parking/Driveway Asphalt	Cracking/		\$6,800 Extent : Moderate st Corner Of Buildi		* *			
Cast in Place Concrete	Cracking/	_	\$18,600 Extent : Moderate le Of Building By E.	-	** ffected : 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

Under Construction 100%

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

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

Asset #: 2094

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers						
Dry Type	100%	2038	* *	5	\$200	
	Other Observation, Extent: N/A, An	rea Affected : 10	00%			
	Location : Electrical Room.					
	Explanation: One Rated At 150 K	Kilovolt Ampere				
Switchgear / Switchboard	1000/					
Under Construction	100%					
Raceway	100/	2021	014100	1		
Busway	10%	2031	\$14,100	1		
	Other Observation, Extent: N/A, And Location: Penthouse Mechanical	**	00%			
	Explanation: Feed Motor Contro					
G 1.4			#00 000	1		
Conduit	70%	2033	\$98,900 * *	1		
Conduit	20%	2053	4. 4.	1		
Panelboards Fused Disc Sw	10%	2022	¢17.500	5	\$100	
Fused Disc Sw	Other Observation, Extent: N/A, A	2032	\$17,500	5	\$100	
	Location: Panelboards In Mecha		0070			
	Explanation: No Capacity Record		oards			
M.11.1.C Dl					¢1 200	
Molded Case Bkrs	80%	2032	\$140,300 * *	5	\$1,300	
Molded Case Bkrs	10%	2041	4. 4.	5	\$200	
Wiring Braided Cloth	70% 2-4 \$136,5	00 2058	* *	1		
Braided Cioth	70% 2-4 \$136,5 Other Observation, Extent: Light, 2			1		
	Location: Throughout The Buildi		10070			
	Explanation: Insulation Aged.	ng				
Thomasulastic	10%	2053	* *	1		
Thermoplastic	20%	2033	\$39,000	1 1		
Thermoplastic Motor Controllers	2070	2033	\$39,000	1		
Locally Mounted	40%	2031	\$46,700	5	\$200	
Locally Mounted	20%	2046	\$ -10, 700 * *	5	\$100	
Motor Control Center	40%	2031	\$115,400	5	\$700	
Ground	1070	2031	ψ115,π00		ψ100	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	
Stand-by Power					4,00	
Transfer Switches						
Under Construction	100%					
Generators						
Not Accessible	100%					
	Other Observation, Extent: N/A, A	rea Affected : 05	%			
	Location: Generator Enclosure					
	Explanation: Outside The Building	ıg				

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

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

Asset #: 2094

Electrical	Current Rep	air	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
stand-by Power							
Batteries							
Not Accessible	100%						
	Other Observation, Exte	**	ected: 09	%			
	Location : Generator I						
	Explanation: Outside	The Building					
Fuel Storage	1000/	,	20.40		-		
Day Tank	100%		2049	* *	5		
	Other Observation, Exte	**	ected: 10	00%			
	Location : Generator I		TI C			F. #1	
	Explanation : One 700 Energy/ Central Plant.	Gallon Fuel Tank,	, The Ge	nerator Is Also S	upplied i	From The	
ighting							
Interior Lighting							
Fluorescent	50%		2038	* *	10	\$28,400	
	T-8 Lamps And Fixtures, Location : Throughout	_	ea Affec	ted : 100%			
Fluorescent	30%	7	2033	\$270,700	10	\$17,100	
	T-8 Lamps And Fixtures,	Extent : Light, Ar	ea Affect	ted : 100%			
	Location : Throughout	The Building					
Fluorescent	20%		2028	\$180,400	10	\$11,400	
	T-8 Lamps And Fixtures,					, ,	
	Location : Throughout	The Building					
Egress Lighting		-					
Emergency, Service	50%	2	2033	\$18,600	1		
Exit, Battery	50%	2	2028	\$42,900	10	\$2,100	
Exterior Lighting							
HID	3%	2	2033	\$8,500	10		
	Other Observation, Exte	nt : Light, Area Af	fected :				
	Location: Building Ex	terior.					
	Explanation: Controll	ed Via Photocell.					
HID	5%		2041	* *	10		
	Other Observation, Exte			100%			
	Location: Roof						
	Explanation : Controll	ed Via Photocell					
Incandescent	2%		2028	\$6,500	2		
No Component	90%	•	2020	\$0,200	-		
larm	70,0						
Security System							
Generic	100%		2033	\$113,600	1	\$23,100	
-	Other Observation, Exte			-	=	÷==;100	
	Location : Throughout	**					
	Explanation : CCTV St	-					

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

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

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

Asset #: 2094

Electrical	Current Repair	Future Replacement		M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%	2041	* *	1-3	\$38,200		
	Other Observation, Extent: N/A, Area A	Iffected : 1	00%				
	Location: Throughout The Building						
	Explanation: Central Control Panel.	Strobe Ligh	hts, Manual Pull	Stations,	Alarm Bells,		
	Smoke Detection.						

lechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Electricity	2%		2053	* *	1		
HTHW/HW	98%		2043	* *	1		
	Other Observation	, Extent : N/A, Area A	ffected :	100%			
	Location: Basem	ient					
	Explanation : Suj	pplied From Campus	Heating	Plant			
Conversion Equipment							
Heat Exchanger, Shell &	98%		2036	* *			
Tube							
	Other Observation	, Extent : N/A, Area A	ffected :	100%			
	Location: Basem	ient					
		eam Generator, High T or Air Handler, Hydro	•				
Radiant Heater	2%		2038	* *	2	\$600	
	Other Observation	, Extent : N/A, Area A	ffected :	100%			
	Location : Basen	nent - Rooms B2, B7					
	Explanation : Ele	ectric Unit Heaters					
Distribution							
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$10,400	
Hot Wtr Piping/Pump	40%		2032	\$52,900	4	\$1,200	
1 0 1	On Extended Life,	Extent : Light, Area A	ffected :	100%			
	Location: Through	ghout					
Steam Piping/Pump	30% Now	\$14,500	2033	\$145,400			
1 8 1		ent : Moderate, Area A					
	Location : Penth						
	Location: Penth			100%			

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

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

Asset #: 2094

Mechanical	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
eating					
Terminal Devices					
Air Handler	50% Now \$28,500	2028 \$569,500	1	\$17,200	
	Leak Evident, Extent : Moderate, Area				
	Location: Penthouse - Heating Coils	0			
	On Extended Life, Extent : Light, Area	Affected: 100%			
	Location : Penthouse				
Convector/Radiator	50%	2031 \$247,500	1	\$10,000	
	On Extended Life, Extent : Light, Area	Affected: 100%			
·	Location : Throughout				
Controls	000/	2026 #1.564.400			
Digital	90%	2026 \$1,564,400			
	Other Observation, Extent: N/A, Area	Affected: 100%			
	Location: Throughout	Distal Control With Loon	l D.,	4: - F: -1.1 D:	
	Explanation: Campus Central Plant With Dedicated Building Air Compre		гпеита	iic Fieia Devices	
Pneumatic	10% Now \$117,000	2038 **			
Theumatic	Broken, Extent: Severe, Area Affected				
	Location: Penthouse - Air Handling				
ir Conditioning					
Energy Source					
Electricity	100%	2041 **	1		
Conversion Equipment					
Campus Chilled Water	1%	2042 **			
	Other Observation, Extent: N/A, Area Location: Basement	Affected: 100%			
	Explanation: Campus Chilled Water Future Expansion, Not Connected.	Connection To Building In I	Basement	Provided For	
Int Pkg Unit -	1%	2027 \$9,900	2		
Heating/Cooling					
	Abandoned in Place, Extent: Light, An Location: Penthouse	rea Affected : 100%			
Reciprocating Compr/Chiller	1%	2028 \$8,900	1	\$300	
1	Abandoned in Place, Extent : Light, Ar	rea Affected : 100%			
	Location: Penthouse				
Split Unit	2%	2028 \$28,700			
Window/Wall Unit	64%	2028 \$146,700			
Window/Wall Unit	31%	2026 \$71,100			
	On Extended Life, Extent : Light, Area	Affected: 100%			
	Location: Various Locations				
Distribution					
CW & CHW Wtr	1%	2033 \$1,000	4		
Pipe/Pump					
	Not in Service, Extent : Light, Area Aff				
	Location: Penthouse - Abandoned In	n Place			
No Component	99%				

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

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

Asset #: 2094

Mechanical		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Heat Rejection Water Cooling Tower	Location		Extent : Light, Area	2027 a Affecte	\$3,100 ed: 100%	2	\$600	
No Component	99%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,600	
Exhaust Fans	10070			LIFE		2-3	\$34,000	
Interior	Malfunctio Location On Extendo	: Penthou ed Life, Ex	\$76,500 nt : Light, Area Affe se - 2 Units tent : Light, Area A			2	\$1,400	
Wall Unit	5% Other Obse Location	ervation, E : Basemer	tt, Penthouse Extent : N/A, Area A tt - Room B7	2038 ffected :	**	2	\$100	
Plumbing	Explanal	ion : Local	tion Noted					
H/C Water Piping								
Brass/Copper		ed Life, Ex : Through	tent : Light, Area Ą out	2033 ffected :	\$777,300 \$100%	1		
Water Heater With Tanks								
Electric	Location Other Obse Location Explanat	: Basemen ervation, E : Basemen	Extent : N/A, Area A at tity: 1, 225 Gallon	ffected :	100%	4 eater - El	lectric / Steam	
Sanitary Piping	Dun in 1.	rear Exeria	nger					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100% Blockage / Location	Clogged, I	\$21,300 Extent : Severe, Area	LIFE a Affecte	* * ed : 50%	1		
Sump Pump(s) Submersible		ed Life, Ex : Basemer	tent : Light, Area A	2025 ffected :	\$1,900	4	\$2,000	
Backflow Preventer No Component Generic	Location	: Basemen	xtent : N/A, Area A tt kler System Service	-	\$5,400 100%	1	\$800	

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

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

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

Asset #: 2094

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location: Basement To 4	th Floor				
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2043	* *	1-5	\$32,400	
Sprinkler						
No Component	80%					
Generic	20%	2043	* *	1-2	\$3,500	
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location: Basement					
	Explanation: Location N	oted				

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE RECEIVING BLDG

Address : 161 HALL OF FAME TERRACE

Borough : BRONX Agency's Number : BXCC-RB Program / Asset # : CUN0007.620 / 14799 Yr Built/Renovated : 2015 /

Area Sq Ft : 5,730 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-May-2022 Landmark Status : NONE

Areas Surveyed : Floors 1,Mez

Block : 3223 Lot : 50 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$126,300	\$336,900
Mechanical	\$160,700	
Total	\$287,100	\$336,900
Importance Code A	\$126,300	\$336,900
Importance Code B	\$160,700	, , , , , , , , , , , , , , , , , , ,
Total	\$287,100	\$336,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$29,800		
Interior Architecture		\$1,100	\$400	
Electrical	\$600	\$600	\$500	\$4,600
Mechanical	\$2,000	\$400	\$1,600	\$17,100
Total	\$2,600	\$32,000	\$2,500	\$21,800
Importance Code A	\$1,700	\$30,100	\$300	\$300
Importance Code B	\$900	\$1,900	\$2,000	\$21,500
Importance Code C			\$100	
Total	\$2,600	\$32,000	\$2,500	\$21,800



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

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

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

Asset #: 14799

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	0.507			20.52	ale ale	5 10	0.462.200	
Metal Panel	95%			2053	* *	5-10	\$463,200	
Metal Coiling Doors	5%			2046	* *	5	\$11,100	
Windows								
Aluminum	95%			2049	* *	5	\$800	
Metal Louvers	5%			2042	* *	10	\$300	
Roof								
Metal Panel	95%			2046	* *	10	\$24,300	
Skylight, Plastic	5%			2046	* *	1		
nterior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	\$15,000	
Ceramic Tile	5%			2042	* *	5	\$400	
Vinyl Tile	15%			2038	* *	3	\$500	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$300	
Concrete Masonry Unit	45%			LIFE	* *	5	\$1,100	
Gypsum Board	50%			LIFE	* *	5	\$1,800	
Ceilings								
AcousTileSusp.Lay-In	20%			2046	* *	5	\$1,900	
Exposed Struc: Steel	80%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			

lectrical		Current I	Repair	Futui	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Molded Case Bkrs	100%			2055	* *	5	\$200	
Wiring								
Thermoplastic	100%			2059	* *	1		

Ground

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

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

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

Asset #: 14799

Electrical	Current Re	epair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	60%	2038	* *	10	\$3,200	
	•	es, Extent : Light, Area Af	fected : 100%			
	Location : Throughou	ut The Building				
LED	40%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$700	
Exit, Battery	50%	2038	* *	10	\$200	
Exterior Lighting						
LED	10%	2038	* *			
No Component	90%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2068	* *	5	\$100	
Alarm						
Security System						
Generic	100%	2038	* *	1	\$2,100	
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$3,500	
	Other Observation, Ex	tent : N/A, Area Affected	: 100%			
	Location : Throughor	_				
	Explanation : Centra Smoke Detection.	l Control Panel, Strobe L	ights, Manual Pull	Stations,	Alarm Bells,	

l echanical	Current Rep	air	Futur	e Replacement	M	aintenance	
system Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Natural Gas	100%		2059	* *	1		
Conversion Equipment							
Furnace	100% Now	\$1,700	2038	* *	1	\$2,500	
	Controller Not Working,	Extent : Modero	ate, Area	Affected : 40%			
	Location: 1st Floor, 3	Units					
	Other Observation, Exter	nt : N/A, Area A	ffected :	100%			
	Location: Throughout						
	Explanation : Gas Fire Packaged Unit	d Unit Heaters .	And Duc	t-mounted Gas Fu	rnace Do	wnstream Int.	
Controls							
Digital	100%		2028	\$160,700			

Air Conditioning

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

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

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

Asset #: 14799

Mechanical	C	urrent Repair	Futur	e Replacement	Maintenance		
System Component Type		il Date Estimated Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	30%		2055	* *	1		
No Component	70%						
Conversion Equipment Interior Pkg Unit - Cooling	30%		2034	\$26,600	2	\$100	
	R-410a Refrig	gerant, Extent : Ligh	it, Area Affected	: 100%			
	Location : I	Aechanical Room					
No Component	70%						
Distribution							
Ductwork/Diffusers	30%		LIFE	* *	2	\$2,200	
No Component	70%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,200	
Exhaust Fans							
Interior	100%		2041	* *	2	\$200	
Plumbing							
H/C Water Piping	1000/		2050	* *	1		
Brass/Copper	100%		2059	* *	1		
Water Heater With Tanks	1000/		2020	Φ1 C 700	2		
Gas Fired	100%		2028	\$16,700	2		
		ation, Extent : N/A, 1echanical Room	Area Affectea :	100%			
Sanitary Piping	Explanation	: One- 65 Gallons					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	10070		LIFE		1		
Generic	100%		2038	* *	1	\$400	
Fixtures	10070		2030		1	Ψτυυ	
Generic	100%						
Fire Suppression	10070						
Sprinkler							
Generic	100%		2059	* *	1-2	\$1,600	
	-00/0					\$1,000	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER

Address : 160 HALL OF FAME TERRACE

Borough : BRONX Agency's Number : 21017
Program / Asset # : CUN0007.170 / 2077 Yr Built/Renovated : 1954 / 2009

Area Sq Ft : 58,794 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 12-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph

Block : 3222 Lot : 62 BIN : 2100247

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$128,500	\$116,300
Electrical	\$58,500	\$232,900
Mechanical	\$2,113,100	\$829,000
Total	\$2,300,100	\$1,178,200
Importance Code A	\$128,500	\$116,300
Importance Code B	\$2,171,600	\$1,061,900
Total	\$2,300,100	\$1,178,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$900			\$3,900
Interior Architecture	\$151,900	\$9,500	\$3,800	
Electrical	\$9,200	\$6,700	\$5,800	\$62,700
Mechanical	\$126,000	\$105,100	\$35,000	\$36,300
Site Pavements	\$17,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$313,100	\$129,200	\$52,500	\$110,800
Importance Code A	\$900			\$3,900
Importance Code B	\$281,400	\$129,200	\$50,700	\$106,900
Importance Code C	\$30,800		\$1,800	
Total	\$313,100	\$129,200	\$52,500	\$110,800



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

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

Asset #: 2077

rchitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Masonry: Brick	85% Recent Repair Evident, Extent : N/A, An Location : Throughout	LIFE ** rea Affected : 100%	5	\$59,600	
Masonry: Limestone	10%	LIFE **	5	\$5,300	
Metal Panel	3%	2043 **	5-10	\$14,500	
Granite Panels	2%	LIFE **	5	\$1,100	
	Recent Repair Evident, Extent : N/A, An Location : Throughout	rea Affected : 100%			
Windows					
Aluminum	95% Now \$128,500 Ctrwt/Balnc Not Funct, Extent : Moder Location : Throughout		5	\$4,600	
	Deteriorated Finish, Extent : Moderate Location : Throughout Water Penetration, Extent : Moderate, A				
	Location : Various Windows				
Metal Louvers	5%	2042 **	10	\$3,000	
Parapets Masonry: Brick	75% Recent Repair Evident, Extent: N/A, An Location: Throughout	LIFE ** rea Affected : 100%	5	\$500	
Magangu Limogtona	5%	LIFE **	5		
Masonry: Limestone	Recent Replace Evident, Extent: N/A, A Location: Throughout	LIFE	3		
Metal Rail	20%	2050 **	5-10	\$2,400	
	Recent Replace Evident, Extent: N/A, A Location: Throughout	Area Affected : 100%		, ,	
Roof					
Cast in Place Concrete	10% Recent Replace Evident, Extent: N/A, A Location: Throughout	LIFE ** Area Affected : 100%			
Modified Bitumen	80% Recent Replace Evident, Extent: N/A, A Location: Throughout	2041 ** Area Affected : 100%	10	\$28,300	
Single Ply Membrane	8%	2033 \$56,700	10	\$2,800	
Skylight, Metal/Glass	2%	2043 \$30,700	10	\$2,400	
Soffits		v		<i>\$</i> 2 , . 30	
Cast in Place Concrete	100% Paint Peeling, Extent : Light, Area Affe Location : Entry Door Canopy On No		5	\$3,400	

Interior

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

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

Asset # : 2077

Architecture		Current l	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	-							•
Floors								
Carpet	3%			2032	\$41,700	3	\$3,600	
Cast in Place Concrete	15%	Now	\$20,100	LIFE	* *	5	\$26,400	
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	i : North Ei	nd Of Mechanical I	Room				
Ceramic Tile	5%			2042	* *	5	\$4,000	
Quarry Tile	3%			2046	* *	5	\$3,600	
Terrazzo	10%			LIFE	* *	5	\$6,300	
Vinyl Tile	64%			2038	* *	3	\$19,300	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$3,600	
Concrete Masonry Unit	35%			LIFE	* *	5	\$9,900	
Gypsum Board	15%			LIFE	* *	5	\$6,400	
Masonry: Brick	5%			LIFE	* *			
Plaster	40%	Now	\$13,500	LIFE	* *	5	\$8,500	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	i : Main Co	rridor					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	i : Main Co	orridor Adjacent To	Window	'S			
Ceilings								
AcousTileConcealSpLn	2%	Now	\$15,200	2053	* *	5	\$1,000	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 100%			
	Location	i : Lobby/ (Corridors					
	Punct/Tea	r/Impact D	amage, Extent : Mo	oderate, .	Area Affected : 100	9%		
	Location	ı : Lobby A	nd Stairwell					
AcousTileSusp.Lay-In	58%	Now	\$37,900	2053	* *	5	\$23,300	
1 3	Misaligne	d/Bulging,	Extent : Moderate,		fected : 10%		. ,	
		ı : Main Co						
Exposed Struc: Concrete	15%	Now	\$35,300	LIFE	* *	5	\$1,900	
Emposed Struct Concrete			Extent : Severe, A		eted : 2%	J	Ψ1,500	
			e Beam In Basemen			Building	7	
			ent, Extent : Moder				,	
	•		nt Crawl Space Bea		00			
			derate, Area Affect					
			Areas In Basements		•			
Plaster		Now	\$29,900	LIFE	* *	5	\$12,600	
Plaster			Extent : Moderate			3	\$12,000	
			se Lobby Area And					
Site Enclosure	Locuitor	i wynou	2000y 111 cu 1111u					
Fence/Gates								
Chain Link	100%			2043	* *			
Free Standing Walls	100/0			2073				
Masonry: Brick	100%			2053	* *			
Site Pavements	100/0			2000				

Site Pavements

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

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

Asset #: 2077

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,100	2046	* *			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 50%			
	Location	: Various I	Entry Stairs		•			
Parking/Driveway								
Asphalt	100%	0-2	\$15,100	2042	* *			
•	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 25%			
	Location	: East Side	e Of Building By Lo	oading D	Pock			
	Other Obs	ervation, E	xtent : Moderate, A	1rea Affe	cted : 10%			
	Location	: East Side	e Of Building By La	oading D	ock			
	Explanat	ion : Veget	ation Growth					

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Under Construction	100%						
Transformers							
Under Construction	100%						
Switchgear / Switchboard							
Under Construction	100%						
Raceway							
Conduit	50%		2033	\$70,600	1		
Conduit	50%		2053	* *	1		
Panelboards							
Fused Disc Sw	10%		2032	\$13,600	5	\$100	
Fused Toggle Switch	10%		2032	\$13,600	5	\$100	
	Other Observation, I			100%			
		Throughout The Bui	_				
	Explanation : No C	Capacity Recorded F	For Pane	lboards			
Molded Case Bkrs	20%		2032	\$27,300	5	\$300	
Molded Case Bkrs	60%		2049	* *	5	\$900	
Wiring							
Braided Cloth	30% 2-4	\$58,500	2058	* *	1		
	Insulation Aged, Ext	ent : Moderate, Are	a Affecte	d: 100%			
	Location : Through	nout The Building					
Thermoplastic	20%		2033	\$39,000	1		
Thermoplastic	50%		2053	* *	1		
Motor Controllers							
Locally Mounted	40%		2046	* *	5	\$200	
Locally Mounted	40%		2031	\$28,000	5	\$200	
Variable Frequency	20%		2050	* *			
Drive							
ound							

Ground

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

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

Asset #: 2077

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	
and-by Power						
Transfer Switches						
Under Construction	100%					
ghting						
Interior Lighting						
Fluorescent	20%	2038	* *	10	\$10,800	
	T-5 Lamps And Fixtures, Ex		cted : 100%			
	Location : Throughout The	e Building				
Fluorescent	50%	2038	* *	10	\$27,000	
	T-8 Lamps And Fixtures, Ex	tent : Light, Area Affe	cted : 100%			
	Location : Throughout The	e Building				
Fluorescent	10%	2038	* *	10	\$5,400	
Tuorescent	Compact Fluorescent Light,		Affected : 100%	10	ψ2,100	
	Location : Throughout The	-	9,,			
HID	10%	2033	\$68,000	10	\$200	
Incandescent	5%	2033	\$00,000 * *	2	\$200 \$100	
LED	5%	2041	* *	2	\$100	
	370	2041				
Egress Lighting Emergency, Service	50%	2038	* *	1		
Exit, Service	25% Now	\$600 2038	* *	1		
Exit, Service	Not Functioning, Extent: Li			1		
	Location: Throughout The		070			
E-::4 D-#			* *	10	¢1 000	
Exit, Battery	25%	2038	7. 7.	10	\$1,000	
Exterior Lighting	10/	2020	¢2 200	10	¢100	
Fluorescent	1%	2028	\$2,300	10	\$100	
	T-8 Lamps And Fixtures, Ex Location : Canpoies	ieni : Ligni, Area Ajje	ciea : 100%			
HID	4%	2038	* *	10		
	Other Observation, Extent:	N/A, Area Affected:	100%			
	Location : Building Perim	eter				
	Explanation: Controlled V	Via Photocell				
HID	4%	2028	\$10,700	10		
	Other Observation, Extent:					
	Location : Building Perim					
	Explanation : Controlled V					
Incandescent	1% Now	\$3,100 2043	* *	2		
meandescent	Malfunctioning, Extent : Ma		. 100%	4		
	Location : Terrace	линие, птеи пујестви	. 100/0			
N. C.						
No Component	90%					

Alarm

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

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

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

Asset #: 2077

Electrical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
Generic	100%	2038	* *	1	\$22,000	
	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : CCTV Surveillance C	3	Ó			
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$36,200	
	Other Observation, Extent: N/A, Area	a Affected : 100%	ó			
	Location: Throughout The Building	5				
	Explanation: Central Control Pane Smoke Detection.	l, Strobe Lights, I	Manual Pull	Stations,	Alarm Bells,	

Mechanical	Curre	nt Repair	Future Replacem	ent	М	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
HTHW/HW	70% Now	\$3,200	2043	* *	1		
	Leak Evident, Ext	ent : Severe, Area Affe	cted : 100%				
	Location : Baser	nent Water Heater Ar	ea Above Sump Pump,	Leak	y Valve		
	Other Observation	ı, Extent : N/A, Area A	Iffected : 100%				

Location: Basement
Explanation: Supplied From Campus Heating Plant, Missing Insulation

Natural Gas 30% 2043 ** 1

Conversion Equipment

Heat Exchanger, Shell & 70% 2036 **

Tube

Other Observation, Extent: N/A, Area Affected: 100%

Location: Basement

Explanation: Steam Generator, High Temperature Water Heat Source From Campus

Heating Plant

No Component 30%

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

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

Asset #: 2077

lechanical	Current Repair	Future Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
eating					
Distribution 1/D:cc	200/ 0.2 071.100	1 IDD *	* 2.5	ΦΩ ΩΩΩ	
Ductwork/Diffusers	30% 0-2 \$71,100	LIFE *	* 2-5	\$9,800	
	Corroded, Extent: Moderate, Area Affe		C	M	
	Location : Basement Fan Room, Penti Ductwork	nouse Mecnanicai Room -	<i>Supp</i> іу ға	ns Near	
	Not Insulated, Extent : Moderate, Area .	Affected : 30%			
	Location: Basement Fan Room, Penth		Deteriorate	ed / Missing	
	Insulation	,			
Steam Piping/Pump	70% Now \$45,100	2033 \$225,30	0		
1 2 1	Corroded, Extent : Moderate, Area Affe				
	Location: Various Locations				
	Insul. Deteriorating, Extent : Moderate,	, Area Affected : 10%			
	Location : Basement By Steam Genera	ator			
	On Extended Life, Extent : Light, Area A	Affected : 90%			
	Location : Throughout				
	Steam Traps Faulty, Extent: Moderate,	Area Affected : 50%			
	Location: Various Locations				
Terminal Devices					
Air Handler	40% 0-2 \$60,500	2028 \$302,60	0 1	\$13,100	
	Corroded, Extent : Moderate, Area Affe	cted : 100%			
	Location: Basement Fan Room, Penth	house Mechanical Room -	Two Units	, Supply Fan	
	Casing	1 1000/			
	Damaged, Extent : Moderate, Area Affe		T 11.	C 1 F	
	Location: Basement Fan Room, Penth Access Doors And Casings Joints	nouse Mechanical Room -	Iwo Units	, Supply Fan	
	On Extended Life, Extent: Light, Area A	Affected · 100%			
	Location: Basement Fan Room, Penti		- 2 Units		
Convector/Radiator	30%	2038 *		\$5,700	
Convector/Radiator	30% 0-2 \$2,000	2031 \$98,60	1	\$5,700 \$5,100	
Convector/Radiator	Controller Not Working, Extent : Moder		0 1	\$5,100	
	Location: Various Locations - Self-co	**	ves		
	On Extended Life, Extent: Light, Area A		, 65		
	Location: Various Locations	255 00000000000000000000000000000000000			
Controls					
Digital	70%	2026 \$808,10	0		
D I Simi	Other Observation, Extent: N/A, Area A				
	Location : Throughout	-5,5			
	Explanation: Campus Central Plant I	Digital Controls With Loc	al Pneumai	tic Field Devices	
	With Dedicated Building Air Compres				
Pneumatic	30% Now \$233,100	2038 *		·	
	Malfunctioning, Extent : Moderate, Are.	a Affected : 100%			
	Location : Throughout Except Assemb				
	Other Observation, Extent : N/A, Area A	Affected : 100%			
	Location: Various Locations				
	Explanation: Pneumatic Room Thern	nostats And Air Handlers	Controls		
r Conditioning					
ir Conditioning Energy Source Electricity	100%	2041 *	* 1		

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2077

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	30%	2028 \$289,400	2 \$1,100	
	R-22 Refrigerant, Extent: Light, Area Location: Roof Other Observation, Extent: N/A, Area Location: Roof Explanation: 2 Units, 80 Tons Appr	a Affected : 100%		
Split Unit	10% R-410a Refrigerant, Extent: Light, And Location: Roof	2033 \$136,400 rea Affected : 100%		
Window/Wall Unit	60%	2028 \$130,500	1	
Distribution Ductwork/Diffusers	30% Now \$37,800 Needs Cleaning, Extent : Severe, Area Location : From Main Roof To Asse	a Affected : 100%	2 \$22,900	
No Component	70%			
Ventilation				
Distribution Ductwork/Diffusers	70% 30%	LIFE **	2-5 \$23,000	
No Component Exhaust Fans	3070			
Interior	63% On Extended Life, Extent : Light, Area Location : Basement Fan Room, Pe		2 \$1,100	
Roof	5% Now \$5,600 On Extended Life, Extent: Light, Area Location: Roof Unit Inoperable, Extent: Moderate, A	a Affected : 100%	2 \$100	
Wall Unit	Location: Roof - 3 Small Fans 2% Other Observation, Extent: N/A, Area Location: Basement, 1st Floor Men Explanation: Location Noted		2	
No Component	30%			
Plumbing				
H/C Water Piping Brass/Copper Brass/Copper	50% 50% On Extended Life, Extent : Light, Area	2043 ** 2033 \$368,700	1 1	
	Location: Various Locations	и 11990сиси . 10070		

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

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

Asset #: 2077

Mechanical	Curr	ent Repair	Future R	eplacement	M	aintenance		
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
lumbing								
Water Heater With Tanks								
Electric	100%		2026	\$46,200	4			
		ace, Extent : Light, Ar						
		ement Water Heater A	-					
	-	e, Extent : Light, Area)%				
		ement Water Heater Ai		00/				
		on, Extent : N/A, Area . ement Water Heater A	00	1%0				
			reu					
Sanitary Piping	Explanation . C	One - 120 Gallons						
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	10070		LIIL		1			
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)	10070		EH E		-			
Non-Submersible	25%		2028	\$2,900	4	\$300		
		On Extended Life, Extent : Light, Area Affected : 100%						
	Location : Basement Water Heater Area							
Non-Submersible	75% Nov	v \$8,600	2043	* *	4	\$900		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement - Water Heater Area, Fan Room							
	Explanation: 3	Units Removed, Temp	orary Submer	rsible Pumps Ir	ı Place, 1	No Evidence Of		
	Replacement A	ctivities On Site						
Fixtures								
Generic	100%							
ertical Transport								
Elevators	1000/		LIEE	* *				
Hydraulic	100%	F	LIFE					
		on, Extent : N/A, Area ght: 1st Floor To Roof			r			
		gni. 1si 11001 10 Rooj Units - 1 Freight And	0	131 10 374 1 100	,			
ire Suppression	Explanation . 2	Onus - 1 Freight And	i i i ussenger					
Standpipe								
Generic	100%		2043	* *	1-5	\$30,700		
Sprinkler						47		
No Component	40%							
Generic	60%		2043	* *	1-2	\$9,900		
Chemical System								
Wet	100%		2026	\$57,400	1-3	\$300,000		
		on, Extent : N/A, Area	Affected: 100)%				
	Location: Kitc							
	Explanation : 1	2Ft x 6Ft Hood						

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

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

Address : 160 HALL OF FAME TERRACE

Borough : BRONX Agency's Number : N/A
Program / Asset # : CUN0007.600 / 14634 Yr Built/Renovated :

Area Sq Ft : 14,295 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 12-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3222 Lot : 62 BIN : 2100247

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$373,600	
Interior Architecture		\$346,400
Electrical		\$243,100
Mechanical	\$451,200	\$405,300
Total	\$824,900	\$994,800
Importance Code A	\$373,600	
Importance Code B	\$451,200	\$994,800
Total	\$824,900	\$994,800

Importance Code C	\$1,000			
	\$1,800			
Importance Code B	\$96,000	\$4,300	\$2,900	\$12,600
Importance Code A		\$4,000		\$1,600
Total	\$97,800	\$8,200	\$2,900	\$14,200
Site Pavements	\$1,800			
Mechanical	\$65,400	\$800	\$2,000	\$6,100
Electrical	\$9,200	\$1,100	\$900	\$2,300
Interior Architecture	\$21,400	\$2,400		\$4,200
Exterior Architecture		\$4,000		\$1,600
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 14634

Architecture	Current Repair			Future Replacement		Maintenance			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior	•								
Exterior Walls									
Masonry: Brick	85%			LIFE	* *	5	\$12,200		
	Recent Repa Location :		t, Extent : N/A, Ard out	ea Affecto	ed : 20%				
Masonry: Limestone	10%			LIFE	* *	5	\$1,100		
Metal Panel	5%			2053	* *	5-10	\$4,900		
Windows									
Aluminum	98%		\$373,600	2058	* *	5	\$4,000		
	-		t : Moderate, Area	Affected	: 100%				
	Location: Throughout								
			ct, Extent : Modero	ite, Area	Affected : 25%				
	Location:	_							
	Deteriorated Finish, Extent : Moderate, Area Affected : 100% Location : Throughout								
	Caulking Deteriorated, Extent: Moderate, Area Affected: 50%								
	Location:	Various I	Locations						
Metal Louvers	2%			2042	* *	10	\$1,000		
Parapets							· · · · · · · · · · · · · · · · · · ·		
Masonry: Brick	80%			LIFE	* *	5	\$1,900		
Metal Panel	5%			2053	* *	5	\$500		
Metal Rail	15%			2046	* *	5-10	\$6,500		
Roof									
Modified Bitumen	100%			2041	* *	10	\$13,300		
	_		ent, Extent : N/A, A	rea Affec	ted : 100%				
	Location :	Through	out						
Soffits	1000/					_			
Cast in Place Concrete	100%			LIFE	* *	5			
nterior									
Floors	100/			2022	¢27.000	2	#2 200		
Carpet Cast in Place Concrete	10% 15%			2032 LIFE	\$37,000	3 5	\$3,200		
	5%			2046	* *	5	\$7,000 \$2,700		
Mosaic Tile Terrazzo	10%			LIFE	* *	5	\$1,700		
Vinyl Tile	60%	Now	\$17,300	2033	\$346,400	3	\$4,800		
viiiyi Tiie			Extent : Moderate			3	φ 4 ,600		
	Location:	_		, 111 cu 11 <u>)</u>	,ceica . 5/0				
Interior Walls									
Concrete Masonry Unit	95%			LIFE	* *	5	\$15,700		

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

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

Asset #: 14634

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered		Now	\$2,000	2038	* *	5	\$600	
	_	Crumbling, 1 : Room 30	Extent : Light, Are 05	ea Affecte	ed : 1%			
AcousTile, Adhered	24%			2038	* *	5	\$5,100	
AcousTileSusp.Lay-In	30%	Now	\$2,100	2038	* *	5	\$3,200	
	Location Staining/L	: 3rd Floo	Extent : Light, Are					
Exposed Struc: Concrete		: Corriaoi	73	LIFE	* *	5	\$700	
Plaster	20%			LIFE	* *	5	\$2,700	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
On-Site Walkways								
Asphalt	15%			2036	* *			
Cast in Place Concrete	85%	0-2	\$1,800	2046	* *			
			Extent: Moderate	, Area Aj	fected : 2%			
	Location	: Main En	trance Stair					
Parking/Driveway								
Asphalt	100%			2036	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	50%			2033	\$12,600	1		
Conduit	50%			2059	* *	1		
Panelboards								
Molded Case Bkrs	50%			2032	\$19,500	5	\$200	
Molded Case Bkrs	50%			2049	* *	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$8,400	2058	* *	1		
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed: 100%			
	Location : Throughout The Building							
Thermoplastic	20%			2033	\$5,600	1		
Thermoplastic	50%			2059	* *	1		

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

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

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

Asset #: 14634

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	50%	2046	* *	5		
Locally Mounted	50%	2031	\$35,000	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Stand-by Power						
Transfer Switches						
Under Construction	100%					
Lighting						
Interior Lighting						
Fluorescent	100%	2033	\$208,100	10	\$13,100	
	T-8 Lamps And Fixtures,		ected : 100%			
	Location : Throughout	The Building				
Egress Lighting						
Emergency, Service	50%	2033	\$4,300	1		
Exit, Service	25%	2033	\$1,500	1		
Exit, Battery	25%	2033	\$4,900	10	\$200	
Exterior Lighting						
HID	8%	2033	\$5,200	10		
	Other Observation, Exter		100%			
	Location : Building Per					
	Explanation : Controlle					
Incandescent	2%	2028	\$1,500	2		
No Component	90%					
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$8,800	
	Other Observation, Exter Location : Throughout	**	100%			
	Explanation : Strobe Li	O .	ons, Alarm Bells. S	moke De	tection.	

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%	2043 **	1	
	Other Observation, Extent: N/A, Area A	Affected : 100%		
	Location: 1st Floor Mechanical Room	n		
	Explanation : Supplied From Campus	Heating Plant		

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

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

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

Asset #: 14634

echanical	Curren	t Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Prior
ating							
Conversion Equipment Heat Exchanger, Shell & Tube	z 100%		2036	* *			
	Location: 1st Flo	Extent : N/A, Area A or Mechanical Room am Generator, High	n		urce Fro	m Campus	
Distribution	1100000810000						
Steam Piping/Pump	Location : 1st Flo Leak Evident, Exter	\$22,400 g, Extent : Moderate, or - Missing / Detern at : Moderate, Area A	iorating				
		or, Other Locations Extent : Light, Area A	Iffected : 90	9%			
	-	, Extent : Moderate,	Area Affect	ed : 50%			
Terminal Devices							
Convector/Radiator	Location : Throug Other Observation, Location : 3rd Flo	Extent : Moderate, A por Stair Landing, R	Area Affecte oom M305		1	\$4,200	
-	Explanation : Mis	sing Heating Elemer	ıt				
Controls Digital	Location: 1st Flo In Place Malfunctioning, Ex Location: Throug Other Observation, Location: Throug		n - Air Com a Affected : l Communic lffected : 10	pressor Defectiv 100% ation 00%			
		npus Central Plant I uilding Air Compres.		rols With Local	Pneuma	tic Field Devices	
Conditioning Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment	200,0				-		
Split Unit	5%		2038	* *			
Window/Wall Unit	95%		2028	\$50,200	1		
ntilation							
Distribution 1/D: 65	1000/		LIDE	* *	2.5	#0.000	
Ductwork/Diffusers	100%		LIFE	ተ ች	2-5	\$8,000	

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

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

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

Asset #: 14634

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimates Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans					*	
Roof	95%	2033	\$25,700	2	\$400	
Wall Unit	5%	2028	\$300	2		
	Other Observation, Extent : I	-	100%			
	Location: 1st Floor Mecha					
	Explanation : Location Not	ed				
Plumbing H/C Water Piping						
Brass/Copper	100%	2033	\$179,300	1		
	On Extended Life, Extent : Li Location : Throughout	ight, Area Affected : 1	100%			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2028	\$2,800	4	\$300	
	On Extended Life, Extent : Li Location : 1st Floor Mecha		100%			
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2043	* *	1-5	\$7,500	
Sprinkler						
No Component	90%					
Generic	10%	2043	* *	1-2	\$400	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE SAGE HALL

Address : 175 WEST 180th ST

Borough : BRONX Agency's Number : 21030
Program / Asset # : CUN0007.300 / 2064 Yr Built/Renovated : 1920 / 2005

Area Sq Ft : 27,328 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 19-Apr-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3222 Lot : 62 BIN : 2100254

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$261,200	
Interior Architecture	\$193,900	
Electrical		\$498,100
Mechanical	\$1,062,700	\$432,000
Site Enclosure	\$111,300	\$51,400
Total	\$1,629,200	\$981,500
Importance Code A	\$261,200	
Importance Code B	\$1,260,400	\$930,000
Importance Code C	\$107,600	\$51,400
Total	\$1,629,200	\$981,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$49,900			
Interior Architecture	\$117,600	\$5,200		\$3,700
Electrical	\$2,600	\$3,400	\$2,600	\$2,600
Mechanical	\$10,300	\$900	\$5,600	\$1,500
Site Pavements	\$2,400			
Total	\$182,700	\$9,600	\$8,200	\$7,800
Importance Code A	\$49,900			
Importance Code B	\$121,200	\$9,600	\$8,200	\$7,800
Importance Code C	\$11,600			
Total	\$182,700	\$9,600	\$8,200	\$7,800



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

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

Asset #: 2064

rchitecture	Current	Repair	Future F	Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling Location: South Fo Vertical Cracks, Exte Location: South Fo	acade ent : Moderate, Ared			5	\$14,600	
Masonry: Brick	85% Now Joint Mortar Miss/E. Location: Through Loose Units, Extent: Location: East Fac Vertical Cracks, Exte	out Moderate, Area Aj cade At Doorway ent : Moderate, Area	fected : 5%	, ,	5	\$49,600	
Masonry: Limestone	5% Now Broken/Missing Elen Location: Front El Joint Mortar Miss/El Location: 2nd Floo	ntrance Surround rod, Extent : Moder	ate, Area A	-	5	\$2,200	
Metal Coiling Doors	5% 4+ Corrosion/Rusting, E Location: Doors L Paint Peeling, Exten Location: Door Lo	ocated On South & t : Moderate, Area	East Eleva Affected : 5	tions	5	\$4,600	
Windows							
Aluminum	98% Now Broken/Missing Elen Location : South Si Ctrwt/Balnc Not Fun Location : Various	de ect, Extent : Moderc			5	\$6,600	
Metal Louvers	2%		2042	* *	10	\$1,700	
Parapets Masonry: Brick Pre-Cast Concrete	90% 10%		LIFE LIFE	* *	5 5	\$5,900 \$4,100	
Roof Modified Bitumen	100% 4+ Drains Clogged, Ext Location : Main Ro		2041	**			
Soffits Masonry: Limestone	100%	<u></u>	LIFE	* *	5		

Interior

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

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

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

Asset #: 2064

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors	00/ 37	Φ.5.000	T TEE		_	47.7 00	
Cast in Place Concrete	8% Now	\$5,900	LIFE	**	5	\$7,700	
	Cracking/Crumbling Location : Various	, Extent : Moderate Locations Through					
Ceramic Tile	5%		2036	* *	5	\$2,200	
Terrazzo	5%		LIFE	* *	5	\$1,700	
	Horizontal Cracks, I Location : Corrido	-	Affected .	: 10%			
Traffic Topping	15%		2041	* *	5	\$8,300	
Vinyl Tile	63% 0-2	\$37,500	2038	* *	3	\$10,400	
	Worn/Eroded, Extend Location : Through		Affected :	50%			
Vinyl Tile 9" X 9"	4%		2028	\$137,800	3	\$900	
	Worn/Eroded, Extent Location : First Fl		ted : 50%	Ó			
Interior Walls							
Cast in Place Concrete	15% Now	\$9,300	LIFE	* *			
	Cracking/Crumbling Location: Baseme		, Area Af	fected : 2%			
	Paint Peeling, Exten		Affected :	33%			
	Location : Baseme	nt					
Concrete Masonry Unit			LIFE	* *	5	\$2,500	
Gypsum Board	10%		LIFE	* *	5	\$2,500	
Masonry: Brick	10%	D =< 100	LIFE	* *			
Masonry: Fieldstone	5% Now	\$56,100	LIFE	**			
	Other Observation, I						
	Location : Blueston			юш			
Dlaston	45%	en Or Missing Elen	LIFE	* *	5	\$5,600	
Plaster Ceilings	4370		LIFE		3	\$3,000	
AcousTileSusp.Lay-In	50% Now	\$7,200	2046	* *	5	\$11,000	
ricous inesusp. Eug in	Broken/Missing Elen			ea Affected : 10%	J	Ψ11,000	
	· ·	Locations Through					
	Misaligned/Bulging,	Extent : Moderate,	Area Aff	ected : 10%			
	Location: Various	Locations Through	out 2nd F	loor			
	Staining/Discoloring Location : Through	-	ea Affecte	ed : 5%			
Exposed Struc: Concret		\$48,400	LIFE	* *	5	\$1,000	
Exposed Struct. Concret	Cracking/Crumbling Location: Beams 1	, Extent : Moderate		fected : 5%	3	Ψ1,000	
Plaster	35% Now	\$9,200	LIFE	* *	5	\$9,600	
- 14000-	Vertical Cracks, Exte Location: Through	ent : Moderate, Ared		l : 5%	5	\$2,000	
te Enclosure							
Fence/Gates							
Steel Pipe Rail	100%		2043	* *	5	\$102,800	

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

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

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

Asset #: 2064

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	20%			2053	* *			
Masonry: Fieldstone	80%		\$59,900	2053	* *			
		ssing Elem : Exterior	ents, Extent : Mode Site Stair	erate, Ar	ea Affected : 10%			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Exterior	Site Stair					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$1,200	2046	* *			
	_	Crumbling, : Exterior	Extent : Moderate Site Stair	, Area Aj	ffected : 10%			
Masonry: Granite	10%	Now	\$1,200	LIFE	* *			
·		ar Miss/Er : Main En	od, Extent : Moder try Stairs	ate, Ared	a Affected : 10%			
Parking/Driveway Asphalt	100%			2042	* *			

0/ of Eal D.4.					aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%						
100%		2038	* *	5	\$100	
Other Observation, I	Extent : N/A, Area Ą	ffected: 1	00%			
Location : Electric	al Room					
Explanation: One	Rated At 30 Kilovol	lt Ampere				
100%						
90%		2043	* *	1		
10%		2053	* *	1		
80%		2041	* *	5	\$600	
20%		2049	* *	5	\$100	
90%		2043	* *	1		
10%		2053	* *	1		
100%		2031	\$70,000	5	\$200	
			-			
100%		LIFE	* *	5	\$400	
	100% 100% Other Observation, I Location : Electric Explanation : One 100% 90% 10% 80% 20% 90% 10%	100% 100% Other Observation, Extent: N/A, Area A. Location: Electrical Room Explanation: One Rated At 30 Kilovoi 100% 90% 10% 80% 20% 90% 10%	100% 2038 Other Observation, Extent: N/A, Area Affected: I Location: Electrical Room Explanation: One Rated At 30 Kilovolt Ampere 100% 90% 2043 10% 2053 80% 2041 20% 2049 90% 2043 10% 2053 10% 2053 10% 2053	100% 100% 2038 ** Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: One Rated At 30 Kilovolt Ampere 100% 90% 2043 10% 2053 ** 80% 2041 20% 2049 ** 90% 2043 10% 2053 ** 10% 2043 30% 30% 30% 30% 30% 30% 30% 30% 30% 30	100% 2038 ** 5 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: One Rated At 30 Kilovolt Ampere 100% 2043 ** 1 10% 2053 ** 1 80% 2041 ** 5 20% 2049 ** 5 90% 2043 ** 1 10% 2053 ** 1	100% 100% 2038 ** 5 \$100 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: One Rated At 30 Kilovolt Ampere 100% 90% 2043 ** 1 10% 2053 ** 1 80% 2041 ** 5 \$600 20% 2049 ** 5 \$100 90% 2043 ** 1 100%

Stand-by Power

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

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

Asset #: 2064

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches						
Under Construction	100%					
Lighting Interior Lighting						
Fluorescent	95%	2033	\$378,000	10	\$23,800	
	T-8 Lamps And Fixtures, Ex	0 00	ected : 100%			
	Location : Throughout Th	e Building				
HID	5%	2038	* *	10		
Egress Lighting						
Emergency, Service	50%	2033	\$8,200	1		
Exit, Battery	50%	2033	\$18,900	10	\$900	
Exterior Lighting						
HID	10%	2041	* *	10		
	Other Observation, Extent		: 100%			
	Location : Building Perin	ıeter				
	Explanation: Controlled	Via Photocell				
No Component	90%					
Alarm						
Security System						
Generic	100%	2033	\$50,100	1	\$10,200	
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location : Throughout Th	e Building				
	Explanation: CCTV Surv	eillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$16,800	
	Other Observation, Extent		100%			
	Location : Throughout Th	- C				
	Explanation : Strobe Ligh	ts, Manual Pull Statio	ons, Alarm Bells, S	moke De	tection.	

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
leating				
Energy Source				
HTHW/HW	100%	2043 **	1	
	Other Observation, Extent: N/A, Area A	ffected : 100%		
	Location: Basement			
	Explanation : Supplied From Campus	Heating Plant		
Conversion Equipment				
Heat Exchanger, Shell &	100%	2036 **		
Tube				
	Other Observation, Extent: N/A, Area A	ffected : 100%		
	Location: Basement			
	Explanation : Steam Generator, High ! Heating Plant	Temperature Water Heat So	urce From Campus	

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

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

Asset #: 2064

Mechanical	Curre	ent Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	oate Estimated Cost rs)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution	1000/			0010 -00			
Steam Piping/Pump	100%	F	2033	\$213,700			
		e, Extent : Light, Area	Affected : 1	70%			
	Location: Thro	ughout					
Terminal Devices	1000/		2021	¢210.200	1	¢0 000	
Convector/Radiator	100%	- F I:-l. 4	2031	\$218,300	1	\$8,800	
	Location : Thro	e, Extent : Light, Area A	Ајјестеа : 1	10%			
Ct1-	Location . Thro	ugnoui					
Controls	1000/		2026	\$766.600			
Digital	100%	on, Extent : N/A, Area A	2026	\$766,600			
	Location : Thro		чујества . Т	7070			
		agnoui Campus Central Plant I	Digital Con	trals With Local	Duauma	tic Field Davices	
		' Building Air Compres		irois with Local	1 пеита	nc Pieta Devices	
Air Conditioning	= 00						
Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment							
Campus Chilled Water	1%		2042	* *			
	Other Observation	on, Extent : N/A, Area	Affected: 1	90%			
	Location: Base	ement					
		Campus Chilled Water of the Connected.	Connection	To Building In B	asement	Provided For	
Exterior Pkg Unit - Cooling	49% 0-2	\$143,400	2043	* *	2	\$700	
•	Malfunctioning, Location: Roof	Extent : Moderate, Are	a Affected :	100%			
	R-22 Refrigerant Location : Roof	, Extent : Light, Area A	Affected : 10)0%			
	Other Observation Location: Roof	on, Extent : N/A, Area A	Affected : 1	00%			
		Quantity: 2, 20 Tons E	ach.				
Window/Wall Unit	50%	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	2028	\$50,600	1		
Distribution	3070		2020	Ψ20,000			
Ductwork/Diffusers	50%		LIFE	* *	2	\$17,800	
No Component	50%		L		-	<i>\$17,000</i>	
Ventilation							
Distribution							
Ductwork/Diffusers	5%		LIFE	* *	2-5	\$800	
Ductwork/Diffusels		on, Extent : N/A, Area		00%			
	Tecent Instantant	т, плист . 11/11, 111 са .	255000000000000000000000000000000000000				
		ement - Electrical Room					

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

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

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

Asset #: 2064

Mechanical	Current Rep	pair F	uture F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Ed Total (Years)		ear E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	5%		041	* *	2		
	Recent Installation, Exte						
	Location: Basement -	Electrical Room Ve	ntilation	ı			
Wall Unit	5%	20	028	\$600	2		
	Other Observation, Exte	nt : N/A, Area Affec	ted: 10	0%			
	Location: Basement S	hop					
	Explanation: Location	n Noted					
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	50%	20	043	* *	1		
Galvanized Steel	50% Now	\$102,200 20	046	* *	1		
	Corroded, Extent : Sever Location : Basement	re, Area Affected : 7	70%				
	On Extended Life, Exten	t : Light, Area Affec	ted : 10	0%			
	Location: Various Loc	eations					
Sanitary Piping							
Cast Iron	100%	L	IFE	* *	1		
Storm Drain Piping							
Cast Iron	100% Now	\$9,400 L	IFE	* *	1		
	Blockage /Clogged, Exte	ent : Severe, Area Aj	ffected :	50%			
	Location: Roof						
Fixtures							
Generic	100%						

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE SNOW HALL

Address : 135 HALL OF FAME TERRACE

Borough : BRONX Agency's Number : 21048
Program / Asset # : CUN0007.480 / 2068 Yr Built/Renovated : 1962 /

Area Sq Ft : 9,775 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3

Block : 3224 Lot : 1 BIN : 2014903

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical	\$143,800	\$160,000
Site Pavements	\$478,100	
Total	\$621,900	\$160,000
Importance Code A		\$101,400
Importance Code B	\$143,800	\$58,600
Importance Code C	\$478,100	
Total	\$621,900	\$160,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$15,000	\$3,400		\$6,500
Interior Architecture	\$62,600	\$3,100		\$1,000
Electrical	\$900	\$1,100	\$900	\$7,800
Mechanical	\$2,800	\$24,000	\$2,500	\$12,300
Site Enclosure	\$12,600			
Total	\$94,000	\$31,600	\$3,400	\$27,600
Importance Code A	\$15,500	\$3,900	\$500	\$7,000
Importance Code B	\$53,700	\$27,700	\$2,900	\$20,600
Importance Code C	\$24,800			
Total	\$94,000	\$31,600	\$3,400	\$27,600



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

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

Asset #: 2068

Architecture	Current Repair	Future Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Exterior Walls	000/		_	0.10.000		
Masonry: Brick	80%	LIFE **	5	\$19,000		
	Graffiti, Extent: Light, Area Affected: Location: East Elevation	5%				
Metal: Cage/Fence	10%	2038 **	5	\$10,400		
	Other Observation, Extent : N/A, Area	Affected : 100%				
	Location : East Elevation					
	Explanation: This Is Actually A Fire					
Wood	10% Now \$15,000	2046 **	5	\$5,900		
	Broken/Missing Elements, Extent : Mod	lerate, Area Affected : 20%				
	Location: Fascia On Gable Ends					
	Deteriorated Finish, Extent: Moderate	, Area Affected : 40%				
	Location: Fascia On Gable Ends	100 1 100/				
	Dry Rot/Decay, Extent : Moderate, Area Location : Fascia On Gable Ends	a Affected : 40%				
Windows						
Aluminum	98%	2049 **	5	\$2,700		
Metal Louvers	2%	2042 **	10	\$300		
Roof	1000/	2026	10	Φ2 400		
Asphalt Shingle	100%	2036 **	10	\$3,400		
Soffits	1000/	2038 **	-	£2.700		
Wood	100% Paint Peeling, Extent: Light, Area Affe. Location: Underside Of Awning At F.	cted : 10%	5	\$2,700		
Interior						
Floors						
Cast in Place Concrete	20%	LIFE **	5	\$5,700		
	Repairs in Progress, Extent : N/A, Area Location : Third Floor	Affected: 50%				
Ceramic Tile	5% Now \$3,600	2042 **	5	\$300		
	Broken/Missing Elements, Extent : Mod Location : Basement Toilet		-			
	Cracking/Crumbling, Extent: Moderate	e, Area Affected : 5%				
	Location : Basement Toilet					
Vinyl Tile	60% Now \$42,200	2038 **	3	\$2,900		
	Adhesion Failure, Extent : Moderate, A Location : Basement	reu Affecteu . 2076				
	Broken/Missing Elements, Extent: Moa	lorate Area Affected : 10%				
	Location: Basement	eraie, Area Affectea : 1070				
	Cracking/Crumbling, Extent: Moderate	e Area Affected : 20%				
	Location: Basement	c, mea myeetea . 2070				
	Water Penetration, Extent: Moderate, A	Area Affected : 30%				
	Location: Basement	JJ				
	Worn/Eroded, Extent : Moderate, Area	Affected : 50%				
	Location: Basement					

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

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

Asset #: 2068

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete		Now	\$12,200	LIFE	**			
			xtent : Moderate, A	lrea Affe	cted : 20%			
		n : Basemen	it					
Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
Gypsum Board	85%	ı		LIFE	* *	5	\$8,400	
Ceilings					di di	_	** ***	
AcousTile, Adhered	20%			2046	* *	5	\$2,600	
Exposed Struc: Concrete				LIFE	**	5	\$400	
			t : Light, Area Affec	cted : 105	%			
		n : Basemen						
Plaster	60%		\$4,600	LIFE	* *	5	\$4,900	
	_	U	Extent : Moderate		ffected : 2%			
	Location	n : Third Fl	oor By Fire Stair D	000r				
Site Enclosure								
Fence/Gates	1000/			20.42	* *			
Chain Link	100%)		2043				
Free Standing Walls	1000/	Now	\$12,600	2043	* *			
Masonry: Brick			\$12,000 nents, Extent : Mod					
		-	e To Ramp On Nort					
			od, Extent : Moder					
			Stones Over Ramp		i 1133ectea : 1070			
Site Pavements	Locuitor	· · coping ·	siones over ramp	,, atts				
Public Sidewalk								
Cast in Place Concrete	100%)		2038	* *			
On-Site Walkways	10076							
Cast in Place Concrete	85%)		2038	* *			
Pavers/Stone	15%			2036	* *			
Parking/Driveway								
Asphalt	100%	Now	\$478,100	2048	* *			
-	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 70%			
	Location	n : Through	out					
	Potholes,	Extent : Mo	oderate, Area Affec	ted : 10%	6			
		n : Through						
			xtent : Moderate, A	rea Affe	cted : 10%			
		n : Through						
			Extent : Moderate, 2	Area Affe	ected : 70%			
		n : Through						
	Explana	tion : Veget	tation Growth					

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

Under 600 Volts

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

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

Asset #: 2068

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Not Accessible	100%					
Raceway	1000/	2052	* *			
Conduit	100%	2053	~ ~	1		
Panelboards Molded Case Bkrs	100%	2049	* *	5	\$300	
Wiring	10078	2049			\$300	
Thermoplastic	100%	2053	* *	1		
Fround	10070	2033		-		
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
ighting						
Interior Lighting						
Fluorescent	25%	2038	* *	10	\$2,200	
	T-5 Lamps And Fixtures, Exter Location : Throughout The E		cted : 100%			
Fluorescent	25%	2038	* *	10	\$2,200	
	T-8 Lamps And Fixtures, Exter Location : Throughout The E		cted : 100%			
Fluorescent	10%	2038	* *	10	\$900	
	Compact Fluorescent Light, E. Location : Throughout The E	-	Iffected : 100%			
LED	40%	2041	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$1,200	
Exit, Battery	50%	2038	* *	10	\$300	
Exterior Lighting						
HID	8%	2038	* *	10		
	Other Observation, Extent : N	00	100%			
	Location: Building Perimete					
	Explanation : Controlled Via		di di			
LED	2%	2041	**			
	Other Observation, Extent: N.	**	100%			
	Location: Building Perimete					
N. C.	Explanation : Controlled Via	Рпогосен				
No Component	90%					
Alarm Security System						
Security System Generic	100%	2041	* *	1	\$3,700	
Generic	Other Observation, Extent : N			1	\$5,700	
	Location: Throughout The E					
	Explanation : CCTV Surveill					

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

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

Asset #: 2068

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

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Fuel Oil No 2	100% Buried Tank(s), Extent : Light, Area A Location : Building Exterior, 1 Tank			5	\$3,000	
Conversion Equipment						
Hot Water Boiler	100% Other Observation, Extent: Light, Art Location: Basement - Boiler Room Explanation: Quantity: 1, 704 Mbl		\$101,400 100%	1	\$4,800	
Distribution						
Hot Wtr Piping/Pump	75% On Extended Life, Extent : Light, Area Location : Basement, 2nd And 3rd F	00	\$15,700 00%	4	\$400	
Hot Wtr Piping/Pump	25% Other Observation, Extent: N/A, Area Location: 1st Floor Explanation: Location Noted	2041 a Affected : 1	* *	4	\$200	
Terminal Devices	1					
Convector/Radiator	75% On Extended Life, Extent : Light, Area Location : Basement, 2nd And 3rd F		\$58,600 00%	1	\$2,400	
Convector/Radiator	25% Other Observation, Extent: N/A, Area Location: 1st Floor Explanation: Location Noted	2038 a Affected : 1	**	1	\$800	
Controls						
Electrical	100%	2028	\$53,100			
Air Conditioning Energy Source						
Electricity No Component	50% 50%	2041	* *	1		
No Component	3070					

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

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

Asset #: 2068

Mechanical	Current Repair	Future Replacement	placement Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Co FY	st Cycle Estimated Cost (Yrs)	Priority	
Air Conditioning					
Conversion Equipment	400/ 37				
Split Unit	40% Now \$1,8				
	Controller Not Working, Extent: M.	Ioderate, Area Affected : 50%			
	Location: 1st Floor	1664-1. 1000/			
	R-22 Refrigerant, Extent: Light, A. Location: Condensing Units - Bi	**	Machanical Pooms		
	Other Observation, Extent: N/A, A	_	- Mechanicai Rooms		
	Location: Condensing Units - Bi		- Mechanical Rooms		
	Explanation : Ducted Systems Se	-			
Window/Wall Unit	15%	2028 \$5,40			
window/ waii Onit	Other Observation, Extent: N/A, A	. ,	00 1		
	Location: 2nd Floor	irea Affectea . 10070			
	Explanation : Location Noted				
No Component	45%				
Distribution	1570				
Ductwork/Diffusers	40%	LIFE *	* 2 \$5,100		
No Component	60%				
Ventilation					
Distribution					
Ductwork/Diffusers	30%	LIFE *	* 2-5 \$1,600		
No Component	70%				
Exhaust Fans					
No Component	70%				
Not Accessible	30%	1 100 / 1 00/			
	Other Observation, Extent: N/A, A Location: Attic	rea Affectea : 0%			
	Explanation : Toilet Exhaust				
Plumbing	Explanation: Tottel Exnaust				
H/C Water Piping					
Brass/Copper	100%	2043 *	* 1		
Water Heater With Tanks					
Electric	100%	2026 \$23,10	00 4		
	Other Observation, Extent: N/A, A	rea Affected : 50%			
	Location : Basement - Water Hea	iter Room			
	Explanation: One-50 Gallons				
HW Heat Exchanger					
HTHW/HW	100%	2043	*		
	Other Observation, Extent : N/A, A	**			
	Location : Basement - Boiler Roc	om			
	Explanation : Location Noted				
Sanitary Piping	1000/	IIDD *			
Cast Iron	100%	LIFE *	* 1		
Storm Drain Piping	1000/	1100 4	* 1		
Cast Iron	100%	LIFE *	* 1		

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

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

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

Asset #: 2068

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2028	\$4,300	1	\$600	
	Other Observation, Extent :	N/A, Area Affected: 100	0%			
	Location : 1st Floor - Rea	luced Pressure Zone Clos	et			
	Explanation : Location No	oted				
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	75%					
Generic	25%	2043	* *	1-2	\$700	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : BRONX COMMUNITY COLLEGE SOUTH HALL

Address : 187 WEST 180th STREET

Borough : BRONX Agency's Number : 21031
Program / Asset # : CUN0007.310 / 2065 Yr Built/Renovated : 1857 / 2011

Area Sq Ft : 18,978 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 19-Apr-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,Att

Block : 3222 Lot : 62 BIN : 2100255

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$120,000	
Interior Architecture		\$558,200
Electrical		\$276,300
Mechanical	\$602,600	\$579,500
Site Pavements	\$109,000	
Total	\$831,500	\$1,414,000
Importance Code A	\$120,000	
Importance Code B	\$602,600	\$1,414,000
Importance Code C	\$109,000	
Total	\$831,500	\$1,414,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$91,900			\$15,800
Interior Architecture	\$248,200	\$400	\$900	\$9,800
Electrical	\$2,400	\$2,700	\$2,400	\$4,100
Mechanical	\$1,200	\$900	\$1,200	\$70,400
Site Enclosure	\$48,400			
Site Pavements	\$49,500			
Total	\$441,500	\$4,100	\$4,500	\$100,100
Importance Code A	\$91,900			\$15,800
Importance Code B	\$178,900	\$4,100	\$4,500	\$84,400
Importance Code C	\$170,800			
Total	\$441,500	\$4,100	\$4,500	\$100,100



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

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

Asset #: 2065

Architecture	Curren	t Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior							
Exterior Walls							
Masonry: Brick		\$68,200 Erod, Extent : Moder Facade At Main Enti		* * Affected : 2%	5	\$42,400	
Masonry: Brownstone	5%		LIFE	* *	5	\$1,900	
Masonry: Fieldstone	10% Now Joint Mortar Miss/ Location : North	\$49,800 Erod, Extent : Moder & South	LIFE ate, Area	* * ! Affected : 5%	5	\$3,700	
Windows							
Aluminum	100% 4+	\$42,100	2041	**	5	\$2,300	
	Ctrwt/Balnc Not Fi Location : Throug	inct, Extent : Moderd ghout	ite, Area	Affected : 50%			
Parapets Wood Cornice	100%		2053	* *	5-10	\$32,600	
Roof Metal Panel	95%		2046	* *	10	\$51,800	
Single Ply Membrane	5%		2046	* *	10 10	\$1,500	
Soffits	370		2036		10	\$1,500	
Wood	100%		2046	* *	5		
terior							
Floors							
Carpet	40% Now Worn/Eroded, Exte	\$12,300 nt : Moderate, Area 2 ghout	2029 Affected :	\$246,900 25%	3	\$21,400	
Cast in Place Concrete	20% Now	\$29,700	LIFE	* *	5	\$15,600	
	Location : Basem	ctent : Moderate, Are					
Ceramic Tile	5%		2042	* *	5	\$1,800	
Vinyl Tile	10%		2038	* *	3	\$1,300	
Vinyl Tile 9" X 9"	20% Now	\$27,900		\$558,200	3	\$2,700	
•		ements, Extent : Mod		ea Affected : 75%			
Wood	Location: Through	nt : Moderate, Area A			5	\$1,700	

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

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

Asset #: 2065

Architecture	Current	Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior								
Interior Walls								
Gypsum Board	10% Now	\$11,100	LIFE	**	5	\$2,400		
	Punct/Tear/Impact I	-	oderate, Ai	rea Affected : 10%	6			
	Location: Baseme		1.00	1 2007				
	Water Penetration, I Location : Baseme		нгеа Ајјеси	ea : 20%				
	Other Observation,		Awaa Affaat	ad . 500/				
	Location: Baseme		<i>Агеи Ајјес</i> і	ea . 50%				
	Explanation : Mol							
Masonry: Brick	10% Now	\$37,700	LIFE	* *				
wasomy. Blick	Broken/Missing Elen			Affected · 10%				
	Location : Baseme		cruic, mrci	111Jecica : 1070				
	Joint Mortar Miss/E		rate. Area A	Affected : 10%				
	Location : Baseme		,	55				
	Spalling, Extent : M	oderate, Area Affect	ted : 15%					
	Location: Baseme	nt						
Masonry: Fieldstone	5% Now	\$36,400	LIFE	* *				
	Other Observation,	Extent : Moderate, 2	Area Affect	ed : 75%				
	Location: Baseme	nt						
	Explanation: Wate	er Penetration And	Missing M	ortar Joints				
Plaster	75% Now	\$36,100	LIFE	* *	5	\$9,100		
	Broken/Missing Eler							
		nt, Various Location	_					
	Deteriorated Finish		Area Affe	cted : 10%				
	Location: Through		1.00	1 250/				
	Water Penetration, I		Area Affecti	ed : 25%				
Cailings.	Location : Baseme	nı						
Ceilings AcousTile,Adhered	20% Now	\$11,200	2046	* *	5	\$3,600		
Acous The, Authored	Adhesion Failure, E	·		d · 5%	3	\$5,000		
		Floor Conference I						
AcousTileSusp.Lay-In	10%		2038	* *	5	\$3,600		
Gypsum Board	10% Now	\$12,200	LIFE	* *	5	\$4,500		
Cypount Doute				ected : 10%	C	ψ .,ε σ σ		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Basement							
	Punct/Tear/Impact I	Damage, Extent : Me	oderate, Ai	rea Affected : 10%	6			
	Location: Baseme	nt						
Plaster	60% Now	\$12,700	LIFE	* *	5	\$13,400		
	Punct/Tear/Impact I			rea Affected : 10%	6	•		
	Location: Various	Locations Through	out					

Site Enclosure

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

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

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

Asset #: 2065

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Brick	25%	0-2	\$5,400	2053	* *			
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 10%			
	Location	: Basemer	it Entrance On Nor	th Side (Of Building			
Masonry: Fieldstone	75%	Now	\$43,000	2043	* *			
•	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Patio An	d Site Stair					
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 10%			
			d Site Stair					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	35%	Now	\$3,700	2046	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 5%			
	Location	: Patio Sta	airs					
Pavers/Stone	65%	Now	\$109,000	2042	* *			
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 50%			
	Location	: Patio						
Parking/Driveway								
Asphalt	100%	Now	\$45,800	2036	* *			
-	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Through	out					

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	80%			2053	* *	1		
Conduit	20%			2033	\$5,000	1		
Panelboards								
Molded Case Bkrs	25%			2032	\$9,700	5	\$100	
Molded Case Bkrs	75%			2049	* *	5	\$400	
Wiring								
Braided Cloth	20%			2032	\$5,600	1		
Thermoplastic	80%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2050	* *	5	\$100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	\$5,800	

Lighting

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

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

Asset #: 2065

Electrical	Cui	rent Repair	Futu	re Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	100%		2033	\$276,300	10	\$17,400	
	T-8 Lamps And	Fixtures, Extent : Light,	Area Aff	ected : 100%			
	Location : Th	roughout The Building					
Egress Lighting							
Emergency, Service	40%		2038	* *	1		
Emergency, Battery	30%		2038	* *	10	\$1,400	
Exit, Battery	30%		2038	* *	10	\$400	
Exterior Lighting							
LED	10%		2041	* *			
		ion, Extent : Light, Area ilding Perimeter	Affected	: 100%			
		Controlled Via Timer					
No Component	90%						
Alarm							
Security System							
Generic	100%		2033	\$34,800	1	\$7,100	
	Other Observat	ion, Extent : N/A, Area A	Affected :	100%			
	Location : Th	roughout The Building					
	Explanation:	CCTV Surveillance Can	neras				
Fire/Smoke Detection							
Generic, Digital	100%		2038	* *	1-3	\$11,700	
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location: Th	roughout The Building					
	Explanation : Smoke Detect	Central Control Panel. ion.	Strobe Li	ghts, Manual Pull	Stations,	Alarm Bells,	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
HTHW/HW	100%	2043	* *	1		
	Other Observation, Extent : N/A, Area	Affected : .	100%			
	Location: Basement					
	Explanation : Supplied From Campa	us Heating I	Plant			
Conversion Equipment						
Heat Exchanger, Shell &	100%	2036	* *			
Tube						
Distribution						
Hot Wtr Piping/Pump	100%	2032	\$40,500	4	\$900	

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

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

Asset #: 2065

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Convector/Radiator	90%	2031	\$136,400	1	\$5,500	
	On Extended Life, Extent : Lig Location : Throughout	ht, Area Affected :				
Fan Coil Unit/Heat	10%	2028	\$46,000	1	\$600	
	On Extended Life, Extent : Lig Location : Various Locations	**	100%			
Controls						
Digital	100% Other Observation, Extent: N. Location: Throughout	2026 /A, Area Affected :	\$532,300 100%			
	Explanation : Campus Centr With Dedicated Building Air		ontrols With Local	Pneumai	tic Field Devices	
Air Conditioning						_
Energy Source						
Electricity	100%	2049	* *	1		
Conversion Equipment	200/	2026	#14.000			
Window/Wall Unit	20% On Extended Life, Extent : Lig	2026	\$14,000	1		
	Location: Various Locations		100%			
Window/Wall Unit	80%	2028	\$56,200	1		
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	\$238,100	1		
Water Heater With Tanks	1009/	2020	#22 100	4		
Electric	100%	2028	\$23,100	4		
	Other Observation, Extent : Li Location : Basement	диі, Агей Ајјесіей	. 100/0			
	Explanation: Quantity: 1, 5	0 Gallons				
Sanitary Piping	<u> Бършнинон</u> . Ушиниу. 1, 3	o Gunons				
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	2070					
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression Sprinkler						
No Component	20%					
Generic	80%	2033	\$205,100	1-2	\$4,300	

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

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

CITY UNIVERSITY OF NEW YORK - FY 2024 Print Date: 22-Aug-2023

: HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G **Asset Name**

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

Borough : BRONX Agency's Number : N/A

Program / Asset # : CUN0002.060 / 14556 Yr Built/Renovated : 1965 / 2012

Area Sq Ft : 13,178 **Project Type** : CITY UNIVERSITY OF NEW YORK

Date of Survey : NONE **Landmark Status** : 22-Oct-2020

Areas Surveyed : Roof, Floors 1,2

: 2350 BIN : 2001088 Block Lot : 24

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$225,100
Electrical		\$399,100
Mechanical		\$104,800
Total		\$729,100
Importance Code A		\$225,100
Importance Code B		\$504,000
Total		\$729 100

Total \$729,100

Total	\$16,600	\$2,400	\$92,500	\$3,100
Importance Code C		\$700		
Importance Code B	\$12,400	\$900	\$91,100	\$2,400
Importance Code A	\$4,200	\$700	\$1,400	\$700
Total	\$16,600	\$2,400	\$92,500	\$3,100
Site Pavements	\$2,700			
Site Enclosure	\$2,400			
Mechanical	\$700	\$900	\$62,000	\$900
Electrical	\$100	\$300	\$29,800	\$100
Interior Architecture	\$7,000	\$1,200		\$2,100
Exterior Architecture	\$3,600		\$800	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 14556

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	* *	5	\$1,000	
Masonry: Brick	85%			LIFE	* *	5	\$13,800	
		issing Elen 1 : Main En	nents, Extent : Light atry	t, Area A	ffected : 1%			
Metal Coiling Doors	5%			2045	* *	5	\$2,500	
Windows								
Aluminum	100%	ı		2054	* *	5	\$5,800	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$3,600	
		servation, E 1 : Parapet	Extent : N/A, Area A Wall	ffected :	100%			
	Explana	tion : Insid	e Face Of Parapet	Covered	With Roofing			
Metal Panel	10%			2052	* *	5	\$1,500	
Roof								
Modified Bitumen	98%			2032	\$225,100	10	\$21,100	
		Extent : Ligi 1 : Through	ht, Area Affected : 5 out	5%				
Skylight, Metal/Glass	2%	Now	\$2,400	2042	* *			
	Glazing B Location		cked, Extent : Light,	Area Af	fected : 5%			
nterior Floors								
Cast in Place Concrete	10%	ı		LIFE	* *	5	\$4,300	
Ceramic Tile	5%			2041	* *	5	\$1,000	
Vinyl Tile	85%			2037	* *	3	\$8,300	
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$1,500	
Concrete Masonry Unit	45%			LIFE	* *	5	\$5,400	
Gypsum Board	50%			LIFE	* *	5	\$9,000	
Ceilings								
AcousTileSusp.Lay-In	50%			2045	* *	5	\$9,800	
Exposed Struc: Concrete	20%			LIFE	* *	5	\$600	
Exposed Struc: Steel	15%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$2,500	
Plaster	5%			LIFE	* *	5	\$600	
ite Enclosure				_				
Fence/Gates								
Chain Link	100%			2042	* *			
Retaining Walls	·	·						
Cast in Place Concrete	100%		\$2,400	2082	* *			
	_	_	, Extent : Moderate	, Area Aj	ffected : 10%			
	Location	ı : East 146	oth Street					

Site Pavements

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

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

Asset #: 14556

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$2,700	2037	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: East 146	th Street					
Parking/Driveway								
Asphalt	85%			2041	* *			
-	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Through	out					
Cast in Place Concrete	15%			2037	* *			

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$14,700	5	\$100	
	Other Observation, Extent : Lig	ght, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 400 Amper	re Main Disconnec	ct Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	\$127,000	5	\$100	
Raceway						
Conduit	100%	2032	\$31,600	1		
Panelboards						
Fused Disc Sw	5%	2031	\$1,900	5		
Molded Case Bkrs	95%	2031	\$37,000	5	\$300	
Wiring						
Thermoplastic	100%	2032	\$52,500	1		
Motor Controllers						
Locally Mounted	100%	2030	\$45,800	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	98%	2032	\$215,200	10	\$11,800	
	T-8 Lamps And Fixtures, Extend	0 00	cted : 100%			
	Location : Throughout The Br	uilding				
Fluorescent	2%	2032	\$4,400	10	\$200	
	T-5 Lamps And Fixtures, Extend	t : Light, Area Affe	ected : 100%			
	Location : Storage Area					
Egress Lighting						
Emergency, Battery	50%	2027	\$10,800	10	\$1,600	
Exit, Service	50%	2027	\$2,800	1		

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

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

Asset #: 14556

Electrical	Current Rep	oair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	20%	2027	\$12,000	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	10%	2037	* *	1	\$500	
	Other Observation, Exte Location : Hallways	ent : Light, Area Affected	: 100%			
	Explanation: CCTV S	urveillance Cameras				
Generic	10%	2027	\$2,400	1	\$500	
	Other Observation, Exte Location : Hallway An	ent : Light, Area Affected nd Exit Doors	: 100%			
	Explanation: Intrusion	n Alarm And Motion Sen	sor			

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	30%	2042	* *	1		
Natural Gas	70%	2042	* *	1		
Conversion Equipment						
Furnace	90%	2032	\$36,000	1	\$5,900	
	Other Observation, Extent : Light, A	rea Affected :	70%			
	Location: 1st Floor Garage And B	ack Mechanic	cal Room			
	Explanation: 5 Units					
Radiant Heater	10%	2032	\$33,500	2	\$600	
	Other Observation, Extent : Light, A	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%	2040	* *	1		

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

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

Asset #: 14556

Mechanical	Curre	ent Repair	Futu	Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Conversion Equipment Int Pkg Unit - Heating/Cooling	50%		2030	\$104,800	2	\$400		
	R-22 Refrigerant	Extent : Light, Area A	ffected :	20%				
		Ind 2nd Floor Closets						
	Other Observation	n, Extent : Light, Area	Affected	: 100%				
	Location: 1st A	Ind 2nd Floor Closets						
	Explanation: T	wo Units. One Dedicat	ted To 1s	t Floor And One To	2nd Flo	or.		
Split Unit	5%		2032	\$15,300				
•	Other Observation	n, Extent : Light, Area	Affected					
	Location: 1st I	Tloor Purchasing Room	ı					
	Explanation: 1	Unit Dedicated To Put	rchasing	Room.				
Window/Wall Unit	25%		2027	\$12,200	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%		2032	\$5,700	2			
Wall Unit	10%		2032	\$600	2			
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2042	* *	1			
Water Heater With Tanks								
Electric	100%		2027	\$46,200	4			
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Backflow Preventer								
Generic	100%		2032	\$5,700	1	\$800		
Fixtures								
Generic	100%							

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

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

Address : 475 GRAND CONCOURSE

 Borough
 : BRONX
 Agency's Number
 : 22002

 Program / Asset #
 : CUN0002.010 / 2120
 Yr Built/Renovated
 : 1990 / 2008

Area Sq Ft : 193,661 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 21-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5

Block : 2346 Lot : 29 BIN : 2001038

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,034,900	\$160,300
Interior Architecture	\$1,676,500	\$248,900
Electrical	\$545,100	\$1,365,200
Mechanical	\$148,400	\$6,530,200
Total	\$3,404,900	\$8,304,500
Importance Code A	\$1,183,300	\$210,500
Importance Code B	\$2,221,600	\$7,935,700
Importance Code C		\$158,300
Total	\$3,404,900	\$8,304,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$134,400		\$59,900	\$14,600
Interior Architecture	\$27,200		\$19,400	\$34,400
Electrical	\$39,300	\$23,500	\$19,700	\$19,200
Mechanical	\$53,500	\$89,700	\$152,900	\$86,100
Site Enclosure	\$6,000			
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$294,900	\$147,800	\$286,400	\$188,900
Importance Code A	\$144,000	\$18,200	\$78,500	\$32,800
Importance Code B	\$144,900	\$129,600	\$198,700	\$156,100
Importance Code C	\$6,000		\$9,200	
Total	\$294,900	\$147,800	\$286,400	\$188,900



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

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

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

Asset #: 2120

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%		\$74,500	LIFE	* *	5	\$46,300	
		tar Miss/Er ı : All Faca	od, Extent : Light, des	Area Affe	ected : 20%			
Masonry: Brick	30%			LIFE	* *	5	\$55,600	
Metal Panel	10%	4+	\$24,000	2052	* *	5	\$34,700	
	Loose/Mis Location		s, Extent : Moderat	e, Area A	Iffected : 2%			
Stucco Cement	10%			2037	* *	5	\$46,300	
Stucco Cement	15%			2045	* *	5	\$69,500	
Window Wall	10%			2052	* *	5	\$69,500	
Windows								
Aluminum	57%			2048	* *	5	\$29,200	
Aluminum	38%	Now	\$271,600	2040	* *	5	\$9,700	
	Location Unit Inope	: Old Wing	ent : Moderate, Are					
Metal Louvers	5%			2041	* *	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%			2052	* *	5	\$4,000	
Metal Rail	15%			2045	* *	5-10	\$27,800	
Metal: Cage/Fence	5%			2045	* *	5-10	\$4,000	
Stucco Cement	5%			2045	* *	5	\$1,300	

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

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

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

Asset #: 2120

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Roof								
Built-Up (BUR)	Location:	tent : Sever Old Wing	\$486,500 e, Area Affected : tent : Severe, Area		* * d : 5%			
		ed, Extent :	rains, Old Wing Severe, Area Affe	cted : 10	0%			
Modified Bitumen		sing Eleme	\$10,900 nts, Extent : Light uiner Cooling Tow		* * ffected : 1%			
	Miss/Damag	ged Flashir	ngs, Extent : Mod d Upper Low Roo	erate, Ar	ea Affected : 5%			
Panel/Paver: Cer/Brk	5%			2052	* *	10	\$7,100	
Skylight, Plastic	2%			2045	* *	1		
Traffic Topping	Location :	Childrens	\$44,900 mage, Extent : Se Play Area tent : Severe, Area					
	-	Childrens		11990000				
Soffits								
Cast in Place Concrete	0	_	\$202,300 Extent : Moderate evel Main Entrand		* * fected : 30% d Concourse And A	5 149th Str	\$58,400	
	Location :	Throughou	Moderate, Area A ut, Ground Level,	Main Er	ntrance			
			ent : Severe, Area evel, Main Entran		d : 20%			
			Moderate, Area A ut, Ground Level					

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

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

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

Asset #: 2120

rchitecture		Current I	Repair	Futu	re Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors								
Carpet	10%			2031	\$500,700	3	\$58,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$31,700	
	_	Crumbling, 1 : Basemen	Extent : Light, Are t	ea Affecti	ed : 1%			
Ceramic Tile	7%			2047	* *	5	\$20,300	
	-	place Evide 1 : Restroon	ent, Extent : Light, . ns	Area Aff	ected : 100%			
Sheet Vinyl/Rubber	8%	Now	\$296,400	2037	* *	5	\$17,400	
		led, Extent 1 : Stair No.	: Moderate, Area A sings	Affected .	5%			
Terrazzo	15%	4+	\$79,400	LIFE	* *	5	\$34,000	
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 5%			
Vinyl Tile	35%			2037	* *	3	\$50,700	
Vinyl Tile	20%	Now	\$312,800	2037	* *	3	\$21,700	
	Location Worn/Eroc	: Old Wing	: Moderate, Area A					
Interior Walls								
Ceramic Tile	5%			2047	* *	5	\$18,400	
Concrete Masonry Unit	40%			LIFE	* *	5	\$58,900	
Gypsum Board	45%			LIFE	* *	5	\$99,400	
		ded, Extent i : Through	: Light, Area Affec out	ted : 20%	6			
Plaster	10%			LIFE	* *	5	\$11,000	
Ceilings								
A cous Tile Conceal SpLn	50%			2045	* *	5	\$181,200	
AcousTileSusp.Lay-In	25%		\$353,000	2045	* *	5	\$36,200	
	Location	: Old Wing	•					
			Extent : Moderate, r Laboratories	Area Afj	fected : 5%			
	_	_	Extent : Moderate g, 5th Floor New W	-	ffected : 50%			
		led, Extent 1 : Old Wing	: Moderate, Area A 3	Affected .	25%			
Exposed Struc: Concrete	10%			LIFE	* *	5	\$4,500	
Exposed Struc: Steel	8%	4+	\$544,300	LIFE	* *		•	
•		/Rusting, E a : Boiler R	xtent : Moderate, A	1rea Affe	cted : 5%			

Site Enclosure

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

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

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

Asset #: 2120

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates							
Chain Link	32%		2052	* *			
Metal: Cage/Fence	68% 4+	\$6,000	LIFE	* *			
	Corrosion/Rusting, Ext Location : Roof New Other Observation, Ext	Wing ent : Severe, Area	55				
	Location: Roof New	Wing					
	Explanation : Pealing	g, Chipped Paint					
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2045	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2045	* *			
Parking/Driveway							
Asphalt	100%		2035	* *			

ectrical	Current Repair	Future I	Replacement	M	aintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2032	\$50,200	5	\$800			
	Other Observation, Extent : Light, Area	Affected : I	100%					
	Location : Electrical Room							
	Explanation: One 4000 Ampere, One Disconnect Switches For A, B, C And		ere And Two 2000) Ampere	: Main			
Transformers								
Dry Type	100%	2030	\$26,100	5	\$700			
	Other Observation, Extent : Light, Area	Affected : I	100%					
	Location : Electrical Room Basement							
	Explanation : One 1000 Kilovolt Amp 208/120 Low Voltage	ere And 750) Kilovolt Amper	e, 480/27	7 High Voltage -			
Switchgear / Switchboard								
Fused Disc Sw	100%	2032	\$317,500	5	\$800			
					ΨΟΟΟ			
Raceway					Ψ000			
Raceway Conduit	100%	2032	\$329,300	1	φουσ			
•	100%	2032	·	1	\$600			
Conduit	100%	2032	·	1 5	\$400			
Conduit Panelboards			\$329,300					
Conduit Panelboards Fused Disc Sw	10%	2031 2057	\$329,300 \$33,100 **	5	\$400			
Conduit Panelboards Fused Disc Sw	10% 5% 2-4 \$16,600	2031 2057	\$329,300 \$33,100 **	5	\$400			
Conduit Panelboards Fused Disc Sw	10% 5% 2-4 \$16,600 Other Observation, Extent : Light, Area	2031 2057	\$329,300 \$33,100 **	5	\$400			

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

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

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

Asset #: 2120

Electrical	Current Repair	Future Re	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Wiring								
Braided Cloth	20% 2-4 \$87,800	2057	**	1				
	Insulation Aged, Extent: Moderate, An		00%					
	Location : Mechanical Room And Ba		***					
Thermoplastic	80%	2032	\$351,000	1				
Motor Controllers	150/	2020	#2 ((00	_	#200			
Locally Mounted	15%	2030	\$26,600	5	\$200			
Variable Frequency Drive	85%	2049						
Ground Grounding Devices								
Generic	100%	LIFE	* *	5	\$2,800			
Stand-by Power	10070	LII L			Ψ2,000			
Transfer Switches								
Automatic	50%	2045	* *	1	\$29,800			
Automatic	50%	2030	\$13,100	1	\$29,800			
Generators								
Diesel	50%	2041	* *	1	\$37,500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Penthouse							
	Explanation: One 150 Kilowatts							
Diesel	50%	2028	\$67,700	1	\$37,500			
	Other Observation, Extent : Light, Are	a Affected : 10	0%					
	Location: Penthouse							
	Explanation: One 300 Kilowatts							
Batteries								
Lead/Acid	50%	2026	\$1,200	5	\$3,600			
Lead/Acid	50%	2025	\$1,200	5	\$3,600			
Fuel Storage	-00/		44.5. 5 0.0	_				
Day Tank	50%	2031	\$12,500	5				
	Other Observation, Extent: Light, Are	a Affected : 10	0%					
	Location: Penthouse							
36 · m 1	Explanation: 275 Gallon Capacity	2025	ala ala					
Main Tank	50%	2035	**	5				
	Other Observation, Extent: Light, Are	a Affectea : 10	0%					
	Location: Basement							
1.1.21	Explanation: 275 Gallon Capacity							
Lighting Interior Lighting								
Interior Lighting Fluorescent	90%	2037	* *	10	\$159,900			
Tuorescent	Other Observation, Extent : Light, Are.		0%	10	\$139,900			
	Location: Throughout The Building							
	Explanation: T-8 Lamps							
Fluorescent	10%	2037	* *	10	\$17,800			
Pidorescent	Other Observation, Extent : N/A, Area			10	φ1/,000			
	Location: Lobby And Hallways	11,100 год 100	, v					
	Explanation : Compact Fluorescent I	Lamps						
Note : All component renairs \$ est	Explanation . Compact Fluorescent I imates are in current dollars and are not escala	_	1.6					

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

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

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

Asset #: 2120

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting								
Egress Lighting								
Emergency, Service	50%			2037	* *	1		
Exit, LED	10%			2060	* *	1		
Exit, Service	40%			2037	* *	1		
Exterior Lighting								
HID	20%			2027	\$176,500	10	\$100	
No Component	80%							
Lightning Protection Arresters/Cabling								
Generic	100%			2047	* *	5	\$1,100	
			ition Building Roof er Lightning Rods					
Marm								
Security System								
No Component	80%							
Generic	10%	_		2032	\$35,500	1	\$7,200	
	Location	: Corridor	xtent : Light, Area s Surveillance Syst		: 100%			
C		ion . CCT	Surveillance Syste		£25.500	1	67.200	
Generic	Location	: Hallway	xtent : Light, Area And Exit Doors sion Alarm And Mo			1	\$7,200	
Fire/Smoke Detection	Блрини	ion . mirus	non mum m manu mo	uon sen	301			
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	\$36,900	
Generic, Digital	Other Observation	: Through	xtent : Light, Area out The Building	Affected				
	Explanat	ion : Strob	es, Bell, Horn, Smo	ke Dete	ctor, Pull Box Stati	o And Fi	re Alarm Panel	

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	10%	2052	* *	1		
Interruptible Gas/Dual	90%	2052	* *	1		
Fuel						
	Other Observation, Extent: Light,	Area Affected	: 100%			
	Location : Basement Vault					
	Explanation: No.4 Fuel Oil					

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

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

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

Asset #: 2120

Mechanical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Furnace	10%			2037	* *	1	\$9,600		
	Location	ı:Roof	Extent : Light, Area						
	Explana	tion : 3 Gas	s Fired Rooftop Pa	ckage Un	nits				
Steam Boiler	45%			2045	* *	1	\$86,300		
	Other Observation, Extent : Light, Area Affected : 90%								
			se Mechanical Roo	m					
	Explana	tion : 2 Stee	am Boilers						
Steam Boiler	45%	0-2	\$148,400	2045	* *	1	\$77,700		
	Damaged, Extent : Moderate, Area Affected : 10%								
	Location	ı : Penthou	se Mechanical Roo	m. 3 Dan	naged Boiler Tube.	S			
Distribution									
Hot Wtr Piping/Pump	60%			2048	* *	4	\$5,700		
Steam Piping/Pump	40%			2042	* *				
Terminal Devices									
Air Handler	30%			2037	* *	1	\$35,900		
Convector/Radiator	40%			2030	\$618,700	1	\$25,000		
Fan Coil Unit/Heat	30%			2037	**	1	\$18,800		
Air Conditioning									
Energy Source									
Electricity	100%			2048	* *	1			
Conversion Equipment									
Centrifugal, Elec Chiller	r 50%			2035	* *	1	\$104,800		
8 ,	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Penthouse Mechanical Room								
	Explana	tion : 2 Uni	its, Refrigerant 134	4 - A					
Int Pkg Unit -	30%		, ., .g	2033	\$924,500	2	\$3,600		
Heating/Cooling	3070			2033	Ψ)24,300	2	Ψ3,000		
Treating/Cooming	R-22 Refr	igerant. Ext	tent : Light, Area A	ffected :	100%				
	-	ı : Various 1	-),)					
Ext Disc Unit	15%			2032	\$476,700	2	\$1,800		
Ext Pkg Unit - Heating/Cooling	1370			2032	\$470,700	2	\$1,000		
Treating/Cooling	R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 2 Units, New Wing Roof								
Split Unit	5%			2032	\$224,600				
Spiit Oilit	Other Observation, Extent : Light, Area Affected : 100%								
			out The Building	12/100100	. 100/0				
			out The Bullaing itor Machine Room	s And So	rver Rooms				
Distribution	Бартини	Lievu	maemme noom	11110 DE					
CW & CHW Wtr	15%			2042	* *	4	\$2,100		
Pipe/Pump	13/0			2072		-7	\$2,100		
Ductwork/Diffusers	85%			LIFE	* *	2	\$214,200		
Ductwork/Dillusers	05/0			ыны			Ψ217,200		

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

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

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

Asset #: 2120

Mechanical	Cı	Current Repair Future Replaceme			nent Maintenance		
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	50%		2032	\$1,835,000	1	\$59,900	
Fan Coil - 4 Pipe	20%		2032	\$1,438,900	1	\$12,500	
No Component	30%						
Heat Rejection	500/		2020	¢477 700	2	¢07.500	
Water Cooling Tower	50%	ition, Extent : Light, Area	2030	\$477,700	2	\$97,500	
		uion, Exieni . Ligni, Ared enthouse Roof	Ајјестеи	. 100/0			
		: 2 Cooling Towers					
No Component	$\frac{2\lambda pianation}{50\%}$. 2 Cooling Towers					
Ventilation	3070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$108,000	
Exhaust Fans						+,	
Interior	30%		2032	\$251,700	2	\$1,800	
Roof	50%		2032	\$183,500	2	\$3,000	
Wall Unit	20%		2032	\$16,300	2	\$1,200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2042	* *	1		
Water Heater With Tanks				*	_		
Gas Fired	100%		2030	\$16,700	2		
	Location : B	ation, Extent : Light, Area	i Affected	: 100%			
		ouer koom : 1 Unit Installed In 2017	7 Unad O	mh Whan Pailans	Ivo Off		
HW Heat Exchanger	Ехрійнийон	. 1 Onti Instattea In 2017	. Osea O	miy when bollers A	ire Ojj.		
Steam Fired	100%		2042	* *	4	\$28,700	
Steam I nea		ution, Extent : Light, Area		' : 100%	•	Ψ20,700	
	Location : B		33				
	Explanation	: 1 Unit, Used Only Whe	n Boilers	Are On.			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	80%		LIFE	* *	1		
Cast Iron		\$6,700	LIFE	* *	1		
	-	gged, Extent : Moderate,					
		oof . Two Blocked, Clogge Water To Other Nearby D		. Ponding Is Visible	e. Tempoi	rary Pump Used	
Sewage Ejector(s)	10 Channel	vaier 10 Oiner Nearby D	rain.				
Electric	100%		2032	\$99,000	4	\$7,700	
Fixtures	10070		2032	Ψ22,000	-т	Ψ1,100	
Generic	100%						
Vertical Transport							

Vertical Transport

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

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

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

Asset #: 2120

Mechanical	Current Repair	Current Repair Future Replace		ment Maintenance				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Vertical Transport								
Elevators								
Geared Traction	90%	LIFE	* *					
	Other Observation, Extent: Light, Area Affected: 90%							
	Location: One Unit From 1st From Basement To 5th Floor Explanation: 4 Units	10 6th Floor, One Unit	From 1st To 5	th Floo	r, 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%	2042	* *	1-5	\$97,600			
Sprinkler								
Generic	100%	2042	* *	1-2	\$54,200			
Fire Pump								
Generic	100%	2041	* *	1	\$36,200			

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : HOSTOS COMMUNITY COLLEGE B BUILDING (22001)

Address : 500 GRAND CONCOURSE

Borough : BRONX Agency's Number : 22001
Program / Asset # : CUN0002.020 / 2121 Yr Built/Renovated : 1965 / 2011

Area Sq Ft : 124,892 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 21-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,5

Block : 2343 Lot : 32 BIN : 2001019

CAPITAL	FY 2025 - 2028	FY 2029 - 2034		
Exterior Architecture	\$450,200	\$259,900		
Interior Architecture	\$444,100	\$127,000		
Electrical	\$66,800	\$1,275,400		
Mechanical		\$459,600		
Total	\$961,100	\$2,122,000		
Importance Code A	\$450,200	\$310,100		
Importance Code B	\$510,900	\$1,749,300		
Importance Code C		\$62,600		
Total	\$961,100	\$2,122,000		

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,700		\$73,800	\$700
Interior Architecture	\$64,900	\$5,000	\$7,400	\$35,900
Electrical	\$4,000	\$4,300	\$49,100	\$5,300
Mechanical	\$44,800	\$24,800	\$97,900	\$29,500
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$132,200	\$48,900	\$243,000	\$86,200
Importance Code A	\$5,000	\$1,200	\$75,300	\$1,900
Importance Code B	\$105,200	\$47,700	\$167,700	\$84,300
Importance Code C	\$22,000			
Total	\$132,200	\$48,900	\$243,000	\$86,200



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

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

Asset #: 2121

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick Cavity		Now	\$318,700	LIFE	* *	5	\$74,900	
		-	xtent : Moderate, A					
			t Roof Windows Ar					
			Severe, Area Affec		6			
			Facing Playground					
			xtent : Severe, Area	00				
			Foundation Wall					
			xtent : Moderate, A		ected : 5%			
			Facing Playground					
		tion : Nettir	ıg					
Pre-Cast Concrete	38%			LIFE	* *	5	\$185,000	
Stucco Cement	2%			2045	* *	5	\$7,500	
Window Wall	10%			2052	* *	5	\$56,200	
Windows								
Aluminum	90%			2054	* *	5	\$25,500	
Aluminum	5%			2048	* *	5	\$1,400	
Metal Louvers	5%			2041	* *	10	\$8,900	
Parapets						_		
Masonry: Brick	60%			LIFE	* *	5	\$7,900	
Metal Panel	10%			2052	* *	5	\$5,100	
Metal Rail	30%			2037	* *	5-10	\$71,100	
Roof	4000/				de de	4.0	0101 700	
Modified Bitumen	100%			2037	* *	10	\$131,500	
Soffits	1000/			20.45	* *	-		
Stucco Cement	100%			2045	* *	5		
nterior								
Floors	100/			2021	¢242.200	2	\$20,600	
Carpet Cast in Place Concrete	10% 10%	4.1	¢22 000	2031	\$342,300	3	\$39,600	
Cast in Place Concrete		4+	\$32,900 xtent : Moderate, A	LIFE		5	\$43,400	
		eiraiion, E. : Boiler R		rea Affec	ciea : 10%			
Ceramic Tile	5%			2041	* *	5	\$9,900	
Panel/Paver: Cer/Brk	5%			2048	* *	5	\$22,300	
Sheet Vinyl/Rubber	5%			2037	* *	5	\$14,900	
Terrazzo	5%			LIFE	* *	5	\$7,700	
Vinyl Tile	60%	Now	\$320,800	2037	* *	3	\$44,600	
	Worn/Eroc	led, Extent	: Severe, Area Affe	cted : 20	0%			
	Location	: 3rd And	4th Floors					

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

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

Asset #: 2121

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$13,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$10,400	
Gypsum Board	8%			LIFE	* *	5	\$12,500	
Gypsum Board	32%			LIFE	* *	5	\$50,100	
Marble Panels	5%			LIFE	* *			
Plaster	5%	Now	\$15,500	LIFE	* *	5	\$3,900	
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 5%			
	Location	ı : Mechani	cal Penthouse					
	Water Per	etration, E	xtent : Moderate, A	rea Affec	cted : 5%			
	Location	ı : Mechani	cal Penthouse					
Plaster	35%			LIFE	* *	5	\$27,400	
Ceilings								
AcousTileSusp.Lay-In	65%			2037	* *	5	\$128,800	
AcousTileSusp.Lay-In	15%			2049	* *	5	\$29,700	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$3,100	
-	Exposed F	Reinforceme	ent, Extent : Moderd	ate, Area	Affected: 2%			
	Location	ı : Electrica	al Room					
Plaster	10%	Now	\$58,900	LIFE	* *	5	\$12,400	
		issing Elem 1 : Oil Burn	ents, Extent : Mode er Room	erate, Are	ea Affected : 15%			
Site Enclosure								
Fence/Gates								
Aluminum Picket	60%			2052	* *			
Chain Link	40%			2052	* *			
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	50%			2041	* *			
Cast in Place Concrete	50%			2045	* *			

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$50,200	5	\$500	
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location: Electrical Room Basement					
	Explanation : One 2,500 Ampere, Thr Building And Motor Controller	ree 1,600 .	Ampere Main Disc	onnect S	witches For Main	

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

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

Asset #: 2121

Electrical		Current Repair	Futur	Future Replacement		Maintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Transformers							
Dry Type	100%		2030	\$26,100	5	\$500	
		vation, Extent : Light, Area	Affected	: 100%			
		Electrical Room Basement	400/255		0/120 1	77.7.	
G : 1 / G : 11 1	Explanatio	n : 2- 400 Kilovolt-ampere,	480/2//	High Voltage - 20	8/120 Lo	w Voltage	
Switchgear / Switchboard Fused Disc Sw	50/		2022	¢12.700	5		
Molded Case Bkrs	5% 95%		2032 2058	\$12,700 * *	5 5	¢2 100	
	93%		2038		3	\$3,100	
Raceway Conduit	80%		2032	\$190,400	1		
Conduit	20%		2052	\$190,400 * *	1 1		
Panelboards	2070		2038		1		
Fused Disc Sw	8%		2031	\$23,400	5	\$200	
Fused Disc Sw Fused Disc Sw	2%		2051	\$25, 4 00 **	5	\$100	
Molded Case Bkrs	20%		2054	* *	5	\$700 \$700	
Molded Case Bkrs	70%		2034	\$204,700	5	\$2,300	
Wiring	7070		2031	Ψ204,700		Ψ2,500	
Braided Cloth	20%	2-4 \$66,800	2057	* *	1		
Bidiaca cioni	Insulation A	ged, Extent : Moderate, Are Throughout The Building		d : 100%	•		
Thermoplastic	60%		2032	\$200,300	1		
Thermoplastic	20%		2058	* *	1		
Motor Controllers							
Locally Mounted	20%		2030	\$35,400	5	\$200	
Locally Mounted	5%		2049	* *	5		
Variable Frequency	75%		2049	* *			
Drive							
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$1,800	
Stand-by Power	100%		LIFE		3	\$1,000	
Transfer Switches							
Under Construction	100%						
Generators	10070						
Under Construction	100%						
Batteries	10070						
Under Construction	100%						
Fuel Storage	10070						
Under Construction	100%						
Lighting	10070						

Lighting

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

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

Asset #: 2121

Electrical	Current Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	20%	2032	\$363,700	10	\$22,900	
	Other Observation, Extent: Light, Are					
	Location: Second, Third Floor And	Sub-basem	ent			
	Explanation: T-12 Lamps					
Fluorescent	20%	2037	* *	10	\$22,900	
	T-8 Lamps And Fixtures, Extent: Ligh		cted : 100%			
	Location : Fifth Floor And Basemen	t				
Fluorescent	5%	2032	\$90,900	10	\$5,700	
	Other Observation, Extent: N/A, Area					
	Location : Mechanical Rooms And E	Elevator Lol	bby			
	Explanation: Compact Fluorescent	Light Fixtu	res			
LED	55%	2040	* *			
Egress Lighting						
Emergency, Battery	30%	2032	\$61,400	10	\$9,000	
Emergency, Battery	20%	2040	* *	10	\$6,000	
Exit, LED	30%	2067	* *	1		
Exit, Service	20%	2032	\$10,500	1		
Exterior Lighting						
HID	20%	2032	\$113,800	10	\$100	
No Component	80%					
Alarm						
Security System	000/					
No Component	80%	• • • • •	444 000		* * * * * *	
Generic	10%	2032	\$22,900	1	\$4,700	
	Other Observation, Extent: Light, Are	ea Affected .	: 100%			
	Location: Inside And Outside					
	Explanation : CCTV Surveillance Co					
Generic	10%	2027	\$22,900	1	\$4,700	
	Other Observation, Extent : Light, Are	ea Affected .	: 100%			
	Location : Hallway And Exit Doors					
	Explanation: Intrusion Alarm And I	Motion Sens	ror			
Fire/Smoke Detection	700/					
No Component	70%	2025	ala ala	1.0	#22 600	
Generic, Digital	30%	2037	**	1-3	\$23,800	
	Other Observation, Extent: Light, Area Affected: 100%					
	Location: Throughout The Building			, , , , ,		
	Explanation : Strobes, Bell, Horn, St	moke Detec	tor, Pull Box Stati	on And F	ire-alarm Panel	

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

Heating

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

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

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

Asset #: 2121

Mechanical	Current Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	10%	2052	* *	1		
No Component	90%	1.00	,			
	Other Observation, Extent: Light, Ar	rea Affected : 0%	Ó			
	Location: Building C	an Carriaged Fram	Davildina C			
Conversion Equipment	Explanation: Hot And Chilled Water	er Sourcea From	Building C			
Steam Boiler	10%	2045	* *	1	\$12,400	
Steam Boner	Other Observation, Extent : Light, Ar		%	1	\$12,700	
	Location: Basement	24 155 22 22 2	, •			
	Explanation : 1 Small Boiler Used I	For 1st Floor Or	ılv. 2 Old Boil	ers Aban	doned In Place.	
	Not In Use, Disconnected From Sys				,	
No Component	90%					
•	Other Observation, Extent : Light, Ar	rea Affected : 0%	ó			
	Location : Building C					
	Explanation: Hot And Chilled Wate	er Sourced From	Building C			
Distribution						
Hot Wtr Piping/Pump	90%	2040	* *	4	\$5,500	
	Other Observation, Extent : Light, Ar	rea Affected : 10	0%			
	Location: From East Complex					
	Explanation : Heating Hot Water F.					
Steam Piping/Pump	10%	2042	* *			
Terminal Devices	6007	2022	0127.700		# 46.200	
Air Handler	60%	2032	\$137,700 * *	l	\$46,300	
Convector/Radiator	20%	2045	* *	1	\$8,100	
Fan Coil Unit/Heat	20%	2037		1	\$8,100	
Air Conditioning Energy Source						
Electricity	100%	2048	* *	1		
Conversion Equipment	10070	2010				
Ext Pkg Unit -	15%	2040	* *	2	\$1,100	
Heating/Cooling	1070	20.0		_	Ψ1,100	
	Other Observation, Extent : Light, Ar	rea Affected : 15	%			
	Location: Roof. R-410a					
	Explanation: 1 Unit					
Split Unit	1%	2040	* *			
No Component	84%					
_	Other Observation, Extent : Light, Ar	rea Affected : 0%	ó			
	Location : Building C					
	Explanation: Hot And Chilled Water	er Sourced From	Building C			
Distribution						
CW & CHW Wtr	15%	2042	* *	4	\$1,400	
Pipe/Pump	0.507	T		_	***	
Ductwork/Diffusers	85%	LIFE	* *	2	\$138,100	
Terminal Devices	0.50/	2022	#201 000	1	0.55.500	
Air Handler/Cool/Ht	85%	2032	\$321,900	1	\$65,700	
No Component	15%					

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

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

Asset #: 2121

Mechanical	Current Repair	Current Repair Future Replace		acement Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	•	•				
Heat Rejection						
Air Cooled Condenser	85%	2037	* *	2	\$73,900	
Unit						
No Component	15%					
Ventilation						
Distribution	1000/	LIDE	ماد ماد	2.5		
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$69,600	
Exhaust Fans	000/	2025	ماد ماد		Ф2 000	
Roof	99%	2037	**	2	\$3,800	
Wall Unit	1%	2032	\$500	2		
	Other Observation, Extent: I		O .			
	Location: Basement Electric	саі Коот				
1:	Explanation: 1 Unit					
Plumbing						
H/C Water Piping	1000/	2042	* *	1		
Brass/Copper	100%	2042		1		
Water Heater With Tanks	100%	2020	¢16.700	2		
Gas Fired	Other Observation, Extent : I	2030	\$16,700	2		
	Location: Basement Boiler		0/0			
Sanitary Piping	Explanation: 1 Unit In Use	•				
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LIFE		1		
Sump Fump(s) Submersible	100%	2025	\$3,800	4	\$4,000	
Backflow Preventer	10070	2023	\$5,000	Т	Ψ+,000	
Generic	100%	2037	* *	1	\$7,700	
Fixtures	10070	2037		1	\$7,700	
Generic	100%					
Vertical Transport	10070					
Elevators Geared Traction	100%	LIFE	* *			
Gearca Traction	Other Observation, Extent : I					
	Location: One Unit From S			From Ra	sement To 5th	
	Floor	uo ousemeni 10 sin 1 ie	oi, iwo chiis	rom bu	semeni 10 5th	
	Explanation: 3 Units					
Fire Suppression	-					
Standpipe						
Generic	100%	2052	* *	1-5	\$65,300	
Sprinkler						
Generic	100%	2042	* *	1-2	\$35,000	
Fire Pump						

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

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 : 22-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5

Block : 2343 Lot : 1 BIN : 2820268

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,174,600	\$260,400
Interior Architecture	\$669,800	\$721,300
Electrical	\$429,900	\$8,628,500
Mechanical	\$1,860,500	\$8,899,800
Site Enclosure	\$84,200	
Total	\$5,219,000	\$18,509,900
Importance Code A	\$2,174,600	\$360,800
Importance Code B	\$2,951,900	\$17,834,600
Importance Code C	\$92,500	\$314,500
Total	\$5,219,000	\$18,509,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$54,800		\$38,800	\$27,700
Interior Architecture	\$28,900	\$10,100		\$30,200
Electrical	\$62,400	\$30,200	\$55,200	\$25,200
Mechanical	\$122,700	\$159,200	\$215,000	\$156,600
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$289,500	\$220,300	\$329,700	\$260,400
Importance Code A	\$68,100	\$13,300	\$52,700	\$41,000
Importance Code B	\$221,400	\$207,000	\$277,000	\$219,400
Importance Code C				
Total	\$289,500	\$220,300	\$329,700	\$260,400



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

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

Asset #: 4130

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•							•
Exterior Walls								
Masonry: Brick Cavity	80%		\$174,600	LIFE	* *	5	\$102,600	
			xtent : Moderate, A e Foundation Wall	lrea Affed	cted : 5%			
Metal Panel	5%)		2052	* *	5-10	\$44,100	
Metal Coiling Doors	5%			2045	* *	5	\$20,000	
Window Wall	10%)		2052	* *	5	\$48,100	
Windows								
Aluminum	95%			2048	* *	5	\$55,300	
Metal Louvers	5%)		2041	* *	10	\$18,200	
Parapets	0.50/			LIEE	* *	-	#0.000	
Masonry: Brick Cavity	95%			LIFE	* *	5	\$9,000	
Metal Panel	5%	1		2052	* *	5	\$1,800	
Roof Fiberglass Panel	50/	Now	\$44,800	2047	* *	1		
1 locigiass i alici			xtent : Severe, Area			1		
			Between Building A		1. 10/0			
Modified Bitumen	85%		\$76,700	2037	* *			
Modified Bitumen			\$70,700 derate, Area Affecte					
	Location		ieraie, mrea myeere	. 1070				
		netration, E	xtent : Moderate, A	lrea Affe	cted : 5%			
Skylight, Plastic	3%			2045	* *	1		
Sloped Glazing		Now	\$1,923,300	LIFE	* *	5	\$157,800	
Stopes Stating	Caulking		ed, Extent : Severe,		ected : 80%	C	<i>\$127,</i> 000	
		netration, E n : At Glazi	xtent : Severe, Area ng	a Affected	l : 50%			
Soffits								
Metal Panel	40%			2052	* *	5-10	\$6,800	
Pre-Cast Concrete	60%)		LIFE	* *	5	\$4,800	
Interior								
Floors	7 0 /			2021	#2.45 500	2	0.40.200	
Carpet	5%			2031	\$347,700 * *	3	\$40,300	
Cast in Place Concrete	10%			LIFE	* *	5	\$88,100	
Ceramic Tile	5%			2041	**	5	\$20,100	
Terrazzo Vinyl Tile	35% 40%		\$86,900	LIFE 2037	* *	5 3	\$110,100 \$60,400	
vinyi The			: Moderate, Area A			3	\$00,400	
		иеи, Ехіет n : Through		престей.	1370			
Wood	5%)		2060	* *	5	\$37,700	
Interior Walls								
Ceramic Tile	30%			2041	* *	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.

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

Asset #: 4130

	Current l	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					5	\$212,700	
_							
	_		lrea Affe	cted : 10%			
Location	i : Steel Bei	am In Basement					
Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
Location	: Below M	lain Entrance, Poo	l Floor L	Prains -			
25%			LIFE	* *	5	\$102,300	
5%			LIFE	* *	5	\$20,500	
						-	
75%			2052	* *			
25%			LIFE	* *			
100%	Now	\$84,200	2042	* *			
Broken/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 15%			
Location	: Entry Ro	итр					
Joint Mort	tar Miss/Er	od, Extent : Severe	, Area Aj	fected : 15%			
Location	: Entry Ro	итр					
Spalling, I	Extent : Sev	ere, Area Affected	: 15%				
		**					
		*					
100%			2045	* *			
100%			2045	* *			
100%			2041	* *			
	Total 65% 5% Corrosion Location Water Pen Location 25% 5% 75% 25% 100% Broken/M Location Joint Mor. Location Spalling, I Location 100% 100%	% of Fail Date Total (Years) 65% 5% 4+ Corrosion/Rusting, E Location : Steel Bet Water Penetration, E Location : Below M 25% 5% 75% 100% Now Broken/Missing Elem Location : Entry Ra Joint Mortar Miss/En Location : Entry Ra Spalling, Extent : Sev Location : Entry Ra 100% 100%	Total (Years) 65% 5% 4+ \$384,000 Corrosion/Rusting, Extent: Moderate, A Location: Steel Beam In Basement Water Penetration, Extent: Moderate, A Location: Below Main Entrance, Pool 25% 5% 75% 25% 100% Now \$84,200 Broken/Missing Elements, Extent: Mode Location: Entry Ramp Joint Mortar Miss/Erod, Extent: Severe Location: Entry Ramp Spalling, Extent: Severe, Area Affected: Location: Entry Ramp 100% 100%	% of Fail Date Estimated Cost Total (Years) 65% 2045 5% 4+ \$384,000 LIFE Corrosion/Rusting, Extent: Moderate, Area Affectocation: Steel Beam In Basement Water Penetration, Extent: Moderate, Area Affectocation: Below Main Entrance, Pool Floor Date 100% LIFE 75% LIFE 75% 2052 25% LIFE 100% Now \$84,200 2042 Broken/Missing Elements, Extent: Moderate, Area Affectocation: Entry Ramp Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 15% Location: Entry Ramp Spalling, Extent: Severe, Area Affected: 15% Location: Entry Ramp 100% 2045	Soft Fail Date Estimated Cost Year Estimated Cost Total (Years)	Year Estimated Cost Year Estimated Cost Cycle Total Years Estimated Cost Cycle Total Years Estimated Cost Years Estimated Cost Cycle Years Steppe Years Years Steppe Years Years Steppe Years Years	Solution Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$100,400	5	\$1,200	
	Other Observation, Extent : Light, Area	Affected: 1	100%			
	Location: Electrical Room Basement					
	Explanation: Three 4000 Ampere Ma	in Disconne	ect Switch			
Transformers						
Dry Type	100%	2030	\$26,100	5	\$1,000	
1	Other Observation, Extent : Light, Area	Affected: 1	100%			
	Location: Electrical Room Basement					
	Explanation : One 225 Kilovolt Amper Voltage - 208/120 Low Voltage	re And One	150 Kilovolt Am	pere, 460	0/277 High	

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

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

Asset #: 4130

Electrical	Current Repair	Future Replacemen	t N	Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estimated Co FY	cst Cycle (Yrs)		Priority
Under 600 Volts					
Switchgear / Switchboard					
Fused Disc Sw	90%	2032 \$571,50		\$1,000	
Molded Case Bkrs	10%	2032 \$63,50	00 5	\$700	
Raceway					
Conduit	100%	2032 \$658,5	00 1		
Panelboards	100/	0001			
Fused Disc Sw	10%	2031 \$62,4		\$600	
Molded Case Bkrs	90%	2031 \$561,4	00 5	\$6,400	
Wiring	1000/	2022 0077.5	00 1		
Thermoplastic	100%	2032 \$877,5	00 1		
Motor Controllers	100/	2020 \$25.4	00 5	¢200	
Locally Mounted	10% 90%	2030 \$35,40 2030 \$1,278,20		\$200 \$6,600	
Motor Control Center	90%	2030 \$1,278,20	00 5	\$0,000	
Ground Grounding Devices					
Grounding Devices Generic	100%	LIFE *	* 5	\$4,000	
Stand-by Power	10070	LIIL		Ψ+,000	
Transfer Switches					
Automatic	100%	2030 \$26,2	00 1	\$82,800	
Generators				40-,000	
Diesel	100%	2028 \$135,4	00 1	\$104,200	
	Other Observation, Extent : Li			, , , , ,	
	Location: Generator Room I	Basement			
	Explanation: One 700 Kilow	vatts			
Batteries					
Nickel Cadmium	100%	2025 \$2,4	00 5	\$60,000	
Fuel Storage					
Day Tank	50%	2031 \$12,5	00 5		
	Other Observation, Extent : Li				
	Location : Generator Room I				
	Explanation : One 275 Gallo	n Capacity			
Main Tank	50%	2033	* 5		
	Other Observation, Extent : Li	ght, Area Affected : 100%			
	Location : Underground				
	Explanation : One 2500 Gall	ons			
Lighting					
Interior Lighting	0.407	2022 #2 (01.4)	20 10	#221 000	
Fluorescent	94%	2032 \$3,681,4	00 10	\$231,900	
	Other Observation, Extent: Li				
	Location: Throughout The B	unang			
	Explanation: T-8 Lamps	****		010.000	
Fluorescent	5%	2032 \$195,80	00 10	\$12,300	
	Other Observation, Extent: N				
	Location: Lobby And Hallwo				
HID	Explanation: Compact Fluor		20 10	#100	
HID	1%	2032 \$31,1	00 10	\$100	

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

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

Asset #: 4130

Electrical	Current Re	pair Futui	re Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2032	\$80,900	1		
Exit, LED	25%	2060	* *	1		
Exit, Service	25%	2027	\$28,300	1		
Exterior Lighting						
HID	20%	2027	\$245,200	10	\$200	
No Component	80%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2035	* *	5	\$1,800	
Alarm						
Security System						
No Component	80%					
Generic	10%	2032	\$49,300	1	\$10,100	
	Other Observation, Exte Location : Inside And	ent : Light, Area Affected Outside	: 100%			
	Explanation: CCTV S	Surveillance System				
Generic	10%	2027	\$49,300	1	\$10,100	
	Other Observation, Ext	ent : Light, Area Affected			. ,	
	Location : Hallways A					
	Explanation : Intrusio	n Alarm And Motion Sen	sor			
Fire/Smoke Detection	•					
No Component	70%					
Generic, Digital	30%	2032	\$203,300	1-3	\$49,700	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2052	* *	1		
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location : Underground					
	Explanation: No.4 Oil. One 20,000	Gallon Tan	ık			
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$133,000	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location: Basement					
	Explanation: 2 Hot Water Boilers					
Distribution						
Hot Wtr Piping/Pump	100%	2048	* *	4	\$13,300	
Terminal Devices						
Air Handler	2%	2032	\$98,900	1	\$3,300	
Convector/Radiator	50%	2037	* *	1	\$43,400	
Fan Coil Unit/Heat	48%	2032	\$3,126,600	1	\$41,700	

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

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

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

Asset #: 4130

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2048	* *	1		
Conversion Equipment							
Centrifugal, Elec Chille			2035	**	1	\$285,300	
	Other Observation, Ext	ent : Light, Area A	Affected	: 100%			
	Location: Basement						
	Explanation : Refrige	rant R11					
Split Unit	2%		2037	* *			
Distribution							
CW & CHW Wtr	15%		2042	* *	4	\$3,000	
Pipe/Pump							
Ductwork/Diffusers	85%		LIFE	* *	2	\$297,500	
Terminal Devices							
Air Handler/Cool/Ht	100%		2032	\$5,097,800	1	\$166,400	
Heat Rejection							
Water Cooling Tower	100%		2026	\$1,327,000	2	\$270,700	
	On Extended Life, Exte	nt : Moderate, Are	ea Affec	ted : 100%			
	Location: Roof						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$150,000	
Exhaust Fans							
Roof	100%		2032	\$509,800	2	\$8,200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2042	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2042	* *	4	\$39,900	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	90%		LIFE	* *	1		
Cast Iron	10% 0-2	\$1,900	LIFE	* *	1		
	Blockage /Clogged, Ex	tent : Moderate, A	rea Affe	ected : 100%			
	Location: Pool Area.	Two Clogged Dro	ain.				
Pool Filter/Treatment							
Sand	95%		2049	* *	4	\$94,900	
	Other Observation, Ext	ent : Light, Area A		: 100%		. ,	
	Location : Pool Mech	-					
	Explanation : New Po	ool Equipment Ins	talled A	bout 3 Years Ago.			
Sand	5% 0-2	\$533,400	2052	**	4	\$3,300	
Suita	Controller Not Working			Affected: 100%	•	Ψ5,500	
	Location: Basement				ine		
Backflow Preventer					8		
Generic	100%		2037	* *	1	\$16,500	
Fixtures	10070		2031		1	ψ10,500	
Generic	100%						
Iote: All component renairs \$ estim							

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

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

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

Asset #: 4130

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent :	Light, Area Affected: 100%	6			
	Location: 3 Units From E	Basement To 5th Floor				
	Explanation : Two Passen	ger Units, One Freight Unit				
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$140,600	
Sprinkler						
Generic	100%	2052	* *	1-2	\$75,300	
Fire Pump						
Generic	100%	2041	* *	1	\$50,200	
Chemical System						
No Component	98%					
Generic	2%	2027	\$300	1-3	\$1,500	

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

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

FY 2027

\$61,400

\$66,000

\$21,000

\$26,200

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Address : 120 EAST 149TH ST. @ WALTON AVE.

 Borough
 : BRONX
 Agency's Number
 : 220-05

 Program / Asset #
 : CUN0002.050 / 13556
 Yr Built/Renovated
 : 1995 /

Area Sq Ft : 44,976 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 22-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

EXPENSE

Importance Code B

Importance Code C

Total

Block : 2350 Lot : 39 BIN : 2001091

FY 2025

\$79,300

\$195,900

\$3,600

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$52,200
Electrical	\$135,400	\$1,112,200
Mechanical	\$104,300	\$216,700
Total	\$239,700	\$1,381,200
Importance Code B	\$239,700	\$1,329,000
Importance Code C	·	\$52,200
Total	\$239,700	\$1,381,200

Importance Code A	\$113,000	\$2,200	\$4,600	\$5,200
Total	\$195,900	\$18,100	\$66,000	\$26,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Enclosure	\$3,600			
Mechanical	\$5,100	\$6,100	\$23,200	\$7,200
Electrical	\$7,400	\$5,100	\$36,600	\$4,200
Interior Architecture	\$65,100	\$3,000		\$7,800
Exterior Architecture	\$110,800		\$2,300	\$3,000

FY 2026

\$13,600

\$2,300

\$18,100



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

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

Asset #: 13556

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	65%		\$47,700	LIFE	* *	5	\$28,000		
			Extent : Moderate th Street And Gera						
Motel Cailing Doors	5%		in Sireei Ana Gera	2045	* *	5	\$6,700		
Metal Coiling Doors Stucco Cement	28%			2045	* *	<i>5</i>	\$30,200		
Window Wall	28%			2043	* *	<i>5</i>	\$3,200		
Window Wan Windows	270			2032		3	\$5,200		
Aluminum	75%	Now	\$44,700	2048	* *	5	\$2,400		
Alummum			ent : Moderate, Are		od · 25%	3	\$2,700		
	-	ı : Through		u 1199 covo					
Fiberglass Panel	25%			2048	* *	5	\$6,000		
Parapets									
Masonry: Brick	5%			LIFE	* *	5	\$300		
-	Repairs in	Progress,	Extent : Light, Ared	a Affected	d: 100%				
	Location	ı : Northea	st Corner						
Metal Panel	5%			2052	* *	5	\$1,300		
No Component	90%						-		
Roof									
Green, Roof Inaccessible	e 70%			LIFE	* *				
Plaza Roof: Stone Panels	s 25%			2052	* *				
Skylight, Plastic	5%			2045	* *	1			
Soffits									
Stucco Cement	100%			2045	* *	5			
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$7,400		
Ceramic Tile	2%			2041	* *	5	\$1,300		
Vinyl Tile	93%		\$33,800	2037	**	3	\$23,500		
	0	_	Extent : Light, Are	ea Affecte	ed : 15%				
	Location	ı : Through	out						
Interior Walls	5 0 /			20.44	عاب عاب	_	4.50		
Ceramic Tile	5%			2041	* *	5	\$4,700		
Gypsum Board	93%			LIFE	* *	5	\$52,200		
Masonry: Brick	2%			LIFE	* *				
Ceilings	020/			2045	* *	_	0.00		
AcousTileSusp.Lay-In	93%		Entered . I : I . 4	2045		5	\$62,600		
	_	_	Extent : Light, Ard rpose Room	ra Affecte	za : 15%				
Evenograd Start Start			i pose Room	LIDD	* *				
Exposed Struc: Steel	2%			LIFE	* *	_	Ø4 3 00		
Gypsum Board	5%			LIFE	* *	5	\$4,200		

Site Enclosure

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

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

Asset #: 13556

Architecture	Current Repair	Future Replace	ment	M	aintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority		
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%	2045	* *	5-10	\$5,900			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : On Roof	••						
	Explanation: Metal Guard	Rail						
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2045	* *					
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
	Location : East 149th Street							
On-Site Walkways								
Cast in Place Concrete	100%	2045	* *					

Electrical	Current	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2032	\$24,700	5	\$200	
	Other Observation, I	-	Affected	: 100%			
	Location : Electric						
	Explanation: One	2500 Amperes					
Switchgear / Switchboard							
Fused Disc Sw	100%		2032	\$158,800	5	\$200	
Raceway							
Conduit	100%		2032	\$79,100	1		
Panelboards							
Fused Disc Sw	5%		2031	\$6,800	5	\$100	
Molded Case Bkrs	95%		2031	\$129,600	5	\$1,100	
Wiring							
Thermoplastic	100%		2032	\$103,100	1		
Motor Controllers							
Locally Mounted	100%		2037	* *	5	\$300	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$700	
Stand-by Power							
Transfer Switches							
Automatic	100%		2030	\$26,200	1	\$13,800	
Generators							
Natural Gas	100%		2028	\$135,400	1	\$17,400	
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Roof						
	Explanation: One	65 Kilowatts					
Batteries							
Lead/Acid	100%		2025	\$2,400	5	\$1,700	

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

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

Asset #: 13556

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2032	\$589,300	10	\$37,100	
	Other Observation, Extent : Ligh		100%			
	Location: Throughout The But	ilding				
	Explanation: T-8 Lamps					
Fluorescent	8%	2032	\$52,400	10	\$3,300	
	Other Observation, Extent : N/A	, Area Affected : 10	00%			
	Location: Lobby					
	Explanation : Compact Fluore					
Fluorescent	2%	2037	* *	10	\$800	
	T-5 Lamps And Fixtures, Extent		ted : 100%			
	Location : Throughout The But	ilding				
Egress Lighting						
Emergency, Service	50%	2027	\$13,500	1		
Exit, Service	50%	2027	\$9,500	1		
Exterior Lighting						
HID	20%	2032	\$41,000	10		
No Component	80%					
Alarm						
Security System	000/					
No Component	80%	2022	ФО 200		01.700	
Generic	10%	2032	\$8,200	1	\$1,700	
	Other Observation, Extent: Ligh	ii, Area Ajjeciea : 1	100%			
	Location: Inside And Outside	C				
	Explanation: CCTV Surveillar					
Generic	10%	2027	\$8,200	1	\$1,700	
	Other Observation, Extent: Ligh		100%			
	Location : Hallway And Exit D					
T' (G 1 D	Explanation: Intrusion Alarm	And Motion Sensor	r			
Fire/Smoke Detection	700/					
No Component	70%	2022	#24.000	1.2	40.200	
Generic, Digital	30%	2032	\$34,000	1-3	\$8,300	
	Other Observation, Extent: Light					
	Location: Throughout The Ser		4 4 4T: 4T	D	1	
	Explanation : Bell, Pull Box St	ation Smoke Detec	tor And Fire Ala	rm Pane	<u>l</u>	

Mechanical	Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2052	* *	1		

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

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

Asset #: 13556

Mechanical	Current F	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating								
Conversion Equipment								
Hot Water Boiler	100%		2045	* *	1	\$22,200		
	Other Observation, E.		Affected	: 100%				
	Location: Basemen							
- 	Explanation: 1 Uni	t Comprised Of 3 S	Small Mo	dular Boilers. Inst	alled In 2	2013.		
Distribution	1000/		• • • • •	ats ats		** • • • •		
Hot Wtr Piping/Pump	100%		2048	* *	4	\$2,200		
Terminal Devices								
Fan Coil Unit/Heat	100%		2037	* *	1	\$14,500		
ir Conditioning								
Energy Source								
Electricity	100%		2048	* *	1			
Conversion Equipment Exterior Pkg Unit - Cooling	45%		2032	\$216,700	2	\$1,200		
2.1.1.2	Other Observation, E. Location : Roof	xtent : Light, Area	Affected	: 100%				
	Explanation : Rooft	op Units Refrigera	nt R410a	ı				
Exterior Pkg Unit - Cooling	45%		2040	* *	2	\$1,200		
	Other Observation, E. Location : Rooftop Explanation : 2 Uni			: 100%				
Split Unit	10%		2027	\$104,300				
•	Other Observation, E. Location : Server R. Explanation : 4 Uni	oom 102j, Rooms I						
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2	\$58,500		
entilation						-		
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$25,100		
Exhaust Fans								
Roof	100%		2037	* *	2	\$1,400		
lumbing								
H/C Water Piping								
Brass/Copper	100%		2052	* *	1			
Water Heater With Tanks								
Gas Fired	100%		2030	\$16,700	2			
	Other Observation, E	xtent : Light, Area	Affected	: 100%				
	Location: Basemen	t In Boiler Room						
	Explanation: 1 Uni	t. Capacity 87 Gal	lons. Inst	talled In 2009.				
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
	100%							

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

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

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

Asset #: 13556

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
Backflow Preventer										
Generic	100%	2037	* *	1	\$2,800					
	Other Observation, Extent : Li	ght, Area Affected : 100%	ó							
	Location: Basement									
	Explanation: 2 Water Main Services. 1 Dedicated For Sprinkler System, 1 For Domestic Water System. Both Have Backflow Preventer									
Fixtures	·									
Generic	100%									
Vertical Transport										
Elevators										
Hydraulic	100%	LIFE	* *							
•	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Basement To 2nd	Floor								
	Explanation : One Unit									
Fire Suppression										
Sprinkler										
Generic	100%	2042	* *	1-2	\$12,600					

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Address : 1915 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : KG117-097 Program / Asset # : CUN0003.050 / 13594 Yr Built/Renovated : 2003 /

Area Sq Ft : 50,435 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,Ph

Block : 8760 Lot : 60 BIN : 3326936

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$57,100	\$52,700
Interior Architecture		\$63,900
Mechanical		\$949,100
Total	\$57,100	\$1,065,700
Importance Code A	\$57,100	\$52,700
Importance Code B		\$949,100
Importance Code C		\$63,900
Total	\$57,100	\$1,065,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$15,300	\$11,100	\$5,900	
Interior Architecture	\$27,500		\$14,600	
Electrical	\$3,000	\$50,400	\$3,900	\$3,000
Mechanical	\$34,500	\$16,000	\$13,600	\$8,400
Site Enclosure	\$2,200			
Site Pavements	\$31,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$117,500	\$81,400	\$42,000	\$15,400
Importance Code A	\$15,300	\$11,800	\$5,900	\$600
Importance Code B	\$67,300	\$69,600	\$36,100	\$14,700
Importance Code C	\$34,900			
Total	\$117,500	\$81,400	\$42,000	\$15,400



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

^{**} 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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$52,700	
Metal Panel		Now	\$9,700	2051	* *	5	\$14,100	
		_	ents, Extent : Mode unel At Penthouse l					
Pre-Cast Concrete	5%			LIFE	* *	5	\$12,200	
Stucco Cement	10%			2044	* *	5	\$18,800	
Window Wall	5%	Now	\$5,600	2051	* *	5	\$7,100	
		issing Elem ı : Main En	ents, Extent : Mode trance	erate, Ar	ea Affected : 5%			
Windows								
Aluminum	95%			2047	* *	5	\$11,800	
Metal Louvers	5%			2040	* *	10	\$3,900	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$6,400	
Metal Rail	30%			2044	* *	5-10	\$57,600	
Pre-Cast Concrete	10%			LIFE	* *	5	\$6,700	
Roof								
Copper/Terne	5%			2059	* *	10	\$7,900	
Modified Bitumen	90%			2036	* *	10	\$57,100	
Panel/Paver: Cer/Brk	5%			2051	* *	10	\$4,200	
Soffits								
Exposed Struc: Steel	50%			LIFE	* *	5	\$18,500	
Metal Panel	50%			2051	* *	5-10	\$40,700	
Interior								
Floors								
Carpet	25%			2030	\$326,000	3	\$28,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$8,300	
Ceramic Tile	5%			2040	* *	5	\$3,800	
Slate	10%			LIFE	* *	5	\$8,000	
Vinyl Tile	55%			2036	* *	3	\$15,600	
Interior Walls								
Ceramic Tile	3%			2040	* *	5	\$3,400	
Glass: Single Pane	2%			LIFE	* *	5	\$1,700	
Gypsum Board	95%			LIFE	* *	5	\$63,900	
Ceilings								
AcousTileSusp.Lay-In	85%	Now	\$24,000	2044	* *	5	\$36,900	
•	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: 1st Floo	r Waiting Room					
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$5,400	
Site Enclosure	270						ψυ,	

Site Enclosure

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

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

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

Asset #: 13594

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	75%	Now	\$2,200	2044	* *	5	\$4,800	
	Deformed	Dented, Ex	ctent : Light, Area	Affected .	5%			
	Location	: Main En	trance Stair					
Iron Picket	25%			2066	* *			
Free Standing Walls								
Masonry: Brick	100%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	80%			2044	* *			
Pavers/Stone	20%			2040	* *			
Parking/Driveway								
Asphalt	100%	Now	\$31,100	2040	* *			
•	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 15%			
	Location	: South An	nd West Lots					
Activity Yard								
Rubber Matting	100%			2036	* *			

ectrical	Current Repair	Future Repl	acement	Maintenance			
stem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2051	* *	5	\$200		
	Other Observation, Extent	: Light, Area Affected : 100%	ó				
	Location : Electrical Roo	m					
	Explanation : Main Servi	ce Switch Rated At 1,600 Am	peres.				
Transformers							
Dry Type	100%	2044	* *	5	\$200		
	Other Observation, Extent	: Light, Area Affected : 100%	ó				
	Location : Electrical Roo	m					
	Explanation: Two 150 Ki	ilovolt-ampere					
Switchgear / Switchboard	*	*					
Fused Disc Sw	100%	2051	* *	5	\$200		
Raceway							
Conduit	100%	2051	* *	1			
Panelboards							
Fused Disc Sw	5%	2047	* *	5	\$100		
Molded Case Bkrs	95%	2047	* *	5	\$1,300		
Wiring							
Thermoplastic	100%	2051	* *	1			
Motor Controllers							
Locally Mounted	100%	2044	* *	5	\$300		

Ground

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

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

Asset #: 13594

Electrical	Current Repai	r Future F	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$700			
Stand-by Power								
Transfer Switches	1000/	• • • • •	de de		4.5.5 00			
Automatic	100%	2044	* *	1	\$15,500			
Lighting								
Interior Lighting	0.50/	2026	* *	10	Ф.4.2. OOO			
Fluorescent	95% T-8 Lamps And Fixtures, E.	2036		10	\$43,900			
	Location : Throughout Th	-	ea : 100%					
TI.			* *	1.0	Ф2 200			
Fluorescent	5%	2036		10	\$2,300			
	Compact Fluorescent Light Location : Hallways	i, Extent : Light, Area Ajj	rectea : 100%					
F I '. 1 d'	Location . Hatiways							
Egress Lighting Emergency, Service	50%	2036	* *	1				
Exit, LED	50%	2059	* *	1				
Exterior Lighting	3070	2039		1				
Fluorescent	20%	2036	* *	10	\$900			
Tuorescent	Compact Fluorescent Light Location : Roof		fected : 100%	10	Ψ			
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%	2036	* *	1	\$5,700			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Hallways							
	Explanation : Surveillanc	e Cameras						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2036	* *	1-3	\$9,300			
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways							
	Explanation : Strobe Ligh Bells	ats, Manual Pull Stations	, Smoke Detecto	rs, Horn	s And Alarm			

Mechanical	Current Repair	Future Replace	ement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
HTHW/HW	100%	2041	* *	1		
	Other Observation, Extent : Ligh	t, Area Affected : 100%				
	Location: 1st Floor Mechanica	ıl Room				
	Explanation : Hot Water Provid	led From Building P				

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

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

Asset #: 13594

Mechanical	Current Repair	Future Re	eplacement	Ma		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment HTHW/HW Exchanger	100% Other Observation, Extent : Light, A Location : 1st Floor Mechanical E Explanation : 5 Units		**	2	\$3,100	
Distribution (P	500/	2020	ale ale		#1.200	
Hot Wtr Piping/Pump	50% Other Observation, Extent: Light, A. Location: Mechanical Equipment Explanation: Cooling Duty	2039 rea Affected : 10	**	4	\$1,200	
Hot Wtr Piping/Pump	50% Now \$1,10 Leak Evident, Extent: Severe, Area A Location: Inline Pump In Ceiling O Other Observation, Extent: Light, A Location: Mechanical Equipment Explanation: Radiation Duty	Affected : 20% Of Room V-126 rea Affected : 10	**	4	\$1,200	
Terminal Devices Air Handler	80% Other Observation, Extent: Light, A. Location: Mechanical Equipment Explanation: With Cooling Coils	**	\$741,600 90%	1	\$25,000	
Convector/Radiator	20%	2036	* *	1	\$3,300	
Air Conditioning Energy Source District Chilled Water	100% Other Observation, Extent : Light, A Location : Mechanical Room Explanation : Chilled Water Provid			1		
Conversion Equipment Split Unit No Component	2% 98%	2031	\$23,400			
Distribution CW & CHW Wtr Pipe/Pump	100%	2041	* *	4	\$3,700	
Tipe/Tump	Other Observation, Extent: Light, A. Location: Mechanical Equipment Explanation: See Heating Pumps		00%			
Terminal Devices Air Handler/Cool/Ht	100% Other Observation, Extent : Light, A Location : Mechanical Equipment : Explanation : See Heating Units		\$19,100	1	\$31,200	
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$28,100	

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

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

Asset #: 13594

Mechanical	Current F	Current Repair Future Replacement			M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	95%		2031	\$207,500	2	\$1,500	
Roof	5%		2031	\$4,800	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2041	* *	1		
Water Heater With Tanks							
Electric	100%		2025	\$23,100	4		
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, E.	xtent : Light, Area	Affected	: 100%			
	Location: 1st To 2n	d Floor					
	Explanation: 1 Unit	t					
Fire Suppression							
Standpipe							
Generic	100%		2041	* *	1-5	\$25,400	
Sprinkler							
Generic	100%		2041	* *	1-2	\$14,100	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING

Address : 2001 ORIENTAL BLVD.

 Borough
 : BROOKLYN
 Agency's Number
 : 00A-230A

 Program / Asset #
 : CUN0003.0A0 / 2795
 Yr Built/Renovated
 : 1977 / 2000

Area Sq Ft : 32,126 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,Ph

Block : 8760 Lot : 60 BIN : 3326937

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,468,100	\$748,700
Interior Architecture		\$703,300
Electrical	\$98,000	\$1,095,300
Mechanical	\$1,382,200	\$932,400
Site Pavements	\$63,900	\$3,259,900
Total	\$4,012,300	\$6,739,700
Importance Code A	\$2,468,100	\$748,700
Importance Code B	\$1,480,300	\$2,731,100
Importance Code C	\$63,900	\$3,259,900
Total	\$4,012,300	\$6,739,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$27,800		
Interior Architecture	\$82,400		\$13,000	\$3,300
Electrical	\$19,700	\$33,600	\$3,300	\$3,100
Mechanical	\$23,200	\$18,700	\$8,500	\$5,500
Site Enclosure	\$15,800			
Site Pavements	\$39,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$184,600	\$84,100	\$28,700	\$15,900
Importance Code A		\$27,900		
Importance Code B	\$127,400	\$56,200	\$28,700	\$15,900
Importance Code C	\$57,200			
Total	\$184,600	\$84,100	\$28,700	\$15,900



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

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

Asset #: 2795

Architecture	Current Repair			Futur	e Replacement	M		
System Component Type		Date Estin	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	0.50/ 3.5				4. 4.	_	004400	
Masonry: Brick	85% No Diagonal Crac Location : Th	ks, Extent : I roughout				5	\$84,100	
	Rusting Mason Location : At Water Penetrat Location : Th	Bridge Con ion, Extent :	necting G Bui	ilding, Ti	hroughout.			
Window Wall	15%			2051	* *	5	\$55,600	
Windows							******	
Aluminum	95% No Caulking Deter Location : Th Water Penetrat Location : Of	iorated, Ext roughout ion, Extent :				5	\$9,300	
Metal Louvers	5%			2040	* *	10	\$6,100	
Single Ply Membrane	97% 0- Ponding, Exten Location : Th Other Observat Location : Th	t : Light, Ar roughout ion, Extent roughout	: Moderate, A		\$1,718,100 cted : 100%			
Skylight Dlagtic	$\frac{Explanation:}{3\%}$	Missing Dr	ain Covers	2044	* *	1		
Skylight, Plastic Soffits	370			2044		1		
Cement - Fiber Panel	100% No Cracking/Crum Location : Th Loose/Delam S Location : Th	bling, Exter roughout urface, Exte						
	Staining/Discol Location : Th Worn/Eroded, I	oring, Exter roughout Extent : Mod						
nterior	Location : Th	ougnoui						
Floors								
Carpet	45%			2030	\$450,300	3	\$39,100	
Cast in Place Concrete	5% No Cracking/Crum			LIFE Area Af	** fected : 10%	5	\$6,300	
	Location : Me							
Ceramic Tile	Location: Me			2040	* *	5	\$2,900	

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

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

Asset #: 2795

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$3,600	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,900	
Glass: Single Pane	5%			LIFE	* *	5	\$2,700	
Gypsum Board	80%			LIFE	* *	5	\$34,700	
Ceilings								
AcousTileSusp.Lay-In		Now	\$30,600	2036	* *	5	\$18,800	
	_	_	Extent: Moderate	-	ffected : 10%			
	Location	ı : Corridoi	rs And Offices Thro	ughout				
Exposed Struc: Concrete	5%			LIFE	* *	5	\$500	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	\$14,500	
Gypsum Board	5%	Now	\$29,700	LIFE	* *	5	\$3,600	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%			
	Location	ı : Exterior	Ceiling At North S	ide Near	· Connecting Bridg	e		
	Worn/Ero	ded, Extent	: Moderate, Area A	Iffected :	50%			
	Location	ı : Exterior	Ceiling At North S	ide Near	· Connecting Bridg	e		
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%	Now	\$15,800	2044	* *	5	\$34,900	
	Deformed	//Dented, Ex	ctent : Moderate, A	rea Affec	cted : 5%			
	Location	ı : Main En	trance					
Free Standing Walls								
Masonry: Brick	100%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2044	* *			
Pavers/Stone	25%	Now	\$39,600	2034	\$1,981,100			
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar				
	Location	ı : South Si	de Yard					
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
		ı : Main En			V			
Parking/Driveway								
•	1000/	Now	\$63,900	2034	\$1,278,700			
Asphalt	[10070							
Asphalt			Extent : Moderate					

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 2795

Electrical		Current Repair			e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$24,700	5	\$100	
			Extent : N/A, Area A	Iffected :	100%			
		: Electrica						
	_		Main Service Disc Two 1,200 Ampere		witches Rated At O	ne 3,000	Amperes, One	
Transformers								
Dry Type	100%			2029	\$26,100	5	\$100	
			Extent : N/A, Area A	Iffected :	100%			
	Location	: Electrica	al Room					
	Explanat	ion : 750 I	Kilovolt-ampere					
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	\$158,800	5	\$100	
Raceway								
Conduit	95%			2031	\$64,200	1		
Conduit	5%			2041	* *	1		
Panelboards								
Fused Disc Sw	5%			2030	\$3,900	5		
Molded Case Bkrs	95%			2030	\$74,100	5	\$800	
Wiring								
Thermoplastic	95%			2031	\$86,700	1		
Thermoplastic	5%			2041	* *	1		
Motor Controllers								
Locally Mounted	5%			2029	\$2,300	5		
Motor Control Center	95%			2029	\$86,000	5	\$800	
Ground								
Grounding Devices								
Generic	100%	4+	\$10,200	LIFE	* *	5	\$500	
			Extent : Light, Area	Affected	: 100%			
		: Sprinkle						
	Explanat	ion : Cove	red With Paint					
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	\$10,600	1	\$9,900	
Generators								
Diesel	100%	_		2027	\$78,700	1	\$12,400	
			Extent : Light, Area	Affected	: 100%			
		: Generat						
	Explanat	ion : Emer	gency Generator F	Rated At 2	205 Kilowatts			
Batteries	40001					_	.	
Nickel Cadmium	100%			2025	\$2,400	5	\$7,200	

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

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

Asset #: 2795

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage				_		
Day Tank	50%	2030	\$12,500	5		
	Other Observation, Extent: Light, Area	Affected	: 100%			
	Location: Generator Room					
	Explanation: 50 Gallon Capacity		4. 4.			
Underground Storage	50%	LIFE	**	5		
	Other Observation, Extent: Light, Area	Affected	: 100%			
	Location: Underground					
: -1.4:	Explanation : 600 Gallon					
Lighting Interior Lighting						
Fluorescent	3%	2026	\$19,300	10	\$1,100	
Tuorescent	Compact Fluorescent Light, Extent : Light			10	ψ1,100	
	Location: Hallways	,,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	11,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Fluorescent	97%	2031	\$625,600	10	\$34,400	
	T-8 Lamps And Fixtures, Extent: Light,	Area Affe	ected : 100%			
	Location: Throughout The Building					
Egress Lighting						
Emergency, Service	50%	2031	\$11,600	1		
Exit, Service	50%	2031	\$8,100	1		
Exterior Lighting	200/	2026	#20.200	10		
HID	20%	2026	\$29,300	10		
	Other Observation, Extent : Light, Area Location : Throughout	Ајјестеа	: 100%			
	Explanation : Operated Via Timer					
No Common and	80%					
No Component	80%					
Alarm Security System						
No Component	70%					
Generic	30%	2036	* *	1	\$3,600	
Generic	Other Observation, Extent : Light, Area		: 100%	1	Φ5,000	
	Location : Hallways	<i>55</i> - 2124				
	Explanation : Surveillance System					
Fire/Smoke Detection	*					
No Component	70%					
Generic, Digital	30%	2036	* *	1-3	\$5,900	
, <u>C</u>	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Hallways					
	Explanation : Strobe Lights, Manual I Bells	Pull Statio	ons, Horns, Smoke	Detector	s And Alarm	

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

Heating

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING

Asset #: 2795

Mechanical	Current Repai	r Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source	1000/	2011	di di				
HTHW/HW	100%	2041	**	1			
	Other Observation, Extent Location: 1st Floor Med		100%				
	Explanation : Hot Water		ng P				
Distribution	Explanation . 1101 water	1 TOVICEA TOTAL BUILDING	1 g 1				
Hot Wtr Piping/Pump	100% Now	\$16,500 2030	\$82,700	4	\$1,900		
	Broken, Extent : Severe, A	-	40-,		4-,,		
	Location: 1 Of 3 Pumps						
	Corroded, Extent: Moderate, Area Affected: 70%						
	Location: Pumps In Mechanical Room						
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%						
	Location: Piping In Mechanical Room						
	Other Observation, Extent		100%				
	Location : Mechanical R						
	Explanation: Pumps Ser	ve Chilled Water					
Terminal Devices	700/	2026	¢407.000	1	Φ1.C 000		
Air Handler	70%	2026	\$497,900	1	\$16,800		
	Other Observation, Extent Location : Mechanical E		30%				
	Explanation: With Cool		1 And 5 Same The	ator In P	2.4.C		
C							
Convector/Radiator	30%	2029	\$92,700	1	\$3,800		
Air Conditioning Energy Source							
District Chilled Water	100%	2041	* *	1			
District Chinica Water	Other Observation, Extent	-*	100%	•			
	Location : Mechanical R						
	Explanation: Chilled Wa	iter Provided From Bui	lding P				
Distribution							
CW & CHW Wtr Pipe/Pump	100% 0-2	\$1,200 2031	\$61,100	4	\$1,900		
	Insul. Deteriorating, Extent: Moderate, Area Affected: 10%						
	Location : Piping In Mechanical Equipment Room						
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Mechanical Equipment Room						
	Explanation : See Heatin	g For Pumps					
Terminal Devices							
Air Handler/Cool/Ht	100%	2026	\$733,400	1	\$23,900		
	Other Observation, Extent		100%				
	Location : Mechanical E						
Vantilation	Explanation : See Heatin	g Units					
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$21,600		
Exhaust Fans	100/0	LIFE	•	4- 3	φ21,000		
Interior	90%	2026	\$150,900	2	\$1,100		
			•				
Roof	90% 10%	2026 2026	\$150,900	2	\$1,100 \$100		

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING

Asset #: 2795

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	\$485,500	1		
HW Heat Exchanger							
HTHW/HW	100%		2031	\$105,900			
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Mechanica	l Room					
	Explanation: 2 Units						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: 1st To 2nd	Floor					
	Explanation: 1 Unit Shared With P A C Building						
Fire Suppression							
Standpipe							
Generic	100%	<u> </u>	2041	* *	1-5	\$19,500	
Sprinkler							
No Component	80%						
Generic	20%		2031	\$104,500	1-2	\$2,200	
Generic	20%		2031	\$104,500	1-2	\$2,200	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

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 : 23-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 8760 Lot : 60 BIN : 3326934

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,265,200	\$853,400
Interior Architecture	\$322,900	\$2,706,300
Electrical	\$367,000	\$3,165,000
Mechanical	\$1,193,500	\$2,635,400
Site Pavements		\$254,600
Total	\$4,148,700	\$9,614,700
Importance Code A	\$2,265,200	\$903,600
Importance Code B	\$1,824,400	\$8,456,500
Importance Code C	\$59,000	\$254,600
Total	\$4,148,700	\$9,614,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028	
Exterior Architecture	\$33,700	\$35,600			
Interior Architecture	\$84,000		\$444,200	\$18,400	
Electrical	\$15,700	\$17,600	\$10,100	\$9,500	
Mechanical	\$36,700	\$88,700	\$43,900	\$9,300	
Site Enclosure	\$4,000				
Site Pavements	\$24,500				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900	
Total	\$202,600	\$145,800	\$502,200	\$41,100	
Importance Code A	\$35,000	\$35,800	\$27,900		
Importance Code B	\$139,700	\$110,000	\$474,400	\$41,100	
Importance Code C	\$27,900				
Total	\$202,600	\$145,800	\$502,200	\$41,100	



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

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

Asset #: 2106

rchitecture	Current R	epair	Futur	e Replacement	Replacement Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior								
Exterior Walls Masonry: Brick	90% Now Diagonal Cracks, Ext Location : West Side		LIFE ea Affect	* * ed : 5%	5	\$170,800		
	Joint Mortar Miss/Ero Location : At Lintels Water Penetration, Ex Location : Througho	, Throughout. tent : Light, Area						
Window Wall	10%		2051	* *	5	\$71,200		
Windows								
Aluminum	90% Now Ctrwt/Balnc Not Func Location: 2nd Floor	r Offices			5	\$2,500		
	Caulking Deteriorated Location : Througho Water Penetration, Ex	ut tent : Moderate, A						
M . 17	Location : Classroom	ns, Throughout.	20.40	* *	10	Ф2.500		
Metal Louvers	10%		2040	* *	10	\$3,500		
Parapets Masonry: Brick	95% Now Vertical Cracks, Exten Location: East Parc Water Penetration, Ex Location: Througho	ipet tent : Light, Area			5	\$14,300		
Pre-Cast Concrete	5% Now Joint Mortar Miss/Ero Location : Coping	\$3,000 ad, Extent : Light,	LIFE Area Affe	* * ected : 25%	5	\$4,700		
Roof								
Copper/Terne Modified Bitumen	25% 50% Now Ponding, Extent: Ligit Location: Throughor Water Penetration, Ex	ut tent : Light, Area		* * \$611,100	10	\$71,600		
Single Ply Membrane	Location : Throughout 20% Now	\$91,600	2026	\$458,200				
	Ponding, Extent: Mod Location: West Wing Water Penetration, Ex Location: Room 16.	g, Throughout. tent : Light, Area						
Skylight, Plastic	5% Now Water Penetration, Ex Location: Througho	-	2044 Affected :	**	1			
Soffits Cement - Fiber Panel	100%		2036	* *	10			

Interior

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

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

Asset # : 2106

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors	1.70/	3.7	ФОО 2 ОО	2027	0.400.700	2	#24.000		
Carpet	Staining/I Location Worn/Ero Location	n : Through ded, Extent n : Through	: Light, Area Affec	ted : 25%	6	3	\$34,800		
Cast in Place Concrete	20%			LIFE	* *	5	\$67,700		
Ceramic Tile	5%			2040	* *	5	\$7,700		
Panel/Paver: Cer/Brk	25%			2047	* *	5	\$87,000		
Vinyl Tile	35%		\$146,100	2031	\$1,460,600	3	\$20,300		
	Location Worn/Ero	n : Corridoi	: Moderate, Area A						
I	Localio	n : Corriaoi	75						
Interior Walls Concrete Masonry Unit	Vertical C		\$59,000 nt : Moderate, Ared Floor Corridor Of A		* * d : 10%	5	\$12,900		
Fiberglass Panel	25%)		LIFE	* *				
Gypsum Board	50%			LIFE	* *	5	\$48,200		
Masonry: Brick	5%)		LIFE	* *		. ,		
Ceilings									
Exposed Struc: Concrete	25%	1		LIFE	* *	5	\$6,000		
Exposed Struc: Steel	20%	1		LIFE	* *				
Fiber Board	Location	lissing Elem n : 1st And I	\$117,800 eents, Extent : Mode 2nd Floor Corridon Extent : Light, Are	S					
		n : Through		11,,,000					
	Staining/I	Discoloring, n : Through	, Extent : Moderate out						
		aea, Extent n : Through	: Light, Area Affec out	tea : 20%	o .				
Gypsum Board	5% Water Per	netration, E.	xtent : Light, Area . 52, Throughout.	LIFE Affected	**	5	\$9,700		
Site Enclosure									
Free Standing Walls Masonry: Brick	0		\$3,400 Extent : Light, Are	2051 va Affecte	* * ed : 10%				
Retaining Walls									
Cast in Place Concrete	Cracking	Now Crumbling, n:Loading	\$600 Extent : Moderate	2066 , Area Aj	* * fected : 10%				

Site Pavements

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

^{**} 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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	75%	Now	\$19,400	2044	* *				
	Cracking/	racking/Crumbling, Extent : Light, Area Affected : 5%							
	Location	ı : Along Pe	erimeter.						
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	fected : 2%				
	Location	ı : Adjaceni	t To Generator						
Pavers/Stone	25%			2040	* *				
Parking/Driveway									
Asphalt	100%	0-2	\$5,100	2034	\$254,600				
•	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%				
	Location	ı : At Loadi	ng Dock And Dum	oster	•				

Electrical	Current Repair Future Replacement Maintenance		Current Repair Future Replacement						
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2031	\$50,200	5	\$500				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: Three 3,000 Am	pere Main Discon	nect Switches						
Transformers									
Dry Type	100%	2029	\$26,100	5	\$400				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical And Mec	hanical Rooms							
	Explanation: One 300 Kilovo	lt-ampere, One 11	2 Kilovolt-ampere	e, One 75	Kilovolt-ampere				
Switchgear / Switchboard									
Fused Disc Sw	100%	2031	\$254,000	5	\$500				
Raceway									
Conduit	100%	2031	\$238,000	1					
Panelboards									
Fused Disc Sw	10%	2030	\$23,400	5	\$200				
Molded Case Bkrs	90%	2030	\$210,500	5	\$2,500				
Wiring									
Thermoplastic	100%	2031	\$333,900	1					
Motor Controllers									
Locally Mounted	10%	2029	\$17,700	5	\$100				
Motor Control Center	90%	2029	\$639,100	5	\$2,600				
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$1,600				
Stand-by Power									
Transfer Switches									
Automatic	100%	2029	\$26,200	1	\$32,500				

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

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

Asset #: 2106

Electrical	Current Repair	Futur	e Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
and-by Power						
Generators	1000/	2025	#1 25 400		# 40, 000	
Diesel	100% Other Observation, Extent : Light, Art Location : Outside			1	\$40,900	
	Explanation: Generator Rated At 1	50 Kilowati	ts			
Batteries	100%	2025	\$2.400	5	\$2,000	
Lead/Acid	100%	2025	\$2,400	5	\$3,900	
Fuel Storage Day Tank	50% 0-2 \$500 Other Observation, Extent: Light, Art Location: Outside	ea Affected		5		
11 1 10	Explanation: 8 Gallon Capacity, Co		ciosure **			
Underground Storage	50% Other Observation, Extent: N/A, Area Location: Underground Explanation: 600 Gallon	LIFE a Affected :		5		
ghting						
Interior Lighting						
Fluorescent	8% Compact Fluorescent Light, Extent : I Location : Lobby	2026 Light, Area	\$120,400 Affected : 100%	10	\$7,600	
Fluorescent	90%	2031	\$1,354,000	10	\$85,300	
	T-8 Lamps And Fixtures, Extent : Light Location : Throughout The Building					
Incandescent	2%	2026	\$55,900	2		
Egress Lighting						
Emergency, Service	50%	2031	\$31,100	1		
Exit, Service	50%	2031	\$21,800	1		
Exterior Lighting Incandescent No Component	10% 90%	2026	\$55,300	2		
larm	7070					
Security System						
No Component	90%					
Generic	10%	2036	* *	1	\$4,000	
	Other Observation, Extent : N/A, Area Location : Outside Explanation : Surveillance Cameras		100%			
Fire/Smoke Detection	Explanation . Surveillance Cameras	•				
No Component Generic, Digital	70% 30%	2036	* *	1-3	\$19,500	
_	Other Observation, Extent : N/A, Area Location : Hallways And Mechanica	al Rooms				
	Explanation : Strobe Lights, Manua	l Pull Statio	ons, Smoke Detecto	ors, Horn	ıs, Alarm Bells	

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

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

Asset #: 2106

Mechanical	Current Repair		Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating										
Energy Source	1000/		2041							
HTHW/HW	100%		2041	**	1					
	Other Observation, E Location: 2nd Floo	-		: 100%						
	Explanation: Hot V			ng P						
Conversion Equipment		,	200000	.81						
HTHW/HW Exchanger	100%		2027	\$26,600	2	\$6,300				
Distribution										
Hot Wtr Piping/Pump	100% 0-2	\$132,400	2056	* *	4	\$5,100				
	Corroded, Extent : Se									
	Location: Pumps I									
	Insul. Deteriorating, Location: Piping In									
	Other Observation, E									
	Location : Mechani	0	00	. 100/0						
	Explanation: Pump									
Terminal Devices										
Air Handler	50% 0-2	\$569,800	2041	* *	1	\$28,800				
	Corroded, Extent : Se	evere, Area Affectea	l : 60%							
	Location: Roof									
	Obsolete Equipment,		ea Affect	ed : 50%						
	Location: 4 Units (*	00 1	1000/						
	Other Observation, E	Extent : N/A, Area A	ffected :	100%						
	Location: Roof Explanation: Units	Provide Cooling								
Air Handler	10%	Frovide Cooling	2026	\$189,900	1	\$6,400				
Convector/Radiator	35%		2020	\$288,800	1 1	\$11,700				
Fan Coil Unit/Heat	5%		2029	\$125,100	1	\$1,700				
Air Conditioning	370		2020	Ψ123,100		Ψ1,700				
Energy Source										
District Chilled Water	100%		2041	* *	1					
	Other Observation, E			: 100%						
	Location: 2nd Floor Mechanical Room									
D' - '1'	Explanation : Chill	ed Water Provided	From Bu	ilding P						
Distribution	1000/ 0.2	\$2.200	2021	¢162 200	1	Ø5 100				
CW & CHW Wtr Pipe/Pump	100% 0-2	\$3,300	2031	\$163,200	4	\$5,100				
r ipe/r unip	Insul. Deteriorating,	Extent · Moderate	Area Afi	ected · 10%						
	Location: Piping I			. 10/0						
	Other Observation, E			cted : 100%						
	Location : Mechani									
	Explanation : See H									
Ventilation										
Distribution	1000/					h				
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$57,600				

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

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

Asset #: 2106

Mechanical	Current Repai	Current Repair Future Re		Maintenance		ement Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ventilation								
Exhaust Fans								
Interior	10%	2026	\$44,800	2	\$300			
Roof	90% Now	\$176,200 2041	* *	2	\$2,300			
	Not in Service, Extent : Ser	***	0%					
	Location : Laboratory Fo	ans						
Plumbing								
H/C Water Piping	1000/	***	44.406.400					
Brass/Copper	100% 0-2	\$25,900 2031	\$1,296,200	1				
	Corroded, Extent : Modera	**		16.1	1 D			
	Location : Hot Water Mi.	xing Valve And Head V	alve In 2nd Floor	Mechani	cal Room			
Water Heater With Tanks								
Electric	100%	2026	\$23,100	4				
	Other Observation, Extent							
	Location: 2nd Floor Me		oom					
	Explanation : 120-gallon	Unit As Stand-by						
HW Heat Exchanger								
HTHW/HW	100%	2031	\$282,900					
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
•	Other Observation, Extent	: Light, Area Affected	: 100%					
	Location: 1st To 3rd Floo	or, Roof						
	Explanation: 1 Unit							
Fire Suppression	•							
Standpipe								
Generic	100%	2031	\$464,700	1-5	\$54,000			
Sprinkler								
No Component	90%							
Generic	10%	2031	\$139,600	1-2	\$2,900			
	= * : -		+-27,000		\$ - ,> 00			

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

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 : 23-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3326939

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$935,000	\$458,000
Interior Architecture	\$433,100	\$908,900
Electrical	\$131,700	\$2,906,800
Mechanical	\$4,405,100	\$2,269,600
Site Pavements	\$88,900	\$1,778,100
Total	\$5,993,800	\$8,321,400
Importance Code A	\$935,000	\$458,000
Importance Code B	\$4,732,200	\$6,085,300
Importance Code C	\$326,600	\$1,778,100
Total	\$5,993,800	\$8,321,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$64,100	\$8,800	_	_
Interior Architecture	\$95,400		\$450,900	\$9,500
Electrical	\$10,900	\$16,900	\$31,100	\$7,400
Mechanical	\$34,100	\$75,300	\$31,800	\$41,700
Site Enclosure	\$19,600	\$1,500		
Site Pavements	\$4,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$232,500	\$106,500	\$517,700	\$62,500
Importance Code A	\$68,400	\$13,300	\$4,300	\$4,300
Importance Code B	\$142,700	\$91,700	\$513,500	\$58,300
Importance Code C	\$21,400	\$1,500		
Total	\$232,500	\$106,500	\$517,700	\$62,500



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

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

Asset #: 2105

rchitecture	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	Spalling, Extent : M	ard Wall, Generator	Enclosur ed : 15%	re	5	\$37,500		
Masonry: Brick	Staining/Discoloring	hout lure, Extent : Mode, acade And Loading . g, Extent : Moderate Gacade, Below Louve Extent : Light, Area .	rate, Area Dock Area , Area Af	s Affected : 20% a Fected : 25%	5	\$104,900		
Metal Coiling Doors	10% Now Deteriorated Finish Location: Loading Unit Inoperable, Ex. Location: Chiller	\$78,200 Extent : Moderate, g Dock Area tent : Moderate, Are	-		5	\$23,400		
Stucco Cement	5%		2044	* *	5	\$18,700		
Window Wall	10% Now Broken/Missing Eler Location: East Fa Water Penetration, I Location: East Fa	cade Extent : Light, Area			5	\$28,100		
Windows								
Aluminum	Location : Corrido Water Penetration, I	85% Now \$15,500 2039 ** 5 \$1,700 Caulking Deteriorated, Extent: Moderate, Area Affected: 25% Location: Corridor And Offices Water Penetration, Extent: Moderate, Area Affected: 25% Location: Corridor And Offices						
Metal Louvers	15%		2040	* *	10	\$3,700		
Parapets								
Concrete Masonry Unit Metal Rail	15% 85% Now Deteriorated Finish Location: Through		LIFE 2036 Area Aff	* * * * ected : 25%	5 5	\$3,700 \$131,000		

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

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

Asset #: 2105

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	100/	NT	¢57,000	2021	¢140.100			
Built-Up (BUR)		Now	\$56,000 derate, Area Affect	2031	\$140,100			
	_		aeraie, Area Ajjeci ooling Towers	ea : 15%	0			
			: Moderate, Area A	Iffected ·	25%			
			ooling Towers	ggeerea .	2370			
Cast in Place Concrete	10%			LIFE	* *			
IRMA/Protected	5%			2026	\$142,000	10	\$6,100	
Membrane	570			2020	Ψ112,000	10	ψ0,100	
	Recent Rep	olace Evide	ent, Extent : N/A, A	rea Affec	cted : 100%			
	Location	: Through	out					
Modified Bitumen	70%	Now	\$45,900	2036	* *			
			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Around I	Boiler Stack					
Sloped Glazing	5%			LIFE	* *	5	\$81,900	
			xtent : Light, Area	Affected	: 100%			
		-	er Generator Area					
C . C. 4.	Explanat	ion : Fiber	glass Translucent I	Material				
Soffits Fiberglass Panel	50%			2040	* *	5	\$5,400	
Metal Panel	50%			2040	* *	5-10	\$9,900	
nterior	3070			2031		3-10	\$7,700	
Floors								
Carpet	11%	Now	\$73,400	2027	\$244,800	3	\$21,300	
-	Punct/Tear	/Impact D	amage, Extent : Mo	oderate, .	Area Affected : 109	%		
	Location	: Offices						
	_	_	Extent: Moderate	, Area Aj	ffected : 25%			
	Location	: Offices						
Carpet	9%			2027	\$200,300	3	\$17,400	
Cast in Place Concrete	62%	0-2	\$132,700	LIFE	* *	5	\$174,700	
			Extent : Moderate nd Chiller Rooms, .					
Ceramic Tile	3%			2034	\$212,800	5	\$3,900	
Vinyl Tile	15%	0-2	\$10,400	2031	\$521,400	3	\$7,200	
	_	_	Extent: Moderate	, Area Aj	ffected : 15%			
		: Corridoi						
			: Moderate, Area A	Iffected :	20%			
	Location	: Corridor	rs Throughout					

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

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

Asset #: 2105

Architecture	Current Repair		Future Replacement		M	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Interior Walls Cast in Place Concrete	7% Now Cracking/Crumbling, Location: Generato Exposed Reinforcement Location: Generato Spalling, Extent: Mod Location: Generato	r Area nt, Extent : Moder r Area lerate, Area Affect	ate, Area Affect				
Ceramic Tile Concrete Masonry Unit	3% 65% 0-2 Vertical Cracks, Exten Location: Chiller A	\$165,500 t : Light, Area Aff	2040 LIFE Pected : 10%	* *	5 5	\$4,200 \$36,100	
Gypsum Board	25% Now Punct/Tear/Impact Da Location: Corridor Water Penetration, Ex Location: Corridor	Corners Througho tent : Moderate, A	out		5	\$20,800	
Ceilings AcousTileSusp.Lay-In	30% Now Cracking/Crumbling, Location: Corridors Misaligned/Bulging, E Location: Corridors Staining/Discoloring, Location: Corridors Water Penetration, Ex Location: Offices Au	s And Offices Thro Extent : Moderate, s And Offices Thro Extent : Light, Arc s And Offices Thro tent : Light, Area	ughout Area Affected : ughout ea Affected : 5% ughout Affected : 5%	25%	5	\$19,300	
Exposed Struc: Steel	70%		LIFE	* *			
Site Enclosure							
Fence/Gates Aluminum Rail	15% Deteriorated Finish, E Location : Througho	-	2036 a Affected : 25%	* *	5-10	\$2,500	
Chain Link	85% Now \$5,600 2041 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Loading Dock Area Impact Damage, Extent: Moderate, Area Affected: 5% Location: Loading Dock Area						
Retaining Walls Cast in Place Concrete	100% Now Cracking/Crumbling, Location: Loading 2 Exposed Reinforcement Location: Loading 2 Spalling, Extent: Mod Location: Loading 2	Areas On North Ai nt, Extent : Moder Areas On North Ai lerate, Area Affect	nd South Sides ate, Area Affect nd South Sides ed : 10%				

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P

Asset #: 2105

Architecture	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100% 4+	\$4,300	2044	* *			
	Cracking/Crumbling	g, Extent : Light, Are	ea Affecte	d : 5%			
	Location : Through	hout					
Parking/Driveway							
Asphalt	100% Now	\$88,900	2034	\$1,778,100			
-	Cracking/Crumbling	g, Extent : Moderate	, Area Afj	fected : 15%			
	Location : Loading	g Dock Areas					

ectrical	Current Repair		Future Replacement		M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ler 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2031	\$5,500	5	\$300	
			Extent : Light, Area	Affected	: 100%			
		: Electric		~				
	3,000 An		Service Disconnec					
Fused Disc Sw	25%			2051	* *	5	\$100	
			Extent : Light, Area	Affected	1: 100%			
		: Electric						
	Explana	tion : One	1,200 Ampere Main	Discon	nect Switch			
Transformers								
Dry Type	100%			2029	\$64,900	5	\$300	
			Extent : Light, Area		: 100%			
			al Room, Chiller Ro					
	Explana	tion: Two	112 Kilovolt-amper	e, One 7	5 Kilovolt-ampere,	Two 30 I	Kilovolt-ampere	
Switchgear / Switchboard	100/			2051	* *	_		
Fused Disc Sw	10%			2051		5	4.00	
Fused Disc Sw	90%			2031	\$546,800	5	\$300	
Raceway								
Conduit	90%			2031	\$690,400	1		
Conduit	10%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	\$9,300	5	\$200	
Molded Case Bkrs	80%			2030	\$74,700	5	\$1,700	
Molded Case Bkrs	10%			2047	* *	5	\$200	
Wiring	0.000			• • • •				
Thermoplastic	90%			2031	\$156,400	1		
Thermoplastic	10%			2041	* *	1		
Motor Controllers								
Locally Mounted	10%			2029	\$11,700	5	\$100	
Motor Control Center	80%			2036	* *	5	\$1,700	
Variable Frequency Drive	10%			2044	* *			

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P

Asset #: 2105

lectrical	Current Repair		Futur	e Replacement	M		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
round							
Grounding Devices Not Accessible	100%						
and-by Power							
Transfer Switches							
Automatic	50%		2029	\$5,300	1	\$12,200	
Automatic	50%		2044	* *	1	\$12,200	
Generators	200/ 37	00.400		*** < 0.0		40.000	
Diesel	30% Now Other Observation, E. Location : Chiller R	-	2027 Affected	\$23,600 : 100%	1	\$8,300	
	Explanation: 675 K	ilowatt Generator	Leaks Fi	iel			
Natural Gas	70%		2040	* *	1	\$21,400	
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location : Outside						
·	Explanation: Two E	Emergency Genera	tors Rate	d At 250 Kilowatts	Each		
Batteries	200/		2025	ф д оо	_	0000	
Lead/Acid	30%		2025	\$700	5	\$900	
Nickel Cadmium	70%		2026	\$1,700	5	\$12,300	
Fuel Storage Day Tank	50%		2030	\$12,500	5		
Day Talik	Other Observation, E. Location: Chiller R Explanation: 50 Ga	oom			3		
Underground Storage	50%		LIFE	* *	5		
2 2	Other Observation, E. Location: Outside Explanation: 3,000	_	Affected	: 100%			
ghting	•						
Interior Lighting							
Fluorescent	90%		2031	\$1,302,600	10	\$71,000	
	T-8 Lamps And Fixtur Location : Through	_	Area Affe	ected : 100%			
LED	10%		2036	* *			
Egress Lighting							
Emergency, Service	45%		2031	\$23,300	1		
Emergency, Battery	5%		2031	\$7,100	10	\$1,000	
Exit, Service	50%		2031	\$18,100	1		
Exterior Lighting							
HID	20%		2026	\$72,000	10		
No Component	80%						
larm							
Security System	000/						
No Component	80%		2027	* *	1	# 5.000	
Generic	20% Other Observation, E.	-	2036 Affected		1	\$5,900	
	Location : Hallways Explanation : Surve						

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

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

Asset #: 2105

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2026	\$59,700	1-3	\$14,600	
	Other Observation, Extent : Lig.	ht, Area Affected : 100	0%			
	Location : Hallways					
	Explanation : Alarm Bells And	Manual Pull Station				

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source Interruptible Gas/Dual Fuel	100%			2041	* *	1		
Conversion Equipment Hot Water Boiler	100%			2044	* *	1	\$42,600	
Distribution Hot Wtr Piping/Pump Hot Wtr Piping/Pump	40% 60%			2030 2047	\$73,500 * *	4 4	\$2,500 \$2,500	
Terminal Devices Air Handler		vice, Exten	\$253,100 t : Severe, Area Aff In Mechanical Equ			1	\$38,300	
Fan Coil Unit/Heat	20%		1	2026	\$416,800	1	\$5,600	
Air Conditioning Energy Source Electricity	100%			2039	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	Other Obs		Extent : Light, Area ditioning Room	2027 Affected	\$1,628,300 : 95%	1	\$88,500	
			its - Major Air Con igerant R-123a	ditioning	g Source For The E	ntire Car	npus, Not For	
Reciprocating Compr/Chiller	5%		-	2026	\$62,000	1	\$2,000	
			tent : Light, Area A 2nd Floor Commu	-				
Distribution CW & CHW Wtr Pipe/Pump	95%	Now	\$12,900	2031	\$129,100	4	\$4,000	
	Location Corroded,	: 1 Chilled	rre, Area Affected : d Water Pump In M oderate, Area Affe	Techanico				
No Component	5%							

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

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

Asset #: 2105

Mechanical	Current Repair Future Replacement Maintenance									
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
ir Conditioning										
Terminal Devices										
Air Handler/Dir	5%	2031	\$80,600	1						
Expansion	200/	2026	¢227 200	1	¢10.700					
Air Handler/Cool/Ht No Component	20% 75%	2026	\$326,200	1	\$10,700					
Heat Rejection	/3%									
Air Cooled Condenser	5%	2031	\$12,200	2	\$3,000					
Unit	370	2031	Ψ12,200	2	Ψ5,000					
	Other Observation, Extent: Light, Area Affected: 5%									
	Location: Roof									
	Explanation: 2 Units									
Water Cooling Tower	95%	2032	\$403,400	2	\$82,300					
_	Recent Replace Evident, Extent: N/A	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location: Roof									
entilation										
Distribution										
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$48,000					
Exhaust Fans	1000/	2026	¢272 000	2	#2 (00					
Interior	100%	2026	\$372,800	2	\$2,600					
lumbing H/C Water Piping										
Brass/Copper	100%	2031	\$1,079,700	1						
Water Heater With Tanks	10070	2031	\$1,079,700	1						
Electric	100%	2026	\$23,100	4						
HW Heat Exchanger	10070	2020	Ψ23,100	•						
HTHW/HW	100%	2041	* *							
Sanitary Piping										
Cast Iron	100%	LIFE	* *	1						
Storm Drain Piping										
Cast Iron	100%	LIFE	* *	1						
Backflow Preventer										
Generic	100%	2031	\$37,500	1	\$5,300					
	Other Observation, Extent : Light, A									
	Location: Campus Main Box Is Lo									
T	Explanation: Other Buildings Are	Equipped W	ith Pressure Regul	ator Valv	res					
Fixtures	100%									
Generic ertical Transport	10070									
Elevators										
Hydraulic	100%	LIFE	* *							
11, 4144110	Other Observation, Extent : Light, A		: 100%							
	Location: 1st To 2nd Floor	33	•							
	Explanation: One Unit									
ire Suppression	as .									
Standpipe										
Generic	100%	2031	\$387,100	1-5	\$45,000					

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P

Asset #: 2105

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2031	\$116,300	1-2	\$2,400	
Fire Pump						
Generic	100%	2027	\$80,300	1	\$16,100	
	Other Observation, Extent : L	ight, Area Affected : 1	100%			
	Location: 1st Floor					
	Explanation: Covers Most	Of The Buildings On C	Campus			

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U

Address : 1824 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230U
Program / Asset # : CUN0003.0U0 / 2108 Yr Built/Renovated : 1977 / 2000

Area Sq Ft : 94,139 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3347727

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$625,200	\$388,400
Interior Architecture	\$503,600	\$51,700
Electrical	\$157,000	\$1,441,600
Mechanical	\$1,820,400	\$2,781,000
Site Pavements		\$2,689,000
Total	\$3,106,100	\$7,351,600
Importance Code A	\$625,200	\$388,400
Importance Code B	\$2,480,900	\$4,274,300
Importance Code C		\$2,689,000
Total	\$3,106,100	\$7,351,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$29,300	\$36,100		
Interior Architecture	\$232,200	\$8,800	\$15,900	\$22,000
Electrical	\$6,700	\$6,500	\$5,500	\$5,500
Mechanical	\$75,800	\$79,400	\$15,000	\$9,700
Site Enclosure	\$23,100			
Site Pavements	\$104,400			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$483,400	\$142,700	\$48,300	\$49,100
Importance Code A	\$29,300	\$36,300		
Importance Code B	\$307,100	\$106,400	\$48,300	\$49,100
Importance Code C	\$146,900			
Total	\$483,400	\$142,700	\$48,300	\$49,100



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

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

Asset #: 2108

rchitecture	Current Repair	Futur	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior							
Exterior Walls				_			
Cast in Place Concrete	5% Now Cracking/Crumbling, Extend Location: Exterior Stairs Exposed Reinforcement, Ext Location: Exterior Stairs	On South Facade ent : Moderate, Area		5	\$32,100		
	Spalling, Extent : Moderate, Location : Exterior Stairs		Ó				
Masonry: Brick	75% Now Cracking/Crumbling, Extend Location: Throughout Sou	\$387,500 LIFE t : Light, Area Affecte uth And West Facade		5	\$96,400		
	Water Penetration, Extent : Location : Throughout Soi		: 10%				
Metal Panel	5% 2-4 Deformed/Dented, Extent: Location: West Facade Ar Deteriorated Finish, Extent Location: Fascia Through	\$8,300 2051 Light, Area Affected . nd Fascia Throughou : Light, Area Affecte	t	5	\$12,000		
Window Wall	15% Paint Peeling, Extent: Ligh Location: South Facade	2051	* *	5	\$72,300		
Windows							
Aluminum	95% Now Glazing Clouded, Extent: M Location: Throughout Caulking Deteriorated, Exte			5	\$1,500		
Metal Louvers	5% Deteriorated Finish, Extent Location: Facades Throug		* * d : 25%	10	\$1,000		
Parapets							
Metal Rail	100% 4+ Deteriorated Finish, Extent Location: Throughout	\$61,800 2036 : Moderate, Area Aff	* * Cected : 25%	5	\$133,800		
Roof							
Cast in Place Concrete	15%	LIFE	* *				
Copper/Terne Modified Bitumen	25% 60%	2059 2036	* *	10 10	\$104,900 \$100,700		
Modified Bituilleli	0070	2030		10	\$100,700	-	

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

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

Asset #: 2108

Architecture	Current Repair		Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Soffits									
Cement - Fiber Panel	Misalignea	Now d/Bulging, Ex : South Side	\$2,700 tent : Moderate, Balcony	2031 Area Aff	\$53,300 Tected : 10%				
Metal Panel	75%	Now	\$4,300	2041	* *	5	\$15,700		
		_	ent : Moderate, A		cted : 10%				
		Location : South Side And Throughout Deformed/Dented, Extent : Moderate, Area Affected : 5%							
	-				ted : 5%				
	Location	: South Side	And Throughout						
nterior									
Floors	200/	3.7	фо л 400	2020	# 40 < 000	2	0.40.200		
Carpet		Now	\$97,400	2030	\$486,800	3	\$42,300		
		_	-		Area Affected : 20%	0			
			okstore And Thro	-	250/				
			Moderate, Area A		25%				
			okstore And Thro						
Cast in Place Concrete		Now	\$23,400	LIFE	**	5	\$30,800		
	_	Crumbling, E. : Mechanica	xtent : Moderate l Room	, Area A <u>f</u>	fected : 10%				
Ceramic Tile	5%			2040	* *	5	\$7,000		
Mosaic Tile	5%			2044	* *	5	\$17,600		
Mosaic Tile	5%			2036	* *	5	\$17,600		
Panel/Paver: Cer/Brk	10%			2047	* *	5	\$31,700		
Vinyl Tile	45%	Now	\$34,200	2036	* *	3	\$23,800		
	-	Crumbling, E. : Throughou	xtent : Moderate t	, Area A <u>j</u>	fected : 30%				
Interior Walls									
Cast in Place Concrete	10%			LIFE	* *				
Ceramic Tile	3%			2040	* *	5	\$3,700		
Concrete Masonry Unit	13%			LIFE	* *	5	\$6,300		
Glass: Single Pane	2%			LIFE	* *	5	\$1,800		
Gypsum Board	65%	Now	\$21,600	LIFE	* *	5	\$47,500		
		•	age, Extent : Mo l Rooms Through		Area Affected : 5%				
M		. monumen	. 1.00ms imougi		* *				
Masonry: Brick	7%			LIFE	-1· 4·				

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

^{**} 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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	700/	NT	Φ502 C00	2011	* *	_	Φ 51 7 00	
AcousTileSusp.Lay-In	Cracking, Location Misaligne Location Staining/I Location	n : Mecahni ed/Bulging, n : Mecahni Discoloring n : Mecahni	\$503,600 Extent: Moderate ical Spaces, Corria Extent: Moderate, ical Spaces, Corria Extent: Light, Ard ical Spaces, Corria ixtent: Light, Area ixtent: Light, Area	lors 1st A Area Aff lors 1st A ea Affect lors 1st A	ffected: 10% nd Second Floors fected: 10% nd Second Floors ed: 10% nd Second Floors	5	\$51,700	
		n : Cafeteri	-					
Exposed Struc: Concrete	15%)		LIFE	* *	5	\$3,500	
Gypsum Board	5%		\$2,500	LIFE	* *	5	\$9,200	
-37	Misaligne		Extent : Light, Area		d : 10%	-	**)_ **	
Metal Panel	Deformed		\$47,800 xtent : Moderate, A ns Room 1st And 2n			5	\$18,500	
Site Enclosure								
Fence/Gates								
Aluminum Rail	Deformed Location Deteriora	n : East Sid	\$10,700 xtent : Moderate, A e Exterior Stair Extent : Light, Area out			5	\$23,700	
Chain Link	Broken/M		\$7,900 nents, Extent : Mod est Side Of Buildin		* * ea Affected : 10%			
Free Standing Walls			•					
Cast in Place Concrete	Exposed Location Spalling,	n : East Sid Extent : Mo	\$500 ent, Extent : Moder e Of Building oderate, Area Affect e Of Building					
Retaining Walls								
Cast in Place Concrete	Cracking, Location Exposed I Location Spalling,	n : West Sid Reinforceme n : West Sid Extent : Mo	\$4,000 Extent: Moderate Loading Dock ent, Extent: Moder Loading Dock derate, Area Affect Loading Dock	ate, Area				

Site Pavements

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

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

Asset #: 2108

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%	4+	\$30,200	2044	* *			
	Cracking/Crumbling, Extent: Light, Area Affected: 5%							
	Location	: West Sid	e Of Building	50				
Pavers/Stone	25%	4+	\$40,200	2034	\$2,010,000			
	Cracking/	Crumbling,	Extent: Light, Are	a Affecte	ed : 5%			
	Location	: West Sid	e Of Building					
Parking/Driveway								
Asphalt	100%	Now	\$34,000	2034	\$679,000			
-	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location	: West Sid	e Of Building		•			

ectrical	Curre	nt Repair	Futu	re Replacement	M	aintenance		
stem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2031	\$44,200	5	\$400		
	Other Observation	, Extent : N/A, Area A	ffected :	100%				
	Location : Electr	rical Room						
	Explanation : Mo	ain Service Disconnec	t Switch	Rated At 3,000 Am	iperes.			
Transformers								
Dry Type	100%		2029	\$26,100	5	\$300		
	Other Observation	, Extent : Light, Area	Affected	: 100%				
	Location : Electr	rical Room						
	Explanation: 50	0 Kilovolt-ampere						
Switchgear / Switchboard								
Fused Disc Sw	100%		2031	\$222,300	5	\$400		
Raceway								
Conduit	95%		2031	\$187,200	1			
Conduit	5%		2041	* *	1			
Panelboards								
Fused Disc Sw	5%		2030	\$11,700	5	\$100		
Molded Case Bkrs	90%		2030	\$210,500	5	\$2,200		
Molded Case Bkrs	5%		2039	* *	5	\$100		
Wiring								
Thermoplastic	95%		2031	\$270,700	1			
Thermoplastic	5%		2041	* *	1			
Motor Controllers								
Locally Mounted	20%		2029	\$23,300	5	\$100		
Motor Control Center	75%		2029	\$216,400	5	\$1,900		
Variable Frequency Drive	5%		2044	* *				

Ground

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

^{**} 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 Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground							
Grounding Devices							
Generic	100%	LIFE	**	5	\$1,400		
	Other Observation, Extent:	Light, Area Affected:	100%				
	Location: Room U107	1					
S. 11 D	Explanation: Ground Obs	erved					
Stand-by Power Transfer Switches							
Automatic	100%	2029	\$26,200	1	\$29,000		
Lighting	10070	2029	\$20,200	1	\$29,000		
Interior Lighting							
Fluorescent	2%	2031	\$27,400	10	\$1,700		
1 Idol Oscolii	Other Observation, Extent :			10	Ψ1,700		
	Location : Lobby	, ,,,					
	Explanation : Compact Fl	uorescent Fixtures					
Fluorescent	13%	2031	\$178,200	10	\$11,200		
	T-8 Lamps And Fixtures, Ex				¥,		
	Location : Throughout The	e Building					
LED	85%	2036	* *				
Egress Lighting							
Emergency, Battery	50%	2031	\$77,200	10	\$11,400		
Exit, Service	50%	2031	\$19,800	1			
Exterior Lighting							
HID	20%	2026	\$85,800	10	\$100		
No Component	80%						
Alarm							
Security System	700/						
No Component	70%	2021	Ø51 000	1	¢10.600		
Generic	30%	2031	\$51,800	1	\$10,600		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Hallways Explanation : Surveillance	Camara					
Fire/Smoke Detection	Explanation . Surveillance	Cumeru					
No Component	70%						
Generic, Analog	30%	2026	\$71,100	1-3	\$17,400		
Generic, Analog	Other Observation, Extent :			1-3	Ψ17,700		
	Location : Hallways	2.5, 111 04 11,700104					
	Explanation : Manual Pul	1 Stations Alama Dolla	Smoka Datactor	c c			

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

Heating

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

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

Asset #: 2108

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			2041				
HTHW/HW	100%		7	2041	1000/	1		
			Extent : Light, Area r Mechanical Roon		: 100%			
			Vater Provided Fro		no P			
Distribution	Елрини	11011 . 1101 /	raier i roviaca i ro	m Bunan	18 1			
Hot Wtr Piping/Pump	100%	2-4	\$40,200	2030	\$201,100	4	\$4,600	
1 5 1	Corroded,	Extent : M	oderate, Area Affec	cted : 109				
	Location	ı : Pumps I	n 2nd Floor Mecha	nical Ro	om			
	Insul. Det	eriorating,	Extent : Moderate,	Area Aff	ected : 10%			
			n Mechanical Equip					
			Extent : Moderate, A		cted : 100%			
			or Mechanical Room					
T : 1D :	Explana	tion : Pump	os Are Heating And	Cooling				
Terminal Devices Air Handler	700/	Now	\$242,200	2026	¢1 211 100	1	\$26.700	
Air nandier			\$242,200 ere, Area Affected :	2026	\$1,211,100	1	\$36,700	
			Bl-3 In 2nd Floor I		cal Room			
Convector/Radiator	25%		Di J III 2114 I 1001 I	2029	\$188,000	1	\$7,600	
Unit Heater - Hot Water	5%			2029	\$27,300	1	\$7,000	
Air Conditioning	370			2020	Ψ21,500			
Energy Source								
District Chilled Water	100%			2041	* *	1		
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : 2nd Floo	or Mechanical Room	m				
	Explana	tion : Chill	ed Water Provided	From Bu	ilding P			
Distribution			***		** ** == *		*	
CW & CHW Wtr	100%	2-4	\$29,700	2031	\$148,700	4	\$4,600	
Pipe/Pump	Insul Dat	oviouativo	Extent : Moderate,	Anna Aff	Seated : 100/			
		_	Extent . Moderate, n Mechanical Equip					
			Extent : Moderate, A					
			or Mechanical Room		. 10070			
			Heating For Pumps					
Ventilation			8					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,500	
Exhaust Fans								
Interior	90%			2026	\$367,000	2	\$2,600	
Roof	5%			2036	**	2	\$100	
Roof	5%			2026	\$8,900	2	\$100	
Plumbing H/C Water Piping								
Brass/Copper	100%			2031	\$1,180,800	1		
Diass/Copper	100/0			2031	ψ1,100,000	1		

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Asset #: 2108

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater With Tanks	1000/	2026	#22.100	4		
Electric	100%	2026	\$23,100	4		
	Other Observation, Extent : L Location : 2nd Floor Mech					
	Explanation: Two 120-gal					
HW Heat Exchanger	Explanation . Two 120-gail	on Onus, For Stana-	by Ose			
HTHW/HW	100%	2031	\$257,700			
11111 **/11 **	Other Observation, Extent :					
	Location: 2nd Floor Mech	0				
	Explanation: Two Units					
Sanitary Piping	*					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	1000/	LIDE	* *			
Hydraulic	100%	LIFE				
	Other Observation, Extent: Location: 1st To 2nd Floor		100%			
	Explanation: 3 Units					
Fire Suppression	Explanation . 3 Ontis					
Standpipe						
Generic	100%	2031	\$423,300	1-5	\$49,200	
Sprinkler			4 - 5 6-6	-	+ - / + -	
No Component	70%					
Generic	30%	2031	\$381,400	1-2	\$7,900	
Chemical System						
No Component	98%					
Generic	2%	2025	\$300	1-3	\$1,600	
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location: Kitchen					
	Explanation : 6 Sets					

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Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.

Address : 1925 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230G
Program / Asset # : CUN0003.0G0 / 2126 Yr Built/Renovated : 1976 / 2000

Area Sq Ft : 72,282 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3347725

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$4,688,000	\$656,300
Interior Architecture	\$215,800	
Electrical	\$200,600	\$1,096,000
Mechanical	\$1,128,800	\$9,053,500
Site Pavements	\$54,700	\$1,094,100
Total	\$6,288,000	\$11,899,900
Importance Code A	\$4,688,000	\$656,300
Importance Code B	\$1,411,700	\$10,149,500
Importance Code C	\$188,300	\$1,094,100
Total	\$6,288,000	\$11,899,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,700			
Interior Architecture	\$75,000	\$31,600	\$25,100	
Electrical	\$28,500	\$11,500	\$7,500	\$7,000
Mechanical	\$106,000	\$59,000	\$14,300	\$9,300
Site Enclosure	\$1,400			
Site Pavements	\$15,000	\$7,100	\$300	\$300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$272,500	\$113,100	\$51,100	\$20,600
Importance Code A	\$42,700	\$200		
Importance Code B	\$210,200	\$105,800	\$50,800	\$20,300
Importance Code C	\$19,500	\$7,100	\$300	\$300
Total	\$272,500	\$113,100	\$51,100	\$20,600



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

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

Asset #: 2126

Architecture	Current Repair	М			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls Cast in Place Concrete	5% Now \$141,300 Cracking/Crumbling, Extent : Moderal Location : Exterior Stairs	LIFE ** te, Area Affected : 15%	5	\$60,500	
	Exposed Reinforcement, Extent : Mode Location : Exterior Stairs	nforcement, Extent : Moderate, Area Affected : 15% Exterior Stairs			
Masonry: Brick	80% Now \$1,556,100 Efflorescence, Extent: Moderate, Area Location: South Facade Expansion Joint Failure, Extent: Mod Location: East And West Sides Horizontal Cracks, Extent: Moderate,	erate, Area Affected : 5%	5	\$193,500	
	Location : South Facade Joint Mortar Miss/Erod, Extent : Mode Location : Throughout				
	Vertical Cracks, Extent: Moderate, Art Location: South Facade Water Penetration, Extent: Light, Area				
	Location: Throughout				
Window Wall	15% Now \$430,300 Water Penetration, Extent: Moderate, Location: East Facade, West Facade Other Observation, Extent: Moderate, Location: East Facade, West Facade Explanation: Soft Joints Are Deterio	e Area Affected : 25%	5	\$68,000	
Windows	Explanation . Soji Joinis Are Deterio	тинеи			
Aluminum	95% Now \$10,900 Broken/Missing Elements, Extent: Moderation: 3rd Floor Office Caulking Deteriorated, Extent: Moderate, Location: Throughout Water Penetration, Extent: Moderate, Location: East Facade, West Facade	rate, Area Affected : 25% Area Affected : 10%	5	\$600	
Metal Louvers	5%	2040 **	10	\$400	
Parapets	-		-	# 100	
Masonry: Brick Metal Rail	70% 25% Now \$31,900	LIFE ** 2036 **	5 5	\$27,200	
Metai Kan	25% Now \$31,900 Deteriorated Finish, Extent: Moderate Location: Throughout		3	\$68,900	
Pre-Cast Concrete	5% Now \$77,200 Broken/Missing Elements, Extent: Sev Location: Coping Joint Mortar Miss/Erod, Extent: Seven Location: Coping Caulking Deteriorated, Extent: Moder Location: Coping	re, Area Affected : 50%	5	\$12,200	

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

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

Asset #: 2126

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	Location	Evident, Ex : Through						
	0		oderate, Area Affect oof Around Equipm		ó			
Sloped Glazing	15%		4	LIFE	* *	5	\$265,400	
Soffits							•	
Cement - Fiber Panel	75%			2031		10		
Metal Panel	10%			2051	* *	5-10		
Stucco Cement	15%			2036	* *	5		
nterior								
Floors	100/	3.7	Ф22 200	LIDE	* *	-	#20.200	
Cast in Place Concrete	Cracking/ Location Paint Peel	: Corridor ling, Extent	\$22,300 Extent: Moderate r, Locker Rooms An t: Light, Area Affec r And Locker Room	d Mecha ted : 5%	ffected : 20% unical Rooms	5	\$29,300	
Ceramic Tile			\$7,400 : Light, Area Affect And Toilets	2040 ted : 10%	* *	5	\$3,400	
Panel/Paver: Cer/Brk	15%			2047	* *	5	\$45,200	
Sheet Vinyl/Rubber	30%			2036	* *	5	\$60,300	
Vinyl Tile	15%			2036	* *	3	\$7,500	
Wood	25%			2059	* *	5	\$62,800	

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

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

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

Asset #: 2126

Architecture	Current Repair	Future F	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior							
Interior Walls Cast in Place Concrete	5% Now \$	551,200 LIFE	* *				
Cast in Place Concrete	Cracking/Crumbling, Extent: Location: Pool Wall	· ·					
	Exposed Reinforcement, Extended Location: Pool Wall	nt : Severe, Area Affec	ted : 5%				
	Spalling, Extent : Severe, Area Location : Pool Wall	Affected: 5%					
	Water Penetration, Extent : M Location : Pool Wall	oderate, Area Affected	d : 15%				
Ceramic Tile	5%	2040	* *	5	\$3,500		
Concrete Masonry Unit	65% Now \$	882,400 LIFE	* *	5	\$17,900		
	${\it Cracking/Crumbling, Extent:}$	Light, Area Affected :	10%				
	Location: Locker Rooms, Sh	howers, Stairs And Th	roughout				
	Water Penetration, Extent: M	oderate, Area Affected	d : 10%				
	Location : East Exit, Stair						
Glass: Single Pane	5%	LIFE	* *	5	\$2,600		
Gypsum Board	15% Now Cracking/Crumbling, Extent: Location: 2nd Floor Mezza	0 00	**	5	\$6,200		
	Water Penetration, Extent : Se Location : Windows At 2nd I		5%				
	Other Observation, Extent : L. Location : 2nd Floor Mezzar	ight, Area Affected : 5	2%				
	Explanation : Impact Damag	ge At Corners					
Metal Panel	5%	LIFE	* *				
Ceilings							
AcousTileConcealSpLn	10% Now Broken/Missing Elements, Ext Location: 2nd Floor Lobby	\$4,400 2036 ent : Moderate, Area	* * Affected : 10%	5	\$3,500		
	Cracking/Crumbling, Extent: Location: 2nd Floor Lobby	Moderate, Area Affec	eted : 5%				
	Worn/Eroded, Extent: Modere Location: 2nd Floor Lobby	ate, Area Affected : 50	9%				
AcousTileSusp.Lay-In	5%	2036	* *	5	\$2,800		
Exposed Struc: Concrete	20% Now \$	82,200 LIFE	* *	5	\$1,800		
-	Water Penetration, Extent : Li Location : Corridor Near Ro						
Exposed Struc: Steel	45%	LIFE	* *				
Metal Panel	Bent/Warped Elements, Extent		* * ected : 10%	5	\$14,000		
	Location: Corridors Throug Broken/Missing Elements, Ext	ent : Severe, Area Affe	ected : 25%				
	Location: Corridors Throug Deformed/Dented, Extent: Mc Location: Corridors Throug	oderate, Area Affectea	l : 5%				

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

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

Asset #: 2126

Architecture		Current Rep	oair	Futu	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure									
Fence/Gates									
Aluminum Rail	100%			2036	* *	5-10			
Retaining Walls									
Cast in Place Concrete	100%	Now	\$1,400	2051	* *				
	Cracking/	Crumbling, Ex	xtent : Moderate	, Area Aj	ffected : 15%				
	Location	: Loading Do	ock						
	Exposed R	einforcement,	Extent: Moder	ate, Area	Affected : 5%				
	Location	: Loading Do	ock						
	Spalling, E	Extent : Moder	rate, Area Affect	ed : 10%	ó				
	Location	: Loading Do	ock						
Site Pavements On-Site Walkways									
Cast in Place Concrete	95%	2-4	\$14,700	2036	* *				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%								
	_	: Throughout			•				
Metal	5%			2041	* *	1-3	\$23,400		
Parking/Driveway									
Asphalt	100%	Now	\$54,700	2034	\$1,094,100				
-	Cracking/	Crumbling, Ex	xtent : Moderate	, Area Aj	ffected : 15%				
	Location	: West Side L	ot						

ectrical	Current Repair	Future F	Replacement	M	aintenance				
tem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
ler 600 Volts									
Service Equipment									
Fused Disc Sw	70%	2031	\$31,000	5	\$200				
	Other Observation, Extent : L	ight, Area Affected : 1	00%						
	Location : Electrical Room	G121							
	Explanation: Main Service	Switches Rated At 3,0	00 Amperes And	l 2,000 A	mperes				
Fused Disc Sw	30%	2031	\$13,300	5	\$100				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Building	Switch Rated At 4,000	Amperes Suppl	ying The	High School				
Transformers	U								
Dry Type	100%	2029	\$26,100	5	\$300				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical And M	echanical Rooms							
	Explanation: 225, 45 And 3	0 Kilovolt-ampere							
Switchgear / Switchboard		_							
Fused Disc Sw	100%	2031	\$190,500	5	\$300				
Raceway									
	50 /	2026	* *	1					
Busway	5%	2036		1					

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

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

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

Asset #: 2126

Electrical	Current Repair	Future Replacement	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts						
Panelboards						
Fused Disc Sw	5%	2030 \$8,800	5	\$100		
Molded Case Bkrs	85%	2030 \$149,100	5	\$1,600		
Molded Case Bkrs	10%	2039 **	5	\$200		
Wiring	0.707					
Thermoplastic	95%	2031 \$185,200	1			
Thermoplastic	5%	2041 **	1			
Motor Controllers	100/	2020 \$11.700	5			
Locally Mounted	10% 90%	2029 \$11,700	5	¢1 000		
Motor Control Center	90%	2029 \$259,700	5	\$1,800		
Ground Grounding Devices						
Generic	100% 2-4 \$1	0,200 LIFE **	5	\$1,100		
Generic	Other Observation, Extent : Lig	,	3	ψ1,100		
	Location : Water Main Room					
	Explanation : Corroded					
tand-by Power						
Transfer Switches						
Automatic	100%	2029 \$26,200	1	\$22,200		
Generators		-		•		
Diesel	100%	2027 \$135,400	1	\$28,000		
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location : Generator Room					
	Explanation : Emergency Gen	erator Rated At 130 Kilowatts				
Batteries						
Nickel Cadmium	100%	2025 \$2,400	5	\$16,100		
Fuel Storage						
Day Tank	50%	2030 \$12,500	5			
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: Generator Room					
	Explanation: 10 Gallons Rate	* *				
Underground Storage	50%	LIFE **	5			
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: Underground					
. 1	Explanation: 600 Gallons					
Lighting Interior Lighting						
Interior Lighting Fluorescent	5%	2031 \$65,200	10	\$4,100		
Puorescent	T-8 Lamps And Fixtures, Extent		10	\$4,100		
	Location: Throughout The Bu					
Fluorescent	5%	2026 \$65,200	10	\$4,100		
Fluorescent		ent : Light, Area Affected : 100%	10	\$4,100		
	Location : Lobby	ет . ыдт, лген Аујескен . 100/0				
LED		2026 **				
LED	90%	2036 **				
Egress Lighting	500%	2031 \$26,900	1			
Emergency, Service	50% 50%	2031 \$26,900 2031 \$18,900	l 1			
Exit, Service	30%0 nates are in current dollars and are no		1			

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

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

Asset #: 2126

Electrical	Current Repair	Future	M						
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Exterior Lighting									
Fluorescent	20%	2031	\$56,300	10	\$1,300				
	Compact Fluorescent Light,	Extent : Light, Area A	ffected : 100%						
	Location : Outside								
No Component	80%								
Lightning Protection									
Arresters/Cabling									
Generic	100%	2034	\$55,800	5	\$1,400				
Alarm									
Security System									
No Component	70%								
Generic	30%	2031	\$39,800	1	\$8,100				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And G	Fymnasium							
	Explanation : Surveillance	Cameras							
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%	2036	* *	1-3	\$13,400				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Strobe Lights Detectors	s, Manual Pull Station	ıs, Alarm Bells, H	Iorns And	d Smoke				

Mechanical	Current Rep	air	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
HTHW/HW	100%		2041	* *	1		
	Other Observation, Exte	nt : Light, Area A	ffected :	100%			
	Location: 1st Floor M	echanical Room	-				
	Explanation : Hot Wate	er Provided From	Buildin	g P			
Distribution							
Hot Wtr Piping/Pump	100% 0-2	\$114,700	2056	* *	4	\$4,400	
1 6 1	Corroded, Extent : Mode	Corroded, Extent : Moderate, Area Affected : 100%					
	Location : Pumps In M	lechanical Equipn	nent Ro	om			
	Insul. Deteriorating, Ext	ent : Moderate, A	rea Affe	ected : 10%			
	Location : Piping In M	echanical Room	55				

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

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

Asset #: 2126

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices	0.007		* =00.000	• • • • •			422.222	
Air Handler	80%	0-2	\$789,900	2041	* *	1	\$39,900	
			vere, Area Affectea	t : 60%				
	Location :	-	Extent : Severe, Ar	na Affaa	tad . 200/			
	Location			еи Ајјесі	ea . 80%			
			xtent : Light, Area	Affected	. 100%			
	Location :		atem : Bigm, mea	11)) се се с	. 100/0			
		-	Provide Cooling					
Convector/Radiator	20%			2036	* *	1	\$5,800	
Air Conditioning							44,000	
Energy Source								
District Chilled Water	95%			2041	* *	1		
	Other Obse	rvation, E	xtent : Light, Area	Affected	: 100%			
			r Mechanical Roon	-				
	Explanati	on : Chill	ed Water Provided	From Bu	ilding P			
Electricity	5%			2039	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2026	\$16,600	1		
No Component	95%							
Distribution	200/	0.2	#200	2021	#2 100	4	¢1 200	
CW & CHW Wtr	30%	0-2	\$200	2031	\$2,100	4	\$1,300	
Pipe/Pump	Insul Data	rioratina	Extent : Moderate,	Area Afi	Sected : 10%			
			i Mechanical Roon		естей . 10/0			
			xtent : Moderate, A		cted : 100%			
			cal Equipment Roc					
			leating Pumps					
No Component	70%		<u> </u>					
Ventilation	, , , , ,							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	
Exhaust Fans								
Interior	25%	0-2	\$9,700	2026	\$97,000	2	\$500	
	Malfunction Location	0	nt : Severe, Area A <u>j</u> np Room	ffected :	10%			
Roof	75%			2026	\$127,300	2	\$2,100	
Plumbing					· · · · · · · · · · · · · · · · · · ·			

Plumbing

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

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

Asset #: 2126

Mechanical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
H/C Water Piping							
Brass/Copper	60% 0-2 \$33,700		\$673,900	1			
	Corroded, Extent : Severe, Area Affec	ted : 10%					
	Location: Water Main, 1st Floor						
Galvanized Steel	40% 0-2 \$22,300		\$446,500	1			
	Corroded, Extent: Severe, Area Affec						
	Location: Bad Condition, Pool Pun	-	00/				
	Not Insulated, Extent : Moderate, Are	ea Affected : 3	0%				
	Location: Pool Pump Room	4 4.00	. 1 500/				
	Pump(s) Malfunctioning, Extent: Sev		ectea : 50%				
XX . II . XX':1 T. 1	Location: Valves And Pumps. Pool	Ритр коот					
Water Heater With Tanks	1000/	2026	¢22 100	4			
Electric	100% Other Observation, Extent : Light, Ar	2026	\$23,100	4			
	Location: 1st Floor Mechanical Ro		100/0				
	Explanation: Stand-by Units	iom					
HW Heat Exchanger	Explanation : Stand-by Units						
HTHW/HW	100% Now \$24,500	2031	\$245,100				
11111111111	Other Observation, Extent : Severe, A						
	Location: 1st Floor Mechanical Ro						
	Explanation: 1 Of 2 Units Not In Se	ervice					
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Pool Filter/Treatment							
Diatomaceous Earth	100%	2029	\$7,285,400	4	\$33,300		
Backflow Preventer	1000/		de de		4.7.7 00		
Generic	100%	2036	* *	1	\$5,500		
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators Hydraulic	100%	LIFE	* *				
Trydraulic	Other Observation, Extent : Light, Ar						
	Location: 1st To 2nd Floor	ca rijjeciea . I	100/0				
	Explanation: One Unit						
Fire Suppression							
Standpipe							
Generic	100%	2031	\$402,600	1-5	\$46,800		
-			Ţ.5 2 ,000		÷ .0,000		

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR

Address : 2001 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230T

Area Sq Ft : 46,768 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3326937

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$210,000	\$170,700
Electrical		\$1,167,100
Mechanical	\$159,300	\$1,003,500
Site Pavements		\$722,900
Total	\$369,300	\$3,064,200
Importance Code A	\$210,000	\$170,700
Importance Code B	\$159,300	\$2,170,600
Importance Code C		\$722,900
Total	\$369,300	\$3,064,200

Total	\$65,600	\$113,700	\$33,100	\$7,000
Importance Code C	\$16,000	\$4,800		
Importance Code B	\$49,600	\$92,500	\$33,100	\$7,000
Importance Code A		\$16,300		
Total	\$65,600	\$113,700	\$33,100	\$7,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$14,200			
Site Enclosure		\$4,800		
Mechanical	\$27,400	\$11,300	\$11,700	\$2,300
Electrical	\$1,500	\$73,100	\$1,200	\$800
Interior Architecture	\$18,500	\$4,300	\$16,300	
Exterior Architecture		\$16,200		
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

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

Asset # : 2107

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls						_			
Masonry: Brick	80%			LIFE	* *	5	\$59,200		
Metal Coiling Doors	5%			2036	* *	5	\$11,600		
Window Wall	15%		\$131,700	2051	**	5	\$20,800		
			xtent : Moderate, A	rea Affe	cted: 10%				
W 1	Location	i : South Si	de Of Building						
Windows Metal Louvers	100%			2040	* *	10	¢11 200		
Roof	100%			2040		10	\$11,200		
Copper/Terne	60%			2046	* *	10	\$78,400		
Modified Bitumen	20%			2031	\$111,500	10	\$10,400		
Single Ply Membrane	20%			2036	\$111,500 **	10	\$10,400		
nterior	2070			2030		10	ψ10,100		
Floors									
Carpet	50%			2030	\$500,300	3	\$43,400		
Cast in Place Concrete	10%	Now	\$9,600	LIFE	**	5	\$12,700		
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 10%				
	Location	: Loading	Dock						
Quarry Tile	5%			2044	* *	5	\$4,300		
Sheet Vinyl/Rubber	10%			2036	* *	5	\$8,700		
Vinyl Tile	25%			2036	* *	3	\$5,400		
Interior Walls									
Ceramic Tile	5%			2040	* *	5	\$3,600		
Concrete Masonry Unit	75%			LIFE	* *	5	\$21,700		
Gypsum Board	10%			LIFE	* *	5	\$4,300		
	_	_	Extent : Light, Are	ea Affecte	ed : 5%				
	Location	: Stair To	Mezzanine						
Masonry: Brick	10%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In		Now	\$7,100	2036	* *	5	\$4,300		
	_	_	Extent: Moderate	, Area A <u>j</u>	fected : 5%				
		i : Through							
			Extent : Light, Area	ı Affected	d : 10%				
		ı : Toilets A	nd Office						
Exposed Struc: Steel	70%			LIFE	* *				
Gypsum Board	15%			LIFE	* *	5	\$10,900		
ite Enclosure									
Fence/Gates	1000			2025	عاب عاب	.	40.00		
Aluminum Rail	100%			2036	* *	5-10	\$8,000		
Retaining Walls	10007			2000	* *				
Cast in Place Concrete Payements	100%			2066	~ ^				

Site Pavements

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

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

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

Ass	Δt	#	•	7)'	1 (1	17	
733	Cι	π	•	_	·	,,	

Architecture		Current I	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	10%	0-2	\$500	2034	\$23,200			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	ı : West Sid	'e					
Cast in Place Concrete	70%	2-4	\$5,100	2044	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	ı : Through	out					
Pavers/Stone	20%			2034	\$291,500			
Parking/Driveway								
Asphalt	100%	Now	\$8,600	2034	\$431,300			
-	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: East Side	e Lot					

lectrical	Current Repair	epair Future Replacen		ement Maintenance		
ystem Component Type	% of Fail Date Estir Total (Years)	mated Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2041	* *	5	\$200	
	Other Observation, Extent :	: Light, Area Affected : I	100%			
	Location : Electrical Room	m P A C 104				
	Explanation: 800 Ampere	e Main Switch, Building	Fed From Build	ing A		
Transformers						
Dry Type	10%	2036	* *	5		
	Other Observation, Extent :	: Light, Area Affected : I	100%			
	Location: Mechanical Ro	oom				
	Explanation: 225 Kilovol	lt-ampere				
No Component	90%					
Raceway						
Conduit	100%	2031	\$79,100	1		
Panelboards						
Fused Disc Sw	5%	2030	\$6,800	5	\$100	
Molded Case Bkrs	95%	2030	\$129,600	5	\$1,200	
Wiring						
Thermoplastic	100%	2031	\$103,100	1		
Motor Controllers			-			
Locally Mounted	100%	2029	\$70,000	5	\$300	

Lighting

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

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

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

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	20%	2036	* *	10	\$7,100			
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Workshops And Offices							
HID	5%	2026	\$22,400	10	\$100			
Incandescent	75%	2031	\$785,400	2	\$600			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Stage							
	Explanation : Stage Lights							
Egress Lighting								
Emergency, Service	50%	2031	\$11,600	1				
Exit, Service	50%	2031	\$8,100	1				
Exterior Lighting								
HID	20%	2026	\$42,600	10				
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2036	* *	1-3	\$8,600			
	Other Observation, Extent: Light	t, Area Affected .	100%					
	Location: Throughout The Build	ding						
	Explanation: Strobe Lights, Ma	nual Pull Statio	ns, Horms And Al	arm Bell.	S			

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2030	\$82,700	4	\$2,900	
	Other Observation, Extent : Ligh Location : Throughout	t, Area Affected : 1	00%			
	Explanation : Heating Hot Wat	er Provided From A	Administration E	Building		
Terminal Devices						
Convector/Radiator	15%	2029	\$46,400	1	\$1,900	
Induction Unit	5%	2027	\$7,000	1	\$600	
No Component	80%					
_	Other Observation, Extent : Ligh	t, Area Affected : 0	%			
	Location:					
	Explanation : Service Provided	From Administrati	on Building			
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$21,600	
Exhaust Fans						
Interior	95%	2026	\$159,300	2	\$1,100	
Roof	5%	2026	\$3,700	2	\$100	

Plumbing

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

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

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

Asset #: 2107

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	\$485,500	1		
Water Heater With Tanks							
Electric	100%		2025	\$23,100	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2025	\$1,400	4	\$1,500	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2031	\$174,000	1-5	\$20,200	
Sprinkler							
No Component	50%						
Generic	50%		2031	\$261,400	1-2	\$5,400	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M

Address : 2110 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230M
Program / Asset # : CUN0003.0M0 / 4376 Yr Built/Renovated : 1991 / 2007

Area Sq Ft : 204,000 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 23-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3,4

Block : 8760 Lot : 60 BIN : 3326935

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$691,200	\$98,900
Interior Architecture	\$183,700	\$314,000
Electrical	\$181,500	\$738,200
Mechanical	\$3,619,500	\$15,694,800
Total	\$4,675,800	\$16,845,900
Importance Code A	\$743,700	\$98,900
Importance Code B	\$3,879,400	\$16,660,800
Importance Code C	\$52,800	\$86,200
Total	\$4,675,800	\$16,845,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,500	\$61,700		·
Interior Architecture	\$289,800		\$11,800	\$45,700
Electrical	\$27,200	\$28,800	\$19,900	\$21,000
Mechanical	\$61,800	\$99,400	\$47,300	\$17,300
Site Enclosure	\$6,500			
Site Pavements	\$9,400			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$415,000	\$205,700	\$94,800	\$99,800
Importance Code A	\$7,000	\$64,400	\$2,500	
Importance Code B	\$352,800	\$141,300	\$92,300	\$87,800
Importance Code C	\$55,100			\$12,000
Total	\$415,000	\$205,700	\$94,800	\$99,800



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

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

65% 5% 5% 15% 10% aulking Delaction:	Now eterioratea Rotunda	\$180,400 l, Extent: Modera	LIFE 2051 2044 2044 2051 te, Area	** ** ** ** Affected: 15%	5 5-10 5 5	\$98,900 \$52,300 \$23,800 \$57,000 \$28,500	Priority
5% 5% 15% 10% nulking De Location :	eterioratea Rotunda	l, Extent : Modera	2051 2044 2044 2051 te, Area	* * * * * *	5-10 5 5	\$52,300 \$23,800 \$57,000	
5% 5% 15% 10% nulking De Location :	eterioratea Rotunda	l, Extent : Modera	2051 2044 2044 2051 te, Area	* * * * * *	5-10 5 5	\$52,300 \$23,800 \$57,000	
5% 5% 15% 10% nulking De Location :	eterioratea Rotunda	l, Extent : Modera	2051 2044 2044 2051 te, Area	* * * * * *	5-10 5 5	\$52,300 \$23,800 \$57,000	
5% 15% 10% aulking De Location : ater Penet	eterioratea Rotunda	l, Extent : Modera	2044 2044 2051 te, Area	* * *	5 5	\$23,800 \$57,000	
15% 10% aulking De Location : ater Penet	eterioratea Rotunda	l, Extent : Modera	2044 2051 te, Area	* *	5	\$57,000	
10% aulking De Location : ater Penet	eterioratea Rotunda	l, Extent : Modera	2051 te, Area	* *			
aulking De Location : ater Penet	eterioratea Rotunda	l, Extent : Modera	te, Area .		5	\$28,500	
Location : ater Penet	Rotunda			Affected : 15%			
	tration, Ex		waa Affa				
Location:		tent : Moderate, A	геи Ајјес	cted : 10%			
	Rotunda						
		\$71,300	2047	* *	5	\$7,700	
		-	rea Affe	cted : 20%			
Location :	Througho	ut					
10%			2040	* *	10	\$10,600	
80%			LIFE	* *	5		
					5-10		
					5	\$5,100	
		d, Extent : Moder	ate, Area	Affected: 25%			
				1.00			
		l, Extent : Modera	te, Area .	Affected: 25%			
Socution .	coping						
2%	Now	\$1.300	LIFE	* *			
				cted : 10%			
			55				
10%			2036	* *	10	\$12,100	
			Area Aff	ected : 100%			
85%	Now	\$439.500	2036	* *			1
iss/Damag	ged Flashi	ngs, Extent : Seve		Affected : 25%			•
				* *	10	\$12.100	
370			2001		10	Ψ12,100	
100%			2036	* *	10	\$35,300	
	90% rwt/Balno Location: 10% 80% 15% 5% int Morta Location: 2% atter Penet Location: 10% aver Block Location: 85% iss/Damag Location: atter Penet	90% Now rwt/Balnc Not Func. Location: Througho 10% 80% 15% 5% Now int Mortar Miss/Ero Location: Coping aulking Deteriorated Location: Coping 2% Now atter Penetration, Ex. Location: Over Roo 10% aver Block Ballast, Ex. Location: Lower Ten 85% Now its/Damaged Flashi. Location: Over Thir atter Penetration, Ex. Location: Over Roo 3%	90% Now \$71,300 rwt/Balnc Not Funct, Extent: Light, A Location: Throughout 10% 80% 15% 5% Now \$3,200 int Mortar Miss/Erod, Extent: Modera Location: Coping rulking Deteriorated, Extent: Modera Location: Coping 2% Now \$1,300 atter Penetration, Extent: Moderate, A Location: Over Room 130 C 10% rwer Block Ballast, Extent: Moderate, A Location: Lower Terrace 85% Now \$439,500 iss/Damaged Flashings, Extent: Seven Location: Over Third Floor atter Penetration, Extent: Moderate, A Location: Over Room M402, 3rd Floor 3%	90% Now \$71,300 2047 rwt/Balnc Not Funct, Extent: Light, Area Affect Location: Throughout 10% 2040 80% LIFE 15% 2044 5% Now \$3,200 LIFE int Mortar Miss/Erod, Extent: Moderate, Area Location: Coping rulking Deteriorated, Extent: Moderate, Area Location: Coping 2% Now \$1,300 LIFE Atter Penetration, Extent: Moderate, Area Affect Location: Over Room 130 C 10% 2036 rver Block Ballast, Extent: Moderate, Area Affect Location: Lower Terrace 85% Now \$439,500 2036 iss/Damaged Flashings, Extent: Severe, Area Affect Location: Over Third Floor rater Penetration, Extent: Moderate, Area Affect Location: Over Room M402, 3rd Floor Corrida 3% 2051	90% Now \$71,300 2047 ** rwt/Balnc Not Funct, Extent: Light, Area Affected: 20% Location: Throughout 10% 2040 ** 80% LIFE ** 15% 2044 ** 5% Now \$3,200 LIFE ** Location: Coping mulking Deteriorated, Extent: Moderate, Area Affected: 25% Location: Coping 2% Now \$1,300 LIFE ** Location: Coping 2% Now \$1,300 LIFE ** Location: Over Room 130 C 10% 2036 ** Location: Over Room 130 C 10% 2036 ** Location: Lower Terrace 85% Now \$439,500 2036 ** Location: Over Third Floor mater Penetration, Extent: Moderate, Area Affected: 25% Location: Over Third Floor mater Penetration, Extent: Moderate, Area Affected: 5% Location: Over Third Floor mater Penetration, Extent: Moderate, Area Affected: 5% Location: Over Room M402, 3rd Floor Corridors And M333 3% 2051 **	90% Now \$71,300 2047 * * 5 rwt/Balnc Not Funct, Extent : Light, Area Affected : 20% Location : Throughout 10% 2040 * * 10	90% Now

Interior

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

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

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors	250/	NT	\$222.200	2020	¢1 1 <i>(5</i> 000	2	¢101.200	
Carpet	Punct/Tea	-	\$233,200 amage, Extent : Lig	2030 ght, Area	\$1,165,800 Affected: 30%	3	\$101,200	
		: Through	out					
Cast in Place Concrete	10%			LIFE	* *	5	\$59,100	
Ceramic Tile	5%			2040	* *	5	\$13,500	
Panel/Paver: Cer/Brk	20%			2047	* *	5	\$121,500	
Quarry Tile	5%			2044	* *	5	\$20,200	
Vinyl Tile	35%			2036	* *	3	\$35,400	
Interior Walls	1.50/	0.2	#.53 ,000	LIDE	* *	_	Ø11 500	
Concrete Masonry Unit	15%		\$52,800	LIFE		5	\$11,500	
	_	_	Extent : Light, Are	га Ајјест	ea : 10%			
		: Through	out					
Folding Partition	5%			2053	* *	5	\$24,000	
Glass: Single Pane	5%			LIFE	* *	5	\$7,200	
Gypsum Board	75%		\$39,300	LIFE	* *	5	\$86,200	
			amage, Extent : Mo		Area Affected : 10%	%		
		_	out Corridors At C					
			xtent : Severe, Area	ı Affected	d : 5%			
	Location	: Aquariu	m					
Ceilings			***			_		
AcousTileConcealSpLn		Now	\$10,600	2044	**	5	\$8,400	
			Extent: Light, Are	ea Affecte	ed: 10%			
		: Rotunda						
			Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Rotunda	Room					
AcousTileSusp.Lay-In		Now	\$70,100	2044	* *	5	\$108,000	
			ents, Extent : Mod	erate, Ar	ea Affected : 10%			
			r Near Room 226					
			Extent : Moderate,	Area Aff	fected : 10%			
			rs Throughout					
			xtent : Severe, Area	ı Affected	d : 10%			
	Location	: Corrido	r Near Room 226					
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$16,900	
te Enclosure								
Fence/Gates								
Aluminum Rail	100%	Now	\$1,700	2036	* *	5	\$3,700	
	Deformed	/Dented, E	xtent : Moderate, A	rea Affec	eted : 10%			
	Location	: Southwe	st Corner Of Build	ing				
Free Standing Walls								
Cast in Place Concrete	50%			2066	* *			
Masonry: Brick	50%	Now	\$4,800	2051	* *			
	Cracking/	Crumbling	Extent : Moderate	, Area Aj	fected : 10%			
	Location	: At Loadi	ng Dock And Dum	oster				

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2044	* *			
Pavers/Stone	50%			2040	* *			
Parking/Driveway								
Asphalt	100%	4+	\$9,400	2040	* *			
-	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Northeas	st Lot					

Electrical	Current Repair	Future Replace	ement	М	Maintenance Cycle Estimated Cost (Yrs) Pr 5 \$5,400	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2041	* *	5	\$5,400	
	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location : Electrical Room					
	Explanation : Main Service Switch F	Rated At 1,600 Ampe	res			
Transformers						
Dry Type	100%	2036	* *	5	\$800	
	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location : Electrical Room					
	Explanation: One 500 Kilovolt-amp Kilovolt-ampere, One 150 Kilovolt-a		lt-amper	e, One 22	25	
Switchgear / Switchboard		•				
Molded Case Bkrs	100%	2041	* *	5	\$5,400	
Raceway						
Conduit	100%	2041	* *	1		
Panelboards						
Fused Disc Sw	5%	2039	* *	5	\$200	
Molded Case Bkrs	95%	2039	* *	5	\$5,100	
Wiring					-	
Thermoplastic	100%	2041	* *	1		
Motor Controllers						
Locally Mounted	10%	2036	* *	5	\$100	
Motor Control Center	90%	2036	* *	5	\$5,000	
Ground						
Grounding Devices						
Not Accessible	100%					
Stand-by Power						
Transfer Switches						
Automatic	100%	2036	* *	1	\$62,800	

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

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

% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
			(118)		
100%	2034	\$135,400	1	\$79,000	
Other Observation, Extent : Light, Area	a Affected	: 100%			
Location: Generator Room					
Explanation: Generator Rated At 35	0 Kilowati	ts			
1000/	2025	#2 400	-	Φ7. (00	
100%	2025	\$2,400	5	\$7,600	
500/	2020	at. at.	_		
			5		
-	a Affected	: 100%			
			5		
_	a Affected	: 100%			
_					
Explanation: 1,000 Gallon					
20/	2021	#00.100	1.0	Φ7. 600	
			10	\$5,600	
Compact Fluorescent Light, Extent : Li Location : Lobby	ght, Area	Affected : 100%			
97%	2036	* *	10	\$181,500	
T-8 Lamps And Fixtures, Extent : Light Location : Throughout The Building	, Area Affe	ected : 100%			
50%	2031	\$61,400	1		
50%	2031	\$43,000	1		
20%	2031	\$185,900	10	\$100	
80%					
100%	2046	* *	5	\$1,300	
			1	\$22,900	
	a Affected	: 100%			
•					
Explanation : Surveillance System					
500 /					
				4	
			1-3	\$38,900	
-	D 11 ~			10 1	
-	Pull Static	ons, Alarm Bells, H	orns And	d Smoke	
	100% 50% Other Observation, Extent: Light, Area Location: Generator Room Explanation: 60 Gallon Capacity 50% Other Observation, Extent: Light, Area Location: Underground Explanation: 1,000 Gallon 3% Compact Fluorescent Light, Extent: Light, Location: Lobby 97% T-8 Lamps And Fixtures, Extent: Light, Location: Throughout The Building 50% 50% 50% 100% 70% 30% Other Observation, Extent: Light, Area Location: Hallways Explanation: Surveillance System 70% 30% Other Observation, Extent: Light, Area Location: Hallways	100% 2039 Other Observation, Extent: Light, Area Affected Location: Generator Room Explanation: 60 Gallon Capacity 50% LIFE Other Observation, Extent: Light, Area Affected Location: Underground Explanation: 1,000 Gallon 3% 2031 Compact Fluorescent Light, Extent: Light, Area Location: Lobby 97% 2036 T-8 Lamps And Fixtures, Extent: Light, Area Affected Location: Throughout The Building 50% 2031 20% 2031 20% 2031 30% 2031 Other Observation, Extent: Light, Area Affected Location: Hallways Explanation: Surveillance System 70% 30% 2031 Other Observation, Extent: Light, Area Affected Location: Hallways Explanation: Strobe Lights, Manual Pull Statics Explanation: Strobe Lights, Manual Pull Statics	50% 2039 *** Other Observation, Extent: Light, Area Affected: 100% Location: Generator Room Explanation: 60 Gallon Capacity 50% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Underground Explanation: 1,000 Gallon 3% 2031 \$89,100 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby 97% 2036 ** T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building 50% 2031 \$61,400 50% 2031 \$43,000 20% 2031 \$185,900 80% 100% 2046 ** 70% 30% 2031 \$112,200 Other Observation, Extent: Light, Area Affected: 100% Location: Hallways Explanation: Surveillance System 70% 30% 2031 \$154,200 Other Observation, Extent: Light, Area Affected: 100% Location: Hallways Explanation: Strobe Lights, Manual Pull Stations, Alarm Bells, Hallways Explanation: Strobe Lights, Manual Pull Stations, Alarm Bells, Hallways Explanation: Strobe Lights, Manual Pull Stations, Alarm Bells, Hallways	100% 2025 \$2,400 5	100% 2025 \$2,400 5 \$7,600

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						•
Energy Source						
HTHW/HW	100% Other Observation, Extent: Light, Area Location: 1st Floor Mechanical Root Explanation: Hot Water Provided Fr	m		1		
Conversion Equipment	A		<u> </u>			
HTHW/HW Exchanger	100% Other Observation, Extent: Light, Area Location: 1st Floor Mechanical Room Explanation: 4 Units		\$52,500 : 100%	2	\$12,500	
Distribution	*					
Hot Wtr Piping/Pump	50% Other Observation, Extent: Light, Area Location: Mechanical Equipment Ro Explanation: Serve Air Handlers And	om		4	\$7,500	
Hot Wtr Piping/Pump	50%	2030	\$217,800	4	\$7,500	
	Other Observation, Extent : Light, Area Location : Mechanical Equipment Ro Explanation : Hot Water Radiation Da	om	: 100%			
Terminal Devices	500/	2026	#2 (24 (22		400.200	
Air Handler	70% Other Observation, Extent: Light, Area Location: Mechanical Equipment Ro Explanation: Units Provide Cooling	om	\$2,624,600 : 100%	1	\$88,300	
Convector/Radiator	20%	2029	\$325,800	1	\$13,200	
Fan Coil Unit/Heat	10%	2029	\$494,000	1	\$6,600	
Air Conditioning Energy Source	1070	2020	\$121,000	1	\$0,000	
District Chilled Water	90%	2041	* *	1		
	Other Observation, Extent: Light, Area Location: 1st Floor Mechanical Room Explanation: Chilled Water Provided	m				
Electricity	10%	2039	**	1		
Conversion Equipment Reciprocating Compr/Chiller	10%	2026	\$293,900	1	\$9,500	
Complication	R-22 Refrigerant, Extent : Light, Area A Location : 2nd Floor Mechanical Equ			eatre Onl	v	
No Component	90%					
Distribution CW & CHW Wtr Pipe/Pump	100%	2031	\$32,200	4	\$10,100	
	Other Observation, Extent : Light, Area Location : 2nd Floor Mechanical Roc		: 100%			
	Explanation: Condenser And Chilled	Water Pu	mps Serve Theater	r		

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

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

Mechanical	Current Repair Future Replacement		e Replacement	Maintenance				
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		1
Type								
Air Conditioning Heat Rejection								
Water Cooling Tower	10%			2025	\$10,100	2	\$20,500	
No Component	90%			2023	\$10,100	2	\$20,300	
Ventilation	9070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$113,800	
Exhaust Fans	10070						\$112,000	
Interior	95%			2031	\$839,500	2	\$5,900	
Roof	5%			2026	\$19,300	2	\$300	
Plumbing					· · · · · · · · · · · · · · · · · · ·			
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks								
Electric	100%			2026	\$23,100	4		
HW Heat Exchanger								
HTHW/HW	100%			2031	\$558,400			
Sanitary Piping								
Cast Iron		Now	\$50,200	LIFE	* *	1		
			Extent : Severe, Area	a Affecte	d : 50%			
		ı : Culinary						
			compartment Sink			Venting 1	Incorrect,	
Storm Drain Piping	Kesuitin	g in sewer	Gas Emission; Bac	k Sipnon	age.			
Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment	10070			LIIL		1		
Sand	100%			2029	\$13,484,800	4	\$75,800	
build			Extent : Light, Area			-	Ψ15,000	
		ı : Mechani	-	33				
	Explana	tion : 1 Un	it For The Fish Tan	k				
Sewage Ejector(s)								
Electric	100%			2026	\$104,300	4	\$12,200	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Room Ne	o M158d					
	Explana	tion : 1 Un	it					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			Extent : Light, Area			1.51		
			From 1st To 4th Flo	or, 2 Un	its From 1st To 3rd	d Floor		
F: 0	Explana	tion : 4 Un	its					
Fire Suppression								
Standpipe Generic	100%			2041	* *	1.5	¢102 000	
Generic	100%			ZU41		1-5	\$102,800	

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

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

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

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
No Component	60%					
Generic	40%	2041	* *	1-2	\$22,900	
Chemical System						
No Component	98%					
Generic	2%	2029	\$300	1-3	\$1,500	
	Other Observation, Extent : Li	ght, Area Affected : 100%				
	Location: 2nd Floor					
	Explanation: 2 Sets					

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR

Address : 2000 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230L
Program / Asset # : CUN0003.0L0 / 2116 Yr Built/Renovated : 1977 / 2011

Area Sq Ft : 122,364 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,4,8

Block : 8760 Lot : 60 BIN : 3348024

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,763,100	\$481,700
Interior Architecture	\$555,500	\$2,173,700
Electrical	\$230,900	\$2,088,300
Mechanical	\$2,756,100	\$3,484,800
Site Pavements	\$92,100	\$815,900
Total	\$5,397,600	\$9,044,400
Importance Code A	\$1,763,100	\$566,300
Importance Code B	\$3,542,400	\$7,662,100
Importance Code C	\$92,100	\$815,900
Total	\$5,397,600	\$9,044,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,100	\$13,000		_
Interior Architecture	\$1,172,300			\$39,500
Electrical	\$33,400	\$20,600	\$18,100	\$15,800
Mechanical	\$10,900	\$38,400	\$20,400	\$12,700
Site Pavements	\$16,300			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$1,252,800	\$87,800	\$54,300	\$83,800
Importance Code A	\$4,100	\$13,300		
Importance Code B	\$1,184,300	\$74,500	\$54,300	\$83,800
Importance Code C	\$64,500			
Total	\$1,252,800	\$87,800	\$54.300	\$83,800



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

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

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

Asset #: 2116

chitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Exterior Walls					
Masonry: Brick	80% Now \$980,3		5	\$121,900	
	Cracking/Crumbling, Extent : Moa Location : Throughout	terate, Area Affectea : 20%			
	Water Penetration, Extent: Moder	ate. Area Affected · 20%			
	Location: Throughout				
Window Wall	20% Now \$361,5	500 2041 **	5	\$57,100	
	Water Penetration, Extent : Light,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Location: Throughout				
Windows					
Aluminum	95% Now \$55,3		5	\$2,000	
	Caulking Deteriorated, Extent: Mo Location: Throughout	oaerate, Area Affectea : 25%			
	Water Penetration, Extent: Moder	ate Area Affected · 10%			
	Location: Throughout	e, 11. ea 11,5 eetea . 1 0 7 0			
Metal Louvers	5%	2034 \$11,300	10	\$1,300	
Parapets				, ,- · · ·	
Cast Stone/Terra Cotta	10% Now \$4,1		5	\$3,500	
	Cracking/Crumbling, Extent : Light Location : Throughout	nt, Area Affected : 10%			
Masonry: Brick	60% Now \$68,0		5	\$2,700	
	Cracking/Crumbling, Extent : Ligh	t, Area Affected : 20%			
	Location: Throughout	6 1 · · · · · · · · · · · · · · · · · ·			
	Joint Mortar Miss/Erod, Extent : N Location : Throughout Parapet	Ioaerate, Area Affectea : 100%			
	Water Penetration, Extent: Light, A	Area Affected : 20%			
	Location : Throughout				
Metal Panel	5%	2041 **	5	\$900	
Metal Rail	25%	2036 **	5-10	\$20,700	
Roof					
Copper/Terne	35%	2059 **	10	\$119,900	
Modified Bitumen	55%	2036 **	10	\$75,400	
Sloped Glazing	10% Now \$222,7 Caulking Deteriorated, Extent: Me		5	\$182,700	
	Location: Over Reception Area,				
	Water Penetration, Extent: Moder				
	Location : Over Information Area				
Soffits					
Stucco Cement	100%	2044 **	5		

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

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

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

Asset #: 2116

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	250/	0.2	¢1 124 100	2022	¢1 124 100	2	¢07.600	
Carpet	35%		\$1,124,100 Camage, Extent : Mo	2033	\$1,124,100	3	\$97,600	
		n : Through		jueraie, 1	чтей Ајјестей . 507	o		
		_	: Moderate, Area A	Affected ·	100%			
		n : Through		2,5,00000000000000000000000000000000000	10070			
Cast in Place Concrete	15%			LIFE	* *	5	\$61,000	
Ceramic Tile	5%			2034	\$511,900	5	\$9,300	
Panel/Paver: Cer/Brk	15%			2039	**	5	\$62,800	
Vinyl Tile	30%		\$150,500	2031	\$1,505,000	3	\$20,900	
,	Cracking/		, Extent : Moderate				. ,	
	Location	n : 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	60%		\$48,200	LIFE	**	5	\$42,300	
			, Extent : Moderate	, Area A <u>j</u>	fected: 30%			
		n : Through		1 166-	-4-1.200/			
		neiranion, E n : Through	xtent : Moderate, A	теа Ајјес	nea : 20%			
Masonry: Brick	10%		Oui	LIFE	* *			
Ceilings	1070							
AcousTileSusp.Lay-In	25%	Now	\$77,800	2036	* *	5	\$23,900	
-	Cracking/	Crumbling.	, Extent : Light, Are	ea Affecte	ed : 10%			
	Location	n : Through	out					
Exposed Struc: Concrete	e 35%	Now	\$196,300	LIFE	* *	5	\$10,500	
	Water Per	netration, E	xtent : Light, Area	Affected .	: 5%			
	Location	n : Corrido	r Under Ramp And	L130, TI	roughout.			
Gypsum Board	40%	Now	\$130,900	LIFE	* *	5	\$95,800	
			xtent : Light, Area					
	Location	n : Near Re	ference Desk On F	irst Flooi	; Throughout.			
Site Enclosure								
Fence/Gates	1000/			2051	* *			
Chain Link	100%)		2051	~ ~			
Retaining Walls Cast in Place Concrete	100%			2051	* *			
Site Pavements	100%)		2031				
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$92,100	2036	* *			
Cust in Trace Concrete			, Extent : Light, Are		ed : 10%			
		n : Through		55				
Pavers/Stone	10%		\$16,300	2034	\$815,900			
1 4. 012. 200110			Extent : Light, Area		·			
	-	n : Through	-	00				

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

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

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

Electrical Current Repair Future Replacement Maintenance System **Estimated Cost** | **Priority** % of Fail Date Estimated Cost **Estimated Cost** Cvcle Year Component **Total** (Years) FY (Yrs) **Type** Under 600 Volts Service Equipment Air Circuit Breaker 20% 2031 \$21,200 5 \$100 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: Two 4,000 Ampere Main Disconnect Switches Air Circuit Breaker 2031 \$63,500 5 \$400 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: Two 3,000 Ampere Main Service Switches Serving T5 Building And Arts And Science Building Fused Disc Sw 2031 \$4,900 5 \$100 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: One 3,000 Ampere Main Disconnect Switch Serving Mac Building Transformers Dry Type 100% 2029 \$26,100 5 \$500 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: 750 Kilovolt-amperes And Various Others Throughout The Building Switchgear / Switchboard Fused Disc Sw 5 100% 2031 \$105,800 \$500 Raceway 100% 2031 Conduit \$95,300 1 Panelboards Fused Disc Sw 10% 2030 \$6,800 5 \$300 90% \$2,900 Molded Case Bkrs 2030 \$61,400 5 Wiring 90% 2031 1 Thermoplastic \$85,400 2041 Thermoplastic 10% 1 Motor Controllers Locally Mounted 20% 2029 \$60,700 5 \$200 Motor Control Center 80% 2029 \$170,600 5 \$2,700 Ground **Grounding Devices** 100% LIFE 5 \$1,800 Generic Stand-by Power Transfer Switches Automatic 100% 2029 \$10,600 \$37,700 1 Generators Diesel 100% \$78,700 \$47,400 2027 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Generator Room Explanation: Generator Rated At 285 Kilowatts Batteries \$2,400 5 \$27,300 Nickel Cadmium 100% 2025

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

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

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

Asset #: 2116

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2030	\$12,500	5		
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location: Generator Room					
	Explanation : 25 Gallon Capacity					
Underground Storage	50%	LIFE	**	5		
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location: Undreground					
	Explanation : 600 Gallons					
Lighting						
Interior Lighting Fluorescent	3%	2026	\$40,600	10	\$2,400	
Fluorescent	Compact Fluorescent Light, Extent : Lig		\$40,600	10	\$3,400	
	Location : Lobby	пі, Агеи	Ајјестей . 100/6			
Til .		2021	Ф1 212 000	10	0110.700	
Fluorescent	97%	2031	\$1,313,900	10	\$110,500	
	T-8 Lamps And Fixtures, Extent: Light,	Area AJJ	ectea : 100%			
D. T. L.	Location: Throughout The Building					
Egress Lighting	50%	2021	¢27.400	1		
Emergency, Service Exit, Service	50%	2031 2031	\$37,400 \$20,600	1 1		
	3076	2031	\$20,000	1		
Exterior Lighting HID	20%	2026	\$111,500	10	\$100	
No Component	80%	2020	\$111,500	10	\$100	
Lightning Protection	8070					
Arresters/Cabling						
Generic	100%	2046	* *	5	\$1,400	
Alarm	10070				\$1,.00	
Security System						
No Component	90%					
Generic	10%	2031	\$22,400	1	\$4,600	
	Other Observation, Extent : N/A, Area A	ffected :			. ,	
	Location : Outside					
	Explanation: Surveillance Cameras					
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$75,400	
	Other Observation, Extent : N/A, Area A	ffected :	100%			
	Location : Throughout The Building					
	Explanation: Strobe Lights, Manual F	ull Stati	ons, Horns, Alarm	Bells And	l Smoke	
	Detectors					

Mechanical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

CITY UNIVERSITY OF NEW YORK - 042

KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR

Asset # : 2116

Mechanical	Current Re	pair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source HTHW/HW	100% Other Observation, Ext Location : Mechanica Explanation : Hot Wa	al Room			1		
Distribution Hot Wtr Piping/Pump	100% Now Broken, Extent: Severe Location: Pump P-3 Corroded, Extent: Mod Location: Pumps In I Insul. Deteriorating, Ext Location: Piping In I Other Observation, Ext Location: 4th Floor	In Mechanical R derate, Area Affeo Mechanical Roon stent : Moderate, Ath Floor Mechan ent : Light, Area	oom cted : 10% n Area Affe nical Roon Affected :	ected : 10% n	4	\$6,100	
	Explanation: 3 Heati	ing And Cooling	Duty Pum	ps			
Terminal Devices Air Handler	80% 2-4 Corroded, Extent: Mod Location: Units Cb E Noisy/Vibrating, Extent Location: Unit Cb B Other Observation, Ext Location: 4th Floor	Bl-5 And Cb Bl-6. t: Moderate, Are l-2 Bearings. 4th tent: N/A, Area A	4th Floor a Affected Mechanic ffected:	r Mechanical Roo. ! : 20% cal Room	1 m	\$55,300	
	Explanation: Units F						
Convector/Radiator	20%	Tovide Air Condi	2029	\$198,400	1	\$8,000	
Air Conditioning Energy Source District Chilled Water	100% Other Observation, Ext Location: Mechanica	al Room		**	1	,	
Distribution	Explanation: Chilled	water Proviaea	From Bui	laing P			
CW & CHW Wtr Pipe/Pump	100% Now Insul. Deteriorating, E. Location: Chilled Wa Other Observation, Ext Location: 4th Floor	nter Piping In 4th ent : Light, Area Mechanical Roor	Floor Mo Affected : n	echanical Room 100%	4	\$6,100	
Townsia d Danis	Explanation : See He	ating For Chilled	l Water Pi	ımps			
Terminal Devices Air Handler/Dir Expansion No Component	5% 95% Other Observation, Ext Location: 4th Floor			\$116,300 9%	1		
Note: All component renairs \$ estimates	Explanation : See He	ating Units					

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

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

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

Asset # : 2116

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cor Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Heat Rejection						
Dry Cooler	5%	2031	\$27,800	2	\$4,300	
No Component	95%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$69,300	
Exhaust Fans						
Interior	95%	2026	\$511,200	2	\$3,600	
Roof	5%	2026	\$11,800	2	\$200	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2031	\$1,558,200	1		
HW Heat Exchanger						
HTHW/HW	100%	2031	\$340,000			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: N/A, Area	a Affected :	100%			
	Location: 1st To 8th Floor					
	Explanation: Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2031	\$558,600	1-5	\$65,000	
Sprinkler						
No Component	85%					
Generic	15%	2031	\$251,700	1-2	\$5,200	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)

Address : 2085 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230T

Area Sq Ft : 18,942 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3852579

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$51,400	
Mechanical		\$237,600
Site Pavements		\$455,600
Total	\$51,400	\$693,200
Importance Code A	\$51,400	
Importance Code B		\$237,600
Importance Code C		\$455,600
Total	\$51,400	\$693,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$29,100	\$4,900	\$400	
Interior Architecture	\$26,900		\$400	\$11,300
Electrical	\$500	\$37,400	\$800	\$500
Mechanical	\$2,500	\$3,700	\$4,500	\$3,700
Site Pavements	\$22,800			
Total	\$81,800	\$46,100	\$6,100	\$15,500
Importance Code A	\$30,100	\$5,900	\$1,400	\$900
Importance Code B	\$22,400	\$40,200	\$4,700	\$14,600
Importance Code C	\$29,400			
Total	\$81,800	\$46,100	\$6,100	\$15,500



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

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

Asset #: 2109

** 5 ** 5 ** 5 ** 5 ** 5 ** 5 ** 5 ** 5	\$42,200 \$900 \$300 \$51,400	Priority
** 5 ** 10 ** 1 ** 5-10 800 3	\$900 \$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 5 ** 10 ** 1 ** 5-10 800 3	\$900 \$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 5 ** 10 ** 1 ** 5-10 800 3	\$900 \$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 10 ** 10 ** 1 ** 5-10 800 3 ** 5	\$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 10 ** 10 ** 1 ** 5-10 800 3 ** 5	\$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 10 ** 10 ** 1 ** 5-10 800 3 ** 5	\$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 10 ** 10 ** 1 ** 5-10 800 3 ** 5	\$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 10 ** 1 ** 5-10 800 3 ** 5 ** 5	\$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 1 ** 5-10 800 3 ** 5 ** 5	\$18,100 \$34,000 \$3,100 \$1,400	
** 1 ** 5-10 800 3 ** 5 ** 5	\$18,100 \$34,000 \$3,100 \$1,400	
** 5-10 800 3 ** 5 ** 5	\$34,000 \$3,100 \$1,400	
800 3 ** 5 ** 5	\$34,000 \$3,100 \$1,400	
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	** 5 ** ** 600	** 5 \$3,500 ** **

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 2109

lectrical Current Repair		Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•	•		
Service Equipment					
Fused Disc Sw	100%	2041 **	5	\$100	
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location: Room T120				
-	Explanation: Two Main Switches, Re	ating Not Seen			
Raceway Conduit	100%	2057 **	1		
Panelboards	100%	2037	1		
Fused Disc Sw	20%	2047 **	5	\$100	
Molded Case Bkrs	80%	2047 **		\$400	
Wiring	0070	2047		ΨΤΟΟ	
Thermoplastic	100%	2051 **	1		
Motor Controllers	200.0		-		
Locally Mounted	10%	2044 **	5		
Variable Frequency	90%	2044 **			
Drive					
-ighting					
Interior Lighting					
Fluorescent	80%	2036 **	10	\$13,900	
	Motion Sensors in Use, Extent : Light,	Area Affected : 100%			
	Location : Throughout				
	T-8 Lamps And Fixtures, Extent: Ligh Location: Throughout The Building	t, Area Affected : 100%			
Fluorescent	5%	2036 **	10	\$900	
	Compact Fluorescent Light, Extent : L Location : Hallways	ight, Area Affected : 100%			
Fluorescent	15%	2036 **	10	\$2,600	
	T-5 Lamps And Fixtures, Extent : Ligh	t, Area Affected : 100%			
	Location : Lobby				
Egress Lighting					
Emergency, Battery	50%	2036 **	10	\$2,300	
Exit, LED	50%	2059 **	1		
Exterior Lighting	• • • • • • • • • • • • • • • • • • • •	2026	4.0		
HID	20%	2026 \$17,300	10		
	Other Observation, Extent: Light, Are	ea Affected : 100%			
	Location: Outside				
N. C.	Explanation : Operated Via Timer				
No Component	80%				
Alarm					
Security System No Component	80%				
Generic	20%	2039 **	1	\$1,400	
Generic	Other Observation, Extent : Light, Are		1	φ1, 4 00	
	Location: Storage Area And Hallwa				
	Explanation: Surveillance Cameras				

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

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

Asset #: 2109

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2039	* *	1-3	\$3,500	
_	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location: Throughout The Building					
	Explanation: Strobe Lights, Manual	Pull Statio	ons, Alarm Bells, H	Iorns And	d Smoke	
	Detectors					

Mechanical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2051	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2044	* *	1	\$9,400	
	Other Observation, Extent		: 100%			
	Location: Mechanical R					
	Explanation : 1 New Uni	t				
Distribution						
Hot Wtr Piping/Pump	100%	2047	* *	4	\$900	
Terminal Devices						
Air Handler	50%	2036	* *	1	\$5,900	
Fan Coil Unit/Heat	50%	2036	**	1	\$3,100	
	Other Observation, Extent		: 50%			
	Location: Various In The	-				
	Explanation: Duct Rehe	at Coils				
Air Conditioning						
Energy Source	1000/	2047	* *	1		
Electricity	100%	2047	* *	1		
Conversion Equipment	700/	2026	* *	2	0.000	
Ext Pkg Unit -	50%	2036	* *	2	\$600	
Heating/Cooling	5 0/	2026	* *			
Split Unit	5%	2036	* *			
No Component	45%					
Terminal Devices	500/	2027	* *	1		
Air Handler/Dir	50%	2036	* *	1		
Expansion No Commonant	50%					
No Component	30%					
Heat Rejection Air Cooled Condenser	50%	2036	* *	2	\$6,600	
Unit Cooled Condenser	3070	2030		2	\$0,000	
No Component	50%					
Ventilation	3070					
	100%	I IFF	* *	2-5	\$10,600	
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,600	_

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

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

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

Asset #: 2109

Mechanical	Cur	rent Repair	Futu	re Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	100%		2036	* *	2	\$600	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	\$237,600	1		
Water Heater With Tanks							
Not Accessible	100%						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2051	* *	1-2	\$5,300	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2

Address : 2065 ORIENTAL BLVD.

 Borough
 : BROOKLYN
 Agency's Number
 : 2302T

 Program / Asset #
 : CUN0003.2T0 / 2110
 Yr Built/Renovated
 : 1967 / 2005

Area Sq Ft : 34,800 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3852580

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$109,200	\$59,200
Electrical		\$379,500
Mechanical	\$153,900	\$436,500
Site Pavements		\$647,700
Total	\$263,100	\$1,522,800
Importance Code A	\$172,600	\$59,200
Importance Code B	\$90,400	\$816,000
Importance Code C		\$647,700
Total	\$263,100	\$1,522,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$46,500		\$2,000	
Interior Architecture	\$63,100			\$5,900
Electrical	\$1,300	\$5,400	\$1,300	\$1,000
Mechanical	\$18,900	\$29,700	\$6,100	\$6,100
Site Pavements	\$37,000			
Total	\$166,900	\$35,200	\$9,400	\$13,000
Importance Code A	\$47,200	\$1,800	\$3,800	\$1,700
Importance Code B	\$60,100	\$33,400	\$5,700	\$11,200
Importance Code C	\$59,600			
Total	\$166,900	\$35,200	\$9,400	\$13,000



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

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

Asset #: 2110

Architecture		Current l	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel		Now	\$40,900	2041	**	5	\$59,200	
		-	Extent : Moderate, A	1rea Affe	cted : 20%			
		: Through		1 <i>CC</i> -	-4-1.200/			
		Deniea, E. i : Through	xtent : Moderate, A	<i>rea Ајје</i> с	nea : 20%			
		_	oui nt, Extent : N/A, Arc	ea Affect	ed · 5%			
		i : Through		ou 1199001	cu . 576			
Metal Coiling Doors	2%			2044	* *	5	\$2,000	
Windows							•	
Aluminum	95%			2047	* *	5	\$4,100	
Metal Louvers	5%			2040	* *	10	\$1,300	
Roof								
Single Ply Membrane	100%			2036	* *	10	\$109,200	
Soffits	1000/	0.2	Ø 5 700	2051	* *	~	фо. 2 00	
Metal Panel	100%	0-2	\$5,700 Extent : Moderate, A	2051		5	\$8,200	
		_	xieni : Moderdie, A es Throughout	ігеа Ајје	ciea : 10%			
Interior	2000000		es imougnous					
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$5,700	
Quarry Tile	5%			2044	* *	5	\$3,900	
Vinyl Tile	90%	0-2	\$25,300	2036	* *	3	\$17,600	
		Crumbling, 1 : Corrido	, Extent : Moderate r	, Area Ą	ffected : 5%			
	Patching I	Evident, Ex	tent : Light, Area A	ffected :	50%			
	Location	: Corrido	rs Throughout					
Interior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	\$7,900	
Gypsum Board	20%		\$2,700	LIFE	**	5	\$5,900	
		-	nents, Extent : Mode	erate, Ar	ea Affected : 2%			
	Location : Corridors Throughout Other Observation, Extent : Moderate, Area Affected : 2%							
		ervanon, E 1 : Corridor		чтеи Ајје	ectea . 270			
			rs ect Damage					
Metal Panel		Now	\$19,900	LIFE	* *			
wiciai fallei			\$19,900 xtent : Moderate, A					
	-		xieni . Moderdie, A oms Along Exterior		лен . 10/0			

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

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

Asset #: 2110

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In		Now	\$15,200	2044	* *	5	\$23,400	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
			s Throughout					
	Staining/Discoloring, Extent: Moderate, Area Affected: 10%							
			ms Throughout					
			: Moderate, Area A	Iffected :	10%			
	Location	: Classroo	ms Throughout					
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$3,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	* *			
Site Pavements								
On-Site Walkways								
Asphalt		Now	\$4,700	2034	\$46,500			
	_	_	Extent : Moderate	, Area A <u>j</u>	fected : 25%			
		: Through	out					
Cast in Place Concrete	25%			2044	* *			
Parking/Driveway								
Asphalt		Now	\$32,400	2034	\$647,700			
	_	_	Extent: Moderate	, Area A <u>j</u>	fected : 15%			
	Location	: East And	l West Lots					

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimate Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	\$7,400	5	\$200	
	Other Observation, Extent: N/A	A, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service St	witch Rated At 1,6	600 Amperes.			
Switchgear / Switchboard	-		-			
Fused Disc Sw	100%	2031	\$42,300	5	\$200	
Raceway						
Conduit	90%	2031	\$32,400	1		
Conduit	10%	2051	* *	1		
Panelboards						
Fused Disc Sw	5%	2030	\$1,500	5		
Molded Case Bkrs	75%	2030	\$21,900	5	\$700	
Molded Case Bkrs	20%	2047	* *	5	\$200	
Wiring						
Thermoplastic	90%	2031	\$29,300	1		
Thermoplastic	10%	2051	* *	1		

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

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

Asset #: 2110

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%	2044	* *	5				
Locally Mounted	85%	2036	* *	5	\$200			
Variable Frequency	5%	2044	* *					
Drive								
Grounding Davises								
Grounding Devices Generic	100%	LIFE	* *	5	\$500			
Lighting	10070	LIFE			ψ300			
Interior Lighting								
Fluorescent	100%	2031	\$379,500	10	\$31,900			
	T-8 Lamps And Fixtures, Ex	tent : Light, Area Aff			4,-			
	Location : Throughout Th							
Egress Lighting								
Emergency, Battery	50%	2036	* *	10	\$4,200			
Exit, LED	10%	2059	* *	1				
Exit, Service	40%	2036	* *	1				
Exterior Lighting								
HID	20%	2031	\$31,700	10				
	Other Observation, Extent:	Light, Area Affected	: 100%					
	Location : Throughout Explanation : Operated Vi	: T:						
No Common and	80%	a 1imer						
No Component Alarm	8070							
Security System								
No Component	70%							
Generic	30%	2036	* *	1	\$3,900			
	Other Observation, Extent:	Light, Area Affected	: 100%		4 - y			
	Location : New Wing							
	Explanation: Surveillance	e Cameras						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2036	**	1-3	\$6,400			
		Other Observation, Extent: Light, Area Affected: 100%						
	Location : Throughout The Explanation : Strobe Light Bells	-	ons, Horns, Smoke	Detector	rs And Alarm			

Mechanical		Current Rep	pair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Natural Gas	100%	Now	\$200	2041	* *	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.

Location : Incoming Service

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

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

Asset #: 2110

Mechanical	Current	Current Repair Future		Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment	(00/ 0.2	Ф.C2 100	2041	* *		фо. 2 00	
Furnace	60% 0-2	\$63,400	2041		1	\$9,300	
	Corroded, Extent : N Location : Through		nea : 507	o			
	Other Observation,		Area Affe	cted : 100%			
	Location : Ceiling		1704 115500				
	-	bsolete Ceiling Unit	s With Di	rect Expansion Co	il		
Hot Water Boiler	40%		2044	**	1	\$6,900	
That Water Boller	Other Observation,	Extent : Light, Area		: 40%	•	ψ0,200	
		ction Mechanical Re					
	Explanation : 1 Ur	nit For New Section					
Distribution							
Hot Wtr Piping/Pump	40%		2047	* *	4	\$700	
No Component	60%						
Terminal Devices						** ***	
Air Handler	40%	T	2036	* *	1	\$8,600	
	Other Observation,		Affected .	: 40%			
	Location : Outside	· ·		F			
N. C		Air Conditioning Co	onversion	Equipment			
No Component	60%						
Air Conditioning Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment	10070		2037		-		
Ext Pkg Unit -	40%		2036	* *	2	\$900	
Heating/Cooling						****	
	Other Observation,	Extent : Light, Area	Affected .	: 40%			
	Location: Outside	Of The Building					
	Explanation: 1 Un	uit For New Section.	R-410 R	efrigerant			
No Component	60%						
Heat Rejection							
Air Cooled Condenser	60%		2026	\$23,600	2	\$14,500	
Unit							
No Component	40%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	60%		LIFE	* *	2-5	\$11,600	
Ductwork/Diffusers	40%		LIFE	* *	2-5 2-5	\$7,800	
Exhaust Fans	70/0		LIIL		2-3	Ψ1,000	
Interior	60%		2026	\$90,400	2	\$600	
Roof	40%		2036	**	2	\$400	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	\$436,500	1		

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2

Asset #: 2110

Mechanical	Current Repai	r Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater With Tanks						
Gas Fired	100%	2025	\$16,700	2		
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Mechanical R	oom				
	Explanation : One 50-ga	llon Unit				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	60%					
Generic	40%	2051	* *	1-2	\$3,900	

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3

Address : 2055 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2303T Program / Asset # : CUN0003.3T0 / 2111 Yr Built/Renovated : 1970 / 2000

Area Sq Ft : 10,200 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3852581

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$179,700	
Interior Architecture		\$332,800
Electrical		\$111,200
Mechanical		\$127,900
Site Pavements		\$688,000
Total	\$179,700	\$1,259,900
Importance Code A	\$179,700	
Importance Code B		\$702,900
Importance Code C		\$557,100
Total	\$179,700	\$1,259,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$31,800	\$6,400		
Interior Architecture	\$33,100			\$1,500
Electrical	\$10,000	\$8,000	\$200	\$200
Mechanical	\$29,100	\$46,000	\$2,400	\$700
Site Pavements	\$36,100			
Total	\$140,100	\$60,400	\$2,600	\$2,400
Importance Code A	\$50,600	\$16,200	\$500	\$500
Importance Code B	\$45,900	\$44,200	\$2,100	\$1,900
Importance Code C	\$43,500			
Total	\$140,100	\$60,400	\$2,600	\$2,400



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

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

Asset #: 2111

Architecture	Current Re	pair F	uture Replacement	М	aintenance	
System Component Type	% of Fail Date F Total (Years)		ar Estimated Cost Y	Cycle (Yrs)	Estimated Cost	Priority
exterior						
Exterior Walls Concrete Masonry Unit	8% Now Diagonal Cracks, Exter Location: At East An Joint Mortar Miss/Eroa Location: At East An Vegetation Growth, Ext Location: East Side S	d West Entrances l, Extent : Moderate, . d West Entrances ent : Light, Area Affec	ffected : 10% Area Affected : 10%	5	\$1,000	
Metal Panel	90% Now Corrosion/Rusting, Exte Location: Throughou Deformed/Dented, Exte Location: At Corners	t At Base nt : Moderate, Area A	Affected: 10%	5	\$33,900	
Metal Coiling Doors	2%	20	36 **	5	\$1,300	
Windows Steel	100% Now Deteriorated Finish, Ex Location: Throughou Glazing Broken/Cracke Location: North Face Thermally Inefficient, E Location: Throughou	t d, Extent : Moderate, ude xtent : Moderate, Are	Affected : 50% Area Affected : 10%	5	\$11,700	
Roof	1000/ 37	.	44	_	000100	
Spray-on Foam	100% Now Punct/Tear/Impact Dan Location: Throughou Water Penetration, Exte Location: Various Cl. Worn/Eroded, Extent: Location: Throughou	t ent : Moderate, Area 2 assrooms Moderate, Area Affec	ite, Area Affected : 259 Affected : 10%	5 %	\$20,100	
Soffits Metal Panel	100%	20	41 **	5-10	\$21,200	
nterior					,,0	
Floors Cast in Place Concrete	10% 0-2 Cracking/Crumbling, E Location : Mechanica			5	\$3,200	
Mosaic Tile	5% 2-4	\$3,300 20	36 **	5	\$900	
Wosale The	Worn/Eroded, Extent : I Location : Toilets	Light, Area Affected :	15%			

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3

Asset #: 2111

Architecture		Current I	Repair	Futur	e Replacem	ent	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated	Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior									
Interior Walls									
Concrete Masonry Unit	-	Cracks, Ex	\$10,300 tent : Moderate, Ar Room East Side	LIFE ea Affect	ed : 10%	* *	5	\$2,200	
Gypsum Board	Cracking/ Location Other Obs Location	n : Corridon ervation, E	\$3,700 Extent: Moderate Throughout Extent: Moderate, A Throughout Ct Damage		•	* *	5	\$8,100	
Metal Panel	15%			LIFE		* *			
Ceilings AcousTileSusp.Lay-In	Location Water Pen	Crumbling, a: Various etration, E	\$11,800 Extent : Light, Are Classrooms And Co xtent : Light, Area 2 Classrooms And Co	orridor T Affected	hroughout : 25%	* *	5	\$7,300	
Site Enclosure									
Fence/Gates									
Chain Link	100%			2051		* *			
lite Pavements									
On-Site Walkways Asphalt	Cracking/	Now Crumbling, 1: Through	\$1,400 Extent : Moderate out	2034 , Area A <u>j</u>		,400			
Cast in Place Concrete	25% Cracking/	4+	\$300 Extent : Light, Are	2044 ea Affecte	ed : 5%	* *			
Parking/Driveway Asphalt	Cracking/	Now Crumbling, 1 : North Si	\$27,900 Extent : Moderate de Lot	2034 , Area A <u>j</u>	\$557 fected : 10%	,			
Activity Yard Asphalt	Cracking/	-	\$6,500 Extent : Moderate t Tennis Courts	2034 , Area Aj	\$130 fected : 15%	-			

Electrical	Current Repair	Future Replacement	Maintenance	
l Component	% 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% 2031 \$3,700 5

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

Location: Electrical Room

Explanation: Main Service Disconnect Switch Rated At 600 Amperes

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

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

Asset # : 2111

Electrical	Current Repair	Current Repair Future Rep		Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard Fused Disc Sw	100%	2031	\$42,300	5		
Raceway Conduit	100%	2041	* *	1		
Panelboards						
Fused Disc Sw	5%	2030	\$1,000	5		
Molded Case Bkrs	95%	2030	\$18,500	5	\$300	
Wiring						
Thermoplastic	100%	2041	* *	1		
Motor Controllers						
Locally Mounted	100%	2029	\$46,700	5	\$100	
Ground						
Grounding Devices				_	****	
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting	1000/	2021	0111 200	1.0	Φ0.400	
Fluorescent	100%	2031	\$111,200	10	\$9,400	
	T-8 Lamps And Fixtures, Extent		: 100%			
	Location: Throughout The Bu	uaing				
Egress Lighting	500/	2021	¢0.400	10	¢1 200	
Emergency, Battery	50%	2031	\$8,400	10	\$1,200	
Exit, Service	25% 25% Now	2031 \$400 2041	\$800 * *	1		
Exit, Service	Damaged Fixtures, Extent : Mod	·		1		
	Location: Throughout	ieraie, Area Affectea .	10070			
E-t-si-s I i-l-tis s	Locuiton . Inroughout					
Exterior Lighting HID	20% Now \$9	9,300 2041	* *			
ШБ	Not in Service, Extent : Moderat	*	0%			
	Location: Throughout	e, mea nyjeetea . 100	,,,0			
	Other Observation, Extent : Ligi	ht Area Affected : 100	70%			
	Location: Throughout	u, mea nyjecica . 100	//0			
	Explanation : Operated Via Tir	mor				
No Component	80%					
	8070					
Alarm Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2026	\$7,700	1-3	\$1,900	
Generic, Analog	Other Observation, Extent : Ligi			1.3	Ψ1,700	
	Location : Hallways	, 15,, 100	., .			
	Explanation : Alarm Bells And					

Mechanical		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Asset # : 2111

Mechanical		Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Conversion Equipment			*		de de			
Furnace	60%	0-2	\$18,600	2041	* *	1	\$2,700	
			Extent : Light, Area	Affected .	: 60%			
		: Mechan		. D: . E				
_		non : 3 Ob	solete Units; 2 With					
Furnace	30%		7	2026	\$9,300	1	\$1,500	
			Extent : Light, Area	Affected .	: 30%			
			ical Equipment	a 1: 0				
_		tion: With	Direct Expansion (
Furnace	10%		7	2036	**	1	\$500	
			Extent : Light, Area		: 10%			
			ical Equipment Roc		1 -7			
in Grantistania	Expianai	ion: with	Direct Expansion (ooiing C	oll			
Air Conditioning Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment	10070			2039		1		
Window/Wall Unit	20%			2025	\$7,500	1		
No Component	80%			2023	Ψ7,500	1		
Heat Rejection	0070							
Air Cooled Condenser	80%	Now	\$2,800	2041	* *	2	\$4,500	
Unit			, ,				, ,	
	Other Obs	ervation, I	Extent : Severe, Are	a Affectea	l : 60%			
	Location	: Backyar	d					
	Explanat	tion : 2 Of	3 Units Out Of Ser	vice				
Air Cooled Condenser	10%			2036	* *	2	\$700	
Unit								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,700	
Exhaust Fans	_					_		
Roof	100%			2026	\$19,300	2	\$300	
Plumbing								
H/C Water Piping	1000/			2021	ф1 25 000			
Brass/Copper	100%			2031	\$127,900	1		
Water Heater With Tanks	1000/			2026	¢1.6.700	2		
Gas Fired	100%		7	2026	\$16,700	2		
			Extent : Light, Area	Affected .	: 100%			
		: Mechan						
Conitomy Dini:	Explanat	ion : One	50-gallon Unit					
Sanitary Piping	100%			LIEE	* *	1		
Cast Iron	100%			LIFE		1		
Fixtures Generic	100%							
Generic	100%							

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

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

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

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

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

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG, T4

Address : 2111 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2304T
Program / Asset # : CUN0003.4T0 / 2112 Yr Built/Renovated : 1970 / 2000

Area Sq Ft : 51,080 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3852582

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,003,300	\$108,400
Interior Architecture	\$186,000	\$1,237,700
Electrical		\$697,000
Mechanical	\$503,400	\$640,700
Site Pavements		\$53,400
Total	\$1,692,800	\$2,737,200
Importance Code A	\$1,158,500	\$108,400
Importance Code B	\$534,300	\$2,575,400
Importance Code C		\$53,400
Total	\$1,692,800	\$2,737,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$32,600			
Interior Architecture	\$417,100	\$4,800		\$17,200
Electrical	\$1,600	\$82,100	\$1,000	\$1,000
Mechanical	\$39,700	\$19,700	\$10,800	\$3,000
Site Pavements	\$25,000			
Total	\$515,900	\$106,600	\$11,700	\$21,200
Importance Code A	\$32,600	\$2,600	\$2,500	\$2,500
Importance Code B	\$437,400	\$104,000	\$9,200	\$18,700
Importance Code C	\$45,900			
Total	\$515,900	\$106,600	\$11,700	\$21,200



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

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

Asset #: 2112

Architecture		Current l	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Exterior Walls Metal Panel	Deformed	Now /Dented, E: 1 : West Ent	\$74,900 xtent : Severe, Area trance	2051 a Affected	* * 1 : 10%	5	\$108,400	
Windows Aluminum	Broken/M	Now issing Elem 1: Through	\$32,600 nents, Extent : Ligh out	2047 t, Area Ą	** ffected : 20%	5	\$3,500	
Roof Built-Up (BUR)	Ponding, Location Water Pen	: South Po	\$928,400 ght, Area Affected : ortion Of Building extent : Moderate, A out		* * cted : 20%			
Soffits				2026	ale ale	_		
Stucco Cement nterior	100%			2036	* *	5		
Floors Carpet	Worn/Eroo Location Wrinkling,	ı : Through	Ioderate, Area Affe			3	\$34,400	
Cast in Place Concrete	5%			LIFE	**	5	\$8,400	
Mosaic Tile Vinyl Tile	Cracking/	Now	\$61,900 , Extent : Moderate out	2036 2031 e, Area A	* * \$1,237,700 ffected : 20%	5	\$9,600 \$17,200	
Interior Walls								
Concrete Masonry Unit Gypsum Board	Location Water Pen	Now Crumbling, 1 : Through	xtent : Light, Area	·		5 5	\$10,200 \$45,900	
Ceilings	Locuitor	i . Through	Oui					
AcousTileSusp.Lay-In	Location Staining/L Location Water Pen	Crumbling, 1 : Through Discoloring 1 : Through	, Extent : Moderate out xtent : Moderate, A	e, Area A	ffected : 50%	5	\$38,200	
Site Enclosure Fence/Gates								
Fence/Gates Chain Link No Component	15% 85%			2041	* *			

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

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

Asset #: 2112

Architecture	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Asphalt	30% Now	\$5,300	2034	\$53,400			
	Cracking/Crumbling,	Extent : Light, Are	ea Affecte	ed : 20%			
	Location : Through	out					
Cast in Place Concrete	70% Now	\$19,700	2036	* *			
	Cracking/Crumbling,	Extent : Light, Are	ea Affecte	ed : 20%			
	Location : Through	out					

Electrical System Component Type	Current Repair	Futur	Future Replacement		Maintenance	
	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	\$14,700	5	\$200	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Electrical Room					
	Explanation : No Available Ratings					
Switchgear / Switchboard						
Fused Disc Sw	100%	2031	\$42,300	5	\$200	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Electrical Room					
-	Explanation: Main Switch Rated At	600 Ampe	res			
Raceway	000/	2021	fi22 400	1		
Conduit	90%	2031	\$32,400	1		
Conduit	10%	2041	~ ~ ~	1		
Panelboards	100/	2020	#2 000	_	#100	
Fused Disc Sw	10%	2030	\$3,900	5	\$100	
Molded Case Bkrs	80% 10%	2030	\$31,200 * *	5	\$1,100	
Molded Case Bkrs	10%	2039		5	\$100	
Wiring	90%	2031	\$20,200	1		
Thermoplastic Thermoplastic	10%	2031	\$29,300	1 1		
Motor Controllers	1070	2041		1		
Locally Mounted	100%	2029	\$140,000	5	\$300	
Ground	10070	2029	\$140,000		\$300	
Grounding Devices						
Not Accessible	100%					
Lighting	10070					
Interior Lighting						
Fluorescent	98%	2031	\$545,800	10	\$45,900	
1 1001 100 101	T-8 Lamps And Fixtures, Extent: Ligh			10	Ψ.2,200	
	Location: Throughout The Building					
Fluorescent	2%	2031	\$11,100	10	\$900	
1 Iuorescent	Compact Fluorescent Light, Extent : I		. ,	10	\$300	
	Location: Hallways And Staircase	igiii, mea	11/10/10			

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

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

Asset #: 2112

Electrical	Current Repair Future Replaceme		eplacement	ent Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Lighting						
Egress Lighting						
Emergency, Battery	50%	2031	\$41,900	10	\$6,200	
Exit, Service	50%	2026	\$8,500	1		
Exterior Lighting						
HID	20%	2026	\$46,600	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2031	\$18,700	1	\$3,800	
	Other Observation, Extent : I Location : Hallways	Light, Area Affected : 10	00%			
	Explanation : Surveillance	Camera				
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2026	\$25,700	1-3	\$6,300	
	Other Observation, Extent : I	Light, Area Affected : 10	00%			
	Location : Hallways					
	Explanation: Manual Pull	Station And Alarm Bell	S			

Mechanical		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Conversion Equipment								
Furnace	100%	0-2	\$155,200	2041	* *	1	\$22,700	
	Other Obs	ervation, E	xtent : Severe, Ared	a Affecte	d : 100%			
	Location	: Ceiling						
	Explanat	tion : 4 Obs	solete Units - Each	With Di	rect Expansion R-2	2 Compo	onent For Cooling	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Ext Pkg Unit -	30%			2026	\$251,500	2	\$900	
Heating/Cooling								
	R-22 Refri	gerant, Ext	ent : Light, Area A	ffected :	30%			
	Location	: 1 Unit, C	Outside Of The Buil	ding				
Window/Wall Unit	10%			2025	\$18,900	1		
No Component	60%				+ - /2 = 0			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 0%			
		: Ceiling	U .					
		U	leating Conversion	Eauipm	ent			

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

Note:

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

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2112

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	60%	0-2	\$20,800	2041	* *	2	\$17,100	
	Corroded,	Extent : Se	vere, Area Affectea	!: 100%				
	Location	ı : Adjacenı	To Building					
	Other Obs	ervation, E	xtent : Severe, Ared	a Affected	d: 100%			
	Location	ı : Adjaceni	To Building					
	Explana	tion : Obso	lete					
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,500	
Exhaust Fans								
Roof	100%			2026	\$96,800	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	\$640,700	1		
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,700	2		
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.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5

Address : 2100 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2305T
Program / Asset # : CUN0003.5T0 / 2113 Yr Built/Renovated : 1970 / 2000

Area Sq Ft : 16,426 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3852583

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$347,800	\$964,700
Interior Architecture	\$239,500	\$563,800
Electrical		\$179,100
Mechanical	\$64,000	\$206,000
Total	\$651,300	\$1,913,700
Importance Code A	\$347,800	\$964,700
Importance Code B	\$303,600	\$949,000
Total	\$651,300	\$1,913,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$31,000			
Interior Architecture	\$35,100			\$2,600
Electrical	\$300	\$37,500	\$100	\$100
Mechanical	\$24,000	\$41,500	\$2,100	\$1,700
Site Pavements	\$500			
Total	\$90,900	\$79,000	\$2,200	\$4,400
Importance Code A	\$31,800	\$800	\$800	\$800
Importance Code B	\$57,300	\$78,200	\$1,400	\$3,600
Importance Code C	\$1,800			
Total	\$90,900	\$79,000	\$2,200	\$4,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2113

Architecture	Current l	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	100/ 31	#21 000	TIPE	* *	-	ф1 2 00	
Concrete Masonry Unit	10% Now Cracking/Crumbling,	\$31,000	LIFE		5	\$1,200	1
	Location: Front Ar			ea : 30%			
	Rusting Masonry Sup			ffected · 50%			
	Location : Masonry		0, 11, 00, 12	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Metal Panel	90% Now	\$57,500	2041	* *	5	\$33,300	1
Tyrotar I tiror	Corrosion/Rusting, E	· ·		: 20%	5	ψ33,500	•
	Location : At Groun						
	Deformed/Dented, E.	xtent : Moderate, A	rea Affect	ed : 10%			
	Location : Through						
	Water Penetration, E		Affected :	10%			
	Location : Through	out					
Windows	1000/ NI	¢07.200	2056	* *	5	¢12.000	
Steel	100% Now Corrosion/Rusting, E	\$97,300 Extent: Moderate	2056		5	\$13,800	
	Location: Through		1100 115500	ieu . 2570			
	Deteriorated Finish, Location: Through	Extent : Moderate,	Area Affe	ected : 50%			
	Thermally Inefficient Location : Through	, Extent : Moderate	, Area Aff	fected : 100%			
	Caulking Deteriorate Location: Through	ed, Extent : Modera	te, Area A	Iffected : 50%			
Roof							
Single Ply Membrane	100% Now Water Penetration, E. Location: Through		2031 Affected :	\$964,700 20%			
Soffits	1000/		• • • • •		- 10		
Metal Panel	100%		2031		5-10		
Interior							
Floors Cast in Place Concrete	10%		LIFE	* *	5	\$5,400	
Mosaic Tile	5% Now	\$5,600	2036	* *	5	\$1,500	
	Broken/Missing Elem Location: North En	nents, Extent : Mod		a Affected : 20%	2	<i>\$1,000</i>	
Vinyl Tile	85% Now	\$28,200	2031	\$563,800	3	\$7,800	
·y 	Cracking/Crumbling, Location: Through	Extent : Light, Are			2	<i>\$1,000</i>	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2113

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$3,100	
Gypsum Board	50%			LIFE	* *	5	\$9,300	
Gypsum Board	15%		\$1,300	LIFE	* *	5	\$2,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		ı : Corridor						
			xtent : Light, Area A	<i>Affected</i>	: 10%			
	Location	ı : Through	out					
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%		\$239,500	2051	* *	5	\$12,300	
		issing Elem 1 : Through	ents, Extent : Mode out	erate, Ar	ea Affected : 25%			
	Staining/L	Discoloring,	Extent : Moderate	, Area Aj	ffected : 50%			
		1: Through		1.00	. 1 200/			
			xtent : Moderate, A	rea Affec	ciea : 20%			
G' ₁ E 1	Location	ı: Through	ош					
Site Enclosure Fence/Gates								
Chain Link	10%			2041	* *			
No Component	90%			2041				
Site Pavements	2070							
On-Site Walkways								
Cast in Place Concrete	10%	0-2	\$500	2036	* *			
Cust in Flace Concrete			Extent : Light, Are		ed : 10%			
			rs At Front Of Build					
No Component	90%		- · · · · · · · · · · · ·					

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	\$3,700	5	\$100	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch R	ated At 1,	200 Amperes			
Transformers						
Liquid Filled	20%	2036	* *	5		
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Outside					
	Explanation: Rating Not Visable					
No Component	80%					
Switchgear / Switchboard						
Fused Disc Sw	100%	2031	\$42,300	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2113

Electrical	ical Current Repair Future Replacement		e Replacement	M		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2031	\$36,000	1		
Panelboards						
Molded Case Bkrs	100%	2030	\$19,500	5	\$400	
Wiring	100%	2021	\$22.500	1		
Thermoplastic	100%	2031	\$32,500	1		
Motor Controllers Locally Mounted	100%	2029	\$46,700	5	\$100	
Ground	10070	2029	\$40,700		\$100	
Grounding Devices						
Generic General Genera	100%	LIFE	* *	5	\$200	
Lighting					4-00	
Interior Lighting						
Fluorescent	100%	2031	\$179,100	10	\$15,100	
	T-8 Lamps And Fixtures, Ext	ent : Light, Area Affe	ected : 100%			
	Location : Throughout The	Building				
Egress Lighting						
Emergency, Battery	50%	2026	\$13,500	10	\$2,000	
Exit, Service	50%	2026	\$2,700	1		
Exterior Lighting						
HID	20%	2026	\$15,000	10		
No Component	80%					
Alarm						
Fire/Smoke Detection						
No Component	90%					
Generic, Analog	10%	2026	\$4,100	1-3	\$1,000	
	Other Observation, Extent : Location : Corridors	Light, Area Affected	: 100%			
		And Manual Daill Chi	ation			
	Explanation : Alarm Bells	And Manual Pull Sto	ation			

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2041	* *	1		
Conversion Equipment						
Furnace	100%	2036	* *	1	\$8,100	
	Recent Replace Evident, Extent: N/A	4, Area Affected : 1	00%			
	Location : Ceiling					
	Other Observation, Extent : Light, A	rea Affected : 1009	%			
	Location : Ceiling					
	Explanation: 5 Package Units					
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2113

Mechanical	echanical Current Repair Future		uture Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	15%			2025	\$9,100	1		
No Component	85%							
Terminal Devices								
Air Handler/Dir	35%			2026	\$16,100	1		
Expansion								
No Component	65%							
Heat Rejection								
Dry Cooler	35%			2026	\$3,900	2	\$4,000	
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$14,100	LIFE	* *	2-5	\$9,200	
		eriorating, I 1 : Ceiling	Extent : Moderate,	Area Aff	fected : 10%			
Exhaust Fans								
Interior	90%			2026	\$64,000	2	\$500	
Roof	10%			2026	\$3,100	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	\$206,000	1		
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,700	2		
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Mechani	cal Room					
	Explana	tion : One 7	5 Gallon Unit					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6

Address : 2105 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2306T
Program / Asset # : CUN0003.6T0 / 2114 Yr Built/Renovated : 1970 / 2000

Area Sq Ft : 12,070 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3852584

CAPITAL	FY 2025 - 2028	FY 2029 - 2034		
Exterior Architecture	\$307,600			
Interior Architecture	\$75,200	\$407,800		
Electrical		\$131,600		
Mechanical		\$151,400		
Site Pavements		\$54,600		
Total	\$382,800	\$745,400		
Importance Code A	\$307,600			
Importance Code B	\$75,200	\$690,800		
Importance Code C		\$54,600		
		. ,		

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$25,300	\$1,000		\$1,900
Electrical	\$500	\$20,500	\$300	\$300
Mechanical	\$17,600	\$119,500	\$1,900	\$700
Site Pavements	\$5,200			
Total	\$48,500	\$141,000	\$2,200	\$2,900
Importance Code A	\$600	\$37,300	\$600	\$600
Importance Code B	\$25,600	\$103,700	\$1,600	\$2,300
Importance Code C	\$22,300			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2114

Architecture	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior Exterior Walls Metal Panel	100% Now \$58,700 Corrosion/Rusting, Extent: Moderate, A Location: At Base Deformed/Dented, Extent: Light, Area A Location: Throughout Water Penetration, Extent: Light, Area A Location: Throughout	Affected : 10%	5	\$34,000		
Windows Steel	100% Now \$82,400	2056 **	5	\$11,700		
	Deteriorated Finish, Extent: Moderate, Location: Throughout Thermally Inefficient, Extent: Moderate Location: Throughout Caulking Deteriorated, Extent: Moderate Location: Throughout	Area Affected : 50%	J	\$11,700		
Roof Modified Bitumen	25% Now \$87,400	2041 **				
Modified Bitumen	Blisters, Extent: Moderate, Area Affecto Location: Throughout Gut/DS Non Func/Miss, Extent: Moder Location: South Side Seams Open/Split, Extent: Moderate, A Location: Throughout	ed : 15% ate, Area Affected : 25% rea Affected : 5%				
Spray-on Foam	75% Now \$79,100 Punct/Tear/Impact Damage, Extent: Mo Location: Throughout Water Penetration, Extent: Moderate, A Location: Various Classrooms Worn/Eroded, Extent: Moderate, Area A Location: Throughout	Area Affected : 10%	5	\$16,400		
Interior						
Floors Mosaic Tile Vinyl Tile	5% 95% Now \$8,200 Broken/Missing Elements, Extent: Mod Location: Corridor And Classrooms To Cracking/Crumbling, Extent: Moderate Location: Corridor And Classrooms To Worn/Eroded, Extent: Moderate, Area A Location: Computer Classroom	Throughout c, Area Affected : 5% Throughout	5 3	\$2,000 \$5,700		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2114

Architecture	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls	1 <i>5</i> 0/ N	Φ 7.200	LIEE	* *	-	#1 (00	
Concrete Masonry Unit	15% Now Cracking/Crumbling	\$7,200	LIFE		5	\$1,600	
	Location: Through	_	ги Ајјесте	:u . 20/0			
	Water Penetration, I		Affected .	: 20%			
	Location : Through	-	33				
Gypsum Board	65% 0-2	\$4,600	LIFE	* *	5	\$10,200	
71	Cracking/Crumbling			fected : 20%		, ,, ,,	
	Location : Corrido	r Throughout					
	Water Penetration, I		lrea Affec	cted : 20%			
	Location : Classro	oms Throughout					
Metal Panel	20% 4+	\$5,300	LIFE	* *			
	Deformed/Dented, E		rea Affec	eted : 20%			
·	Location : Through	iout					
Ceilings	1000/ N	¢75 200	2044	* *	_	¢7.700	
AcousTileSusp.Lay-In	100% Now Broken/Missing Eler	\$75,200	2044 erate Ari		5	\$7,700	
		or And Classrooms T					
	Cracking/Crumbling		_				
	Location : Through		, ,,,	,			
	Misaligned/Bulging,	Extent : Moderate,	Area Aff	ected : 5%			
	Location : Corrido	r And Classrooms T	Througho	ut			
	Staining/Discoloring	,	e, Area A <u>j</u>	fected : 5%			
	Location : Various						
	Water Penetration, I		Affected .	: 5%			
a. -	Location : Various	Classrooms					
Site Pavements							
On-Site Walkways Asphalt	25%		2034	\$54,600			
Cast in Place Concrete	75% 4+	\$5,200	2044	**			
	Cracking/Crumbling	. ,		ed : 5%			
	Location : South A		==				

lectrical		Current Repair		re Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%		2031	\$42,300	5	\$100		
Raceway								
Conduit	95%		2031	\$34,200	1			
Conduit	5%		2041	* *	1			
Panelboards								
Fused Disc Sw	5%		2030	\$1,000	5			
Molded Case Bkrs	95%		2030	\$18,500	5	\$300		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2114

Electrical	Current Repair	Future Replace	ment	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	d Cost Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Wiring					
Thermoplastic	95%		30,900 1		
Thermoplastic	5%	2041	** 1		
Motor Controllers					
Locally Mounted	10%	2036	** 5		
No Component	90%				
Ground					
Grounding Devices	1000/			4.00	
Generic	100% Other Observation, Extent: Light, Location: Room 613 Explanation: Ground Observed	LIFE Area Affected : 100%	** 5	\$200	
Lighting	-				
Interior Lighting					
Fluorescent	100%	2031 \$13	31,600 10	\$11,100	
	T-8 Lamps And Fixtures, Extent : Location : Throughout The Build		%		
Egress Lighting					
Emergency, Service	50%		\$3,600 1		
Exit, Service	50%	2031	\$2,000 1		
Exterior Lighting					
HID	20% Other Observation, Extent: Light, Location: Throughout Explanation: Operated Via Time	Area Affected : 100%	11,000 10		
No Component	80%				
Alarm					
Security System No Component Generic	80% 20% Other Observation, Extent : Light, Location : Hallways And Outsid Explanation : Surveillance Cam	e	** 1	\$900	
Fire/Smoke Detection					
No Component	70%				
Generic, Analog	30%	2026	\$9,100 1-3	\$2,200	
	Other Observation, Extent: Light, Location: Hallways	Area Affected : 100%		·	
	Explanation: Manual Pull Stati	on Ana Alarm Bells			

Mechanical	Currer	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2041	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2114

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Furnace	100%		2026	\$36,700	1	\$6,000	
		n, Extent : Light, Area	Affected	: 100%			
	Location : In Th	-					
	Explanation: 3	Units					
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment							
Window/Wall Unit	80%		2026	\$35,700	1		
No Component	20%						
Terminal Devices							
Air Handler/Dir	20%		2031	\$36,200	1		
Expansion							
No Component	80%						
Heat Rejection							
Dry Cooler	20%		2031	\$8,700	2	\$1,700	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	
Exhaust Fans							
Interior	80%		2026	\$41,800	2	\$300	
Roof	20%		2026	\$4,600	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	\$151,400	1		
Water Heater With Tanks							
Gas Fired	100%		2025	\$16,700	2		
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.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG, T7

Address : 2131 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2307T
Program / Asset # : CUN0003.7T0 / 2115 Yr Built/Renovated : 1972 / 2000

Area Sq Ft : 24,360 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3852585

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$112,900	
Interior Architecture		\$442,700
Electrical		\$265,600
Mechanical	\$118,900	\$367,500
Site Pavements	\$208,200	\$4,475,100
Total	\$439,900	\$5,550,900
Importance Code A	\$179,500	\$61,900
Importance Code B	\$52,200	\$1,013,900
Importance Code C	\$208,200	\$4,475,100
Total	\$439,900	\$5,550,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$120,500			
Interior Architecture	\$297,300	\$2,300		\$8,700
Electrical	\$700	\$35,100	\$500	\$500
Mechanical	\$41,900	\$47,400	\$6,600	\$1,200
Site Enclosure	\$400			
Site Pavements	\$55,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$520,400	\$88,700	\$11,000	\$14,300
Importance Code A	\$120,700	\$1,100	\$1,300	\$1,100
Importance Code B	\$337,800	\$87,600	\$9,700	\$13,200
Importance Code C	\$61,900			
Total	\$520,400	\$88,700	\$11,000	\$14,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2115

rchitecture	Current Repair		Future Replacement		M		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast in Place Concrete	10% Now Cracking/Crumbling Location: Through	-	LIFE ea Affecte	* * ed : 10%	5	\$12,300	
Concrete Masonry Unit	10% Now Cracking/Crumbling Location: South F Diagonal Cracks, Ex Location: Stairs Joint Mortar Miss/E Location: North A	acade stent : Moderate, Ar rod, Extent : Light,	ea Affect	ed : 10%	5	\$1,500	
Metal Panel	80% Now Corrosion/Rusting, I Location: Through Deformed/Dented, E Location: Through Water Penetration, E Location: Through	\$25,400 Extent : Moderate, A tout Extent : Light, Area Tout Extent : Light, Area	Affected :	5%	5	\$36,800	
Windows Steel	100% Now Broken/Missing Elen Location: Through Thermally Inefficien Location: Through Caulking Deteriorate Location: Through	oout t, Extent : Moderate oout ed, Extent : Modera	, Area A <u>j</u>	fected : 100%	5	\$6,000	
Roof				de de			
Skylight, Metal/Glass Spray-on Foam	2% 98% Now Cracking/Crumbling Location: Through Gut/DS Non Func/M Location: North A Water Penetration, E Location: Through	nout (iss, Extent : Moder nd South Facades Extent : Moderate, A	ate, Area	Affected : 20%	10 5	\$2,400 \$23,400	1
Soffits							
Stucco Cement	100%		2036	* *	5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2115

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	2.50	0.2	ФССС 400	2022	ф оо о 400	2	#10.100	
Carpet	35%		\$220,400	2033	\$220,400	3	\$19,100	
		aea, Extent n : Classro	t : Moderate, Area A	нујестеа :	100%			
			oms Aoderate, Area Affe	cted · 25	2/0			
	_	n : Classro		cica . 25.	, o			
Cast in Place Concrete	10%	<u> </u>		LIFE	* *	5	\$8,000	
Mosaic Tile	5%			2036	* *	5	\$4,600	
Vinyl Tile		Now	\$22,100	2031	\$442,700	3	\$6,200	
,	Cracking	/Crumbling	, Extent : Light, Arc	ea Affecte				
	Locatio	n : Through	nout					
Vinyl Tile 9" X 9"	5%	0-2	\$7,100	2041	* *	3	\$700	
			t : Moderate, Area A	Affected :	100%			
	Locatio	n : Corrido	rs					
Interior Walls	5 00			TTDD		_	#0.600	
Concrete Masonry Unit	50%		¢5 000	LIFE	* *	5	\$8,600	
Gypsum Board		Now	\$5,900 , Extent : Light, Arc	LIFE		5	\$12,900	
		n : Through		ги Ајјесте	:u . 2070			
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$35,500	2051	* *	5	\$1,800	
	-	_	, Extent : Moderate	, Area A <u>f</u>	fected : 25%			
		n : Through						
	_	_	g, Extent : Moderate	e, Area A <u>j</u>	fected : 25%			
		n : Through		1 100	. 1 200/			
		netration, E n : Through	Extent : Moderate, A	lrea Affec	cted: 20%			
English de Company			ioui	LIEE	* *		\$4.600	
Exposed Struc: Concrete Gypsum Board		Now	\$6,200	LIFE LIFE	* *	5 5	\$4,600 \$4,600	
Сурѕині Воага			50,200 , Extent : Moderate			3	\$4,000	
	_	n : Through		, 11, 00, 11,	,000000.0070			
Site Enclosure								
Fence/Gates								
Chain Link	100%		\$400	2041	* *			
		-	nents, Extent : Ligh	t, Area Aj	ffected : 5%			
		n : Through		1.00	1000/			
		_	Extent : Light, Area	Affected	: 100%			
Site Pavements	Locano	n : Through	ioui					
On-Site Walkways								
Asphalt	50%	2-4	\$31,100	2034	\$310,800			
115611011			, Extent : Light, Arc					
	_	n : Through						
Cast in Place Concrete	50%	0-2	\$24,500	2036	* *			
	Cracking	/Crumbling	, Extent : Moderate		fected : 10%			
	Locatio	n : Through	iout					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2115

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Location: Throughout Parking Lot

Electrical	Current Repair	Futur	re Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/	•••	A- 400	_	4400	
Fused Disc Sw	100%	2031	\$7,400	5	\$100	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Electrical Room	. 1 4 . 20	20.4			
	Explanation: Main Service Switch Ro	ited At 60	10 Amperes			
Raceway	000/	2021	¢22 400	1		
Conduit	90%	2031	\$32,400	1		
Conduit	10%	2041	* *	1		
Panelboards	000/	2020	#26.200	_	Φ.(.0.0	
Molded Case Bkrs	90%	2030	\$26,300	5	\$600	
Molded Case Bkrs	10%	2039	7. 7.	5	\$100	
Wiring	000/	2021	#20.200	1		
Thermoplastic	90%	2031	\$29,300	1		
Thermoplastic	10%	2041		1		
Ground						
Grounding Devices	100%					
Not Accessible	100%					
Lighting Interior Lighting						
Fluorescent	98%	2031	\$260,300	10	\$21,900	
Pluorescent	T-8 Lamps And Fixtures, Extent: Light,			10	\$21,900	
	Location: Throughout The Building	лгеи луу	естей . 100/0			
F1	2%	2021	¢5 200	10	¢400	
Fluorescent		2031	\$5,300	10	\$400	
	Compact Fluorescent Light, Extent : Light	gnı, Area	Affectea : 100%			
	Location : Hallways					
Egress Lighting	500/	2021	#20.000	10	#2.000	
Emergency, Battery	50%	2031	\$20,000	10	\$2,900	
Exit, Service	50%	2031	\$4,000	1		
Exterior Lighting	2007	2026	#22.20	1.0		
HID	20%	2026	\$22,200	10		
No Component	80%					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2115

Electrical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm							
Security System							
No Component	80%						
Generic	20%	2031	\$8,900	1	\$1,800		
	Other Observation, Extent : N/A, Area	Affected: 100	0%				
	Location : Hallways						
	Explanation : Surveillance Cameras						
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%	2026	\$12,300	1-3	\$3,000		
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Hallways						
	Explanation : Alarm Bells And Man	ual Pull Station	n				

Mechanical	<u> </u>	urrent Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	, , , , , , ,	nil Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2041	* *	1		
Natural Gas	90%			2041	* *	1		
Conversion Equipment								
Furnace Radiant Heater	Damaged, Ex Location: I Malfunctioni Location: I Other Observ Location: I Explanation For Cooling	Insulation P ng, Extent : Roof vation, Exte Roof n : 7 Obsole g.	\$66,600 re, Area Affected leeling Off, Roop Severe, Area Aj nt : Severe, Area lete Rooftop Paci	fected: Affected aged Un 2031	d : 90% uits With Direct Exp \$61,900	pansion 1	\$9,800 R-22 Component \$1,100	
	Location:		ш . 17/А, Агей А	уестей.	10/0			
	Explanation		c Units					
Air Conditioning	•							
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment Not Accessible	100%	uation Euto	nt : Light, Area	Affortad	. 00/			
	Location : H		nı : Ligni, Area	Ајјестеа	. 0%			
		5	tina Fauinmant					
	Explanation	n : See Heat	ting Equipment					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2115

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Heat Rejection Air Cooled Condenser Unit	100%	0-2	\$41,300	2041	* *	2	\$13,600		
		Other Observation, Extent : Severe, Area Affected : 100% Location : Roof							
	Explana	tion : Obso	lete						
Ventilation Distribution						_			
Ductwork/Diffusers	Insul. Det	_	\$52,200 Extent : Severe, Ar			2-5	\$13,600		
	Location	i : Ductwor	k On Roof Is Dama	iged And	Corroded				
Exhaust Fans Roof	100%			2026	\$46,200	2	\$700		
Plumbing	10070			2020	ψ.10,200		\$700		
H/C Water Piping Brass/Copper	100%			2031	\$305,600	1			
Water Heater With Tanks	10070			2031	\$303,000	1			
Gas Fired	Leak Evid		\$300 : Severe, Area Affe	2031 cted : 10	\$16,700 0%	2			
			or Room No. 7214						
			Extent : Severe, Ar or Room No. 7214	ea Affec	ted : 100%				
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	1000/				* *				
Cast Iron	100%			LIFE	* *	1			
Fixtures Generic	100%								
Vertical Transport	100%								
Elevators									
Hydraulic	100%			LIFE	* *				
,		ervation, E	Extent : N/A, Area A		100%				
		: 1st To 2r							
	Explana	tion : 1 Uni	it						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8

Address : 2101 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2308T
Program / Asset # : CUN0003.8T0 / 2095 Yr Built/Renovated : 1972 / 2008

Area Sq Ft : 17,418 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3852586

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$367,100	
Interior Architecture		\$422,000
Electrical		\$189,900
Mechanical	\$106,300	\$218,500
Site Pavements		\$224,300
Total	\$473,300	\$1,054,800
Importance Code A	\$473,300	
Importance Code B		\$830,500
Importance Code C		\$224,300
Total	\$473,300	\$1,054,800

Total	\$127,000	\$84.300	\$6,900	\$6,900
Importance Code C	\$23,200			. ,
Importance Code B	\$51,200	\$83,700	\$5,700	\$6,400
Importance Code A	\$52,500	\$600	\$1,200	\$500
Total	\$127,000	\$84,300	\$6,900	\$6,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$7,400			
Mechanical	\$31,800	\$56,700	\$2,500	\$600
Electrical	\$12,300	\$21,700	\$400	\$400
Interior Architecture	\$50,700	\$1,900		\$2,000
Exterior Architecture	\$20,800			
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2095

chitecture	Current Repair			Futur	e Replacement	Maintenance		
stem Component Type		Date Est	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Concrete Masonry Unit	Joint Mortar M Location : No Misaligned/Bu Location : So	ks, Extent rth Facad liss/Erod, I rth Facad ging, Exte uth Facad	le, South Facad Extent : Moder le nt : Moderate, e	de rate, Area Area Aff	Affected : 20%	5	\$11,200	
	Rusting Mason			te, Area A	Affected : 25%			
	Location : So Vertical Cracks Location : No	, Extent :	Moderate, Are	a Affected	d : 5%			
Pre-Cast Concrete	2% No Cracking/Crum Location: Wi Water Penetrat Location: Wi	bling, Ext ndow Sills ion, Exten	Throughout t : Light, Area			5	\$1,300	
Window Wall	Water Penetrat	iorated, E trances Ar ion, Exten	nd Corridors T	hroughou Affected .	ut : 20%	5	\$1,800	
Windows								
Steel	100% No Deteriorated F Location: Th Thermally Ineff Location: Th Caulking Deter Location: Th	inish, Exte roughout îcient, Ext roughout iorated, E	ent : Moderate	e, Area A <u>j</u>	ffected : 100%	5	\$12,100	
Parapets	1000/			2044	* *	5 10	\$29,600	
Metal Rail Roof	100%			2044	· · · ·	5-10	\$38,600	
Modified Bitumen	95% 2. Blisters, Extent Location: Th	: Modera	\$13,700 te, Area Affect	2036 ed : 10%	* *			
Skylight, Metal/Glass	5%			2051	* *	10	\$4,500	
Soffits Cement - Fiber Panel	100%			2031		10		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2095

Architecture	Current Repair		Future Replacement		М	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors Cost in Place Concrete	100/	Now	\$4.200	LIEE	* *	5	¢5 700	
Cast in Place Concrete		Now Crumbling,	\$4,300 Extent : Moderate	LIFE , Area Aj		5	\$5,700	
	Location	ı : Connect	ion To T6 And Mec	hanical I	Room			
Mosaic Tile			\$11,900 : Moderate, Area A hroughout	2036 Affected :	* *	5	\$1,600	
Quarry Tile	25%	Now	\$9,400	2044	* *	5	\$4,900	
	Cracking/	Crumbling,	Extent : Light, Are out Corridors And	ea Affecte	ed : 10%		7 %	
Vinyl Tile	60%	Now	\$8,400	2031	\$422,000	3	\$5,900	
·	_	0	Extent : Moderate out Classrooms	, Area Aj	ffected : 20%			
Interior Walls								
Concrete Masonry Unit	50%		\$15,800	LIFE	**	5	\$3,400	
	-		tent : Moderate, Ar r Main Lobby And					
Gypsum Board	50%			LIFE	* *	5	\$5,200	
Ceilings								
AcousTileSusp.Lay-In	15%			2036	* *	5	\$3,800	
Exposed Struc: Concrete				LIFE	* *	5	\$2,900	
Gypsum Board	10%		\$900	LIFE	* *	5	\$3,100	
	Location	ı: 2nd Floo	ents, Extent : Mod or Corridor					
			it, Extent : N/A, Ar	ea Affect	ed : 5%			
	Location	ı : 2nd Floc	or Corridor					
te Enclosure								
Fence/Gates Aluminum Rail	100%			2036	* *	5-10		
te Pavements	10070			2030		3-10		
On-Site Walkways								
Asphalt	25%	0-2	\$1,000	2034	\$20,400			
1			Extent : Moderate					
			de Of Building	<i>J</i> .	-			
Cast in Place Concrete	75%	4+	\$1,900	2044	* *			
			Extent : Light, Are		ed : 5%			
			nd East Side Of Bui					
Parking/Driveway								
Asphalt		Now	\$4,500	2034	\$224,300			
	_	_	Extent: Moderate	, Area Aj	ffected : 15%			
	Location	ı : North Si	de Lot					

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.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2095

Electrical	Current Repa	ir Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extend Location : Electrical Ro		\$3,700 100%	5	\$100	
	Explanation : Main Serv	vice Disconnect Switch	Rated At 1,200 Am	peres		
Switchgear / Switchboard Fused Disc Sw	100%	2031	\$42,300	5	\$100	
Raceway Conduit	100%	2031	\$36,000	1		
Panelboards Molded Case Bkrs	100%	2030	\$19,500	5	\$500	
Wiring Thermoplastic	100%	2031	\$32,500	1		
Motor Controllers Locally Mounted No Component	10% 90%	2036	* *	5		
Ground Grounding Devices Not Accessible	100%					
Lighting	10070					
Interior Lighting Fluorescent	98% Now Damaged Fixtures, Extent Location: Missing Lens T-8 Lamps And Fixtures, I Location: Throughout T	es Throughout Extent : Light, Area Aff				
Fluorescent	2% Compact Fluorescent Ligh Location : Hallways	2031 ht, Extent : Light, Area	\$3,800 Affected : 100%	10	\$300	
Egress Lighting Emergency, Battery Exit, Service	50% 50%	2031 2031	\$14,300 \$2,900	10 1	\$2,100	
Exterior Lighting HID HID	10% 10% Now Not in Service, Extent : M Location : Outside Perin		\$7,900 * *	10		
No Component	80%					
Alarm						
Security System No Component Generic	80% 20%	2036	**	1	\$1,300	
	Other Observation, Extend Location : Hallways Explanation : Surveillan		: 100%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2095

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%	2026 \$13,200	1-3 \$3,200	
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location : Hallways			
	Explanation : Manual Pull Station Ar	nd Alarm Bells		

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Electricity	40%		2041	* *	1		
Natural Gas	60%		2041	* *	1		
Conversion Equipment							
Furnace	60% 0-2	\$31,800	2041	* *	1	\$4,700	
	Other Observation, E	Extent : Severe, Ared	a Affecte	d : 60%			
	Location: Roof						
	Explanation: 1 Roo					·	
Radiant Heater	40% Now	\$106,300	2041	* *	2	\$2,600	
	Damaged, Extent : Se		d: 25%				
	Location: Various	Areas					
	Other Observation, E	Extent : Light, Area	Affected	: 75%			
	Location: Various						
	Explanation: 23 U	nits					
air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		
Tentilation Tentilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,700	
Exhaust Fans							
Roof	100%		2026	\$33,000	2	\$500	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2031	\$218,500	1		
Water Heater With Tanks							
Electric	100%		2026	\$23,100	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Generic	100%						
Fixtures	100%						

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8

Asset #: 2095

Mechanical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Hydraulic 100% LIFE **

Other Observation, Extent: Light, Area Affected: 100%

Location: 1st To 2nd Floor Explanation: 1 Unit

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z

Address : 1530 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.060 / 13607 Yr Built/Renovated : 1992 /

Area Sq Ft : 4,065 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 23-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 250 BIN : 3349320

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$103,300
Site Pavements		\$161,400
Total		\$264,700
Importance Code A		\$103,300
Importance Code C		\$161,400
Total		\$264,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,200			
Interior Architecture	\$19,900			
Electrical	\$300	\$700	\$200	\$300
Mechanical	\$29,000	\$29,400	\$5,900	\$5,500
Site Pavements	\$8,100			
Total	\$75,400	\$30,200	\$6,100	\$5,800
Importance Code A	\$18,600		\$400	
Importance Code B	\$48,800	\$30,200	\$5,800	\$5,800
Importance Code C	\$8,100			
Total	\$75,400	\$30,200	\$6,100	\$5,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z

Asset #: 13607

Architecture	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	000/ 1	¢0.500	2051	* *	_	¢12.700	
Metal Panel	80% Now Deformed/Dented, Ex	\$9,500	2051		5	\$13,700	
	Location : At Corne			ieu . 1070			
Metal Coiling Doors	20%		2044	* *	5	\$5,700	
Wear Coming Doors	Deformed/Dented, Ex	tent : Light, Area A		5%	5	Ψ5,700	
	Location : Impact D	-					
Windows							
Aluminum	50% 0-2	\$5,500	2047	* *	5	\$300	
	Corrosion/Rusting, Ex Location : North Sid		1rea Affeo	cted : 10%			
Metal Louvers	50% Now	\$3,200	2040	* *			
	Corrosion/Rusting, Ex Location: Througho	-	Affected .	: 20%			
	Other Observation, E.		Affected	: 10%			
	Location : West Side	Louver					
	Explanation : Block	ed With Plywood					
Roof	0.50/		2011	* *	10	#10.000	
Metal Panel Skylight, Plastic	95% 5%		2044 2044	* *	10 1	\$10,800	
Interior	370		2044		1		
Floors							
Cast in Place Concrete	100% 0-2	\$10,000	LIFE	* *	5	\$13,100	
	Cracking/Crumbling,		ea Affecte	ed : 10%			
	Location : Througho	out					
Ceilings	35% 4+	\$0,000	LIEE	* *			
Exposed Struc: Steel	Corrosion/Rusting, Ex	\$9,900	LIFE Affected				
	Location : Through		Ајјестей .	. 370			
Metal Panel	65%		LIFE	* *	5	\$4,900	
Site Enclosure							
Fence/Gates	1000/		2051	* *			
Chain Link	100%		2051	* *			
Site Pavements On-Site Walkways							
Asphalt	100%		2040	* *			
Parking/Driveway							
Asphalt	100% Now	\$8,100	2034	\$161,400			
	Cracking/Crumbling,						
	Location : East Wes	t And South Side C)f Buildin	g			

Electrical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z

Asset #: 13607

Electrical		Current R	epair	Futur	e Replacement	M	aintenance		
system Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts									
Transformers									
Dry Type	100%			2036	* *	5			
			tent : Light, Area	Affected	: 100%				
	Location:								
	Explanatio	on : 45 Kil	ovolt-ampere						
Raceway									
Conduit	100%			2041	* *	1			
Panelboards									
Fused Disc Sw	10%			2039	* *	5			
Molded Case Bkrs	90%			2039	* *	5	\$100		
Wiring									
Thermoplastic	100%			2041	* *	1			
Motor Controllers									
Locally Mounted	100%			2036	* *	5			
ighting									
Interior Lighting									
Fluorescent	10%			2031	\$2,800	10	\$400		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location:								
	Explanatio	on : T-8 La	ımps						
LED	90%			2036	* *				
Egress Lighting									
Emergency, Battery	50%			2036	* *	10	\$500		
Exit, Service	50%			2036	* *	1			
Exterior Lighting									
HID	20%			2031	\$3,700	10			
No Component	80%								
larm									
Fire/Smoke Detection									
Generic, Analog	100%			2031	\$10,200	1-3	\$2,600		
			ctent : Light, Area	Affected	: 100%				
	Location:								
	Explanatio	on : Bells,	Manual Pull Stati	on					

Mechanical	Current Repair	Futu	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2041	* *	1		
Conversion Equipment						
Radiant Heater	100%	2031	\$103,300	2	\$1,900	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Various Locations					
	Explanation: 6 Gas Fired Units					

Ventilation

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z

Asset #: 13607

Mechanical		Current Repair	Repair Future Replacement		М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Wall Unit	100%		2026	\$1,700	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2041	* *	1		
Water Heater With Tanks							
Electric	100%		2025	\$23,100	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2031	\$1,800	1	\$300	
Fire Suppression							
Sprinkler							
Generic	100%		2041	* *	1-2	\$1,100	
Chemical System							
Dry	100%		2026	\$15,900	1-3	\$72,600	
	Dry Systen	n, Extent : Light, Area Affec	ted : 100%	,			
	Location	: Gas Station, Outside					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C

Address : 1950 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230C
Program / Asset # : CUN0003.0C0 / 2122 Yr Built/Renovated : 1977 / 2000

Area Sq Ft : 32,857 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Importance Code C

Total

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$804,100	\$563,000
Interior Architecture		\$619,000
Electrical		\$721,700
Mechanical	\$1,322,000	\$860,700
Total	\$2,126,100	\$2,764,300
Importance Code A	\$804,100	\$563,000
Importance Code B	\$1,322,000	\$2,201,400
Total	\$2,126,100	\$2,764,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$38,500	\$9,400		
Interior Architecture	\$163,900		\$8,300	\$8,300
Electrical	\$1,500	\$30,900	\$900	\$1,100
Mechanical	\$16,600	\$11,700	\$6,800	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$224,500	\$55,900	\$20,000	\$18,300
Importance Code A	\$38,500	\$9,400		
Importance Code B	\$148,100	\$46,600	\$20,000	\$18,300

\$55,900

\$20,000

\$18,300

\$37,800

\$224,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2122

Current	Repair	Futur	e Replacement	M	aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
000/ 11	#217 000	LIEE	ψ ψ	-	#20.400	
Horizontal Cracks, E Location : Through Joint Mortar Miss/E	Extent : Moderate, A nout rod, Extent : Moder	1rea Affe	cted : 10%	5	\$39,400	
5%		2041	* *	5-10	\$16,900	
Location : Through Water Penetration, E	out Extent : Moderate, A			5	\$13,900	
Location : Through	nout			5	\$900	
5%		2040	* *	10	\$600	
Location : Through Joint Mortar Miss/E	out rod, Extent : Moder			5	\$3,400	
		2051	* *	5	\$800	
			* *		·	
1070		2030		2 10	Ψ7,200	
		2041 Iffected :	**			
Location : Through Water Penetration, E	nout Extent : Moderate, A					
Location : Above L Water Penetration, E	obby, Throughout Extent : Moderate, A					
<u></u>						
	80% Now Horizontal Cracks, E Location: Through Joint Mortar Miss/E Location: North F 5% 15% Now Caulking Deteriorate Location: Through Water Penetration, E Location: Through Water Penetration, E Location: Offices 5% 85% Now Horizontal Cracks, E Location: Through Joint Mortar Miss/E Location: Through Joint Mortar Miss/E Location: Through Joint Mortar Miss/E Location: Through Thro	80% Now \$317,000 Horizontal Cracks, Extent: Moderate, A Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate	80% Now \$317,000 LIFE Horizontal Cracks, Extent: Moderate, Area Affect Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate, Area Affect Location: North Facade 5% 2041 15% Now \$87,700 2041 Caulking Deteriorated, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, Area Affect Location: Throughout 95% Now \$17,300 2039 Caulking Deteriorated, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, Area Affect Location: Offices 5% 2040 85% Now \$83,400 LIFE Horizontal Cracks, Extent: Moderate, Area Affect Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate, Area Affect Location: Throughout 5% 2051 10% S2051 10% 2036 10% Now \$21,200 2041 Recent Installation, Extent: N/A, Area Affected: Location: North Facade 85% Now \$225,200 2031 Miss/Damaged Flashings, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, Area Affect Location: Throughout S% Now \$90,800 2051 Miss/Damaged Flashings, Extent: Moderate, Area Affect Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affect Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affect Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affect Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affect Location: Above Lobby, Throughout	80% Now \$317,000 LIFE ** Horizontal Cracks, Extent: Moderate, Area Affected: 10% Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 15% Location: North Facade 5% 2041 ** Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 20% Location: North Facade 5% 2041 ** Caulking Deteriorated, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Throughout 95% Now \$17,300 2039 ** Caulking Deteriorated, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 10% Location: Offices 5% 2040 ** 85% Now \$83,400 LIFE ** Horizontal Cracks, Extent: Moderate, Area Affected: 20% Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Throughout 5% 2051 ** 10% Now \$21,200 2041 ** Recent Installation, Extent: N/A, Area Affected: 100% Location: North Facade 85% Now \$225,200 2031 \$563,000 Miss/Damaged Flashings, Extent: Moderate, Area Affected: 30% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20%	Sof Fail Date Estimated Cost Fy Estimated Cost Cycle Total (Years) Fy Estimated Cost Cycle Total (Years) Fy Estimated Cost Cycle Cyrs)	Now

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2122

Architecture		Current I	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors Carpet	Punct/Tea Location Staining/L	i : Through Discoloring,	. Extent : Moderate			3	\$18,400		
Cast in Place Concrete Ceramic Tile	20% 5% Cracking/	0-2	\$6,800 Extent : Moderate	LIFE 2040 , Area Aj	* * * * fected : 20%	5 5	\$21,500 \$1,200		
Panel/Paver: Cer/Brk Vinyl Tile	15% 35% Cracking/	0-2	\$9,300 Extent : Light, Are	2047 2031 ea Affecte	* * \$464,400 ed : 10%	5 3	\$16,600 \$6,500		
Interior Walls									
Cast in Place Concrete Ceramic Tile Concrete Masonry Unit		0-2	\$17,300 Extent : Light, Are	LIFE 2040 LIFE ea Affecte	* * * * * * ed : 10%	5 5	\$2,400 \$3,800		
Gypsum Board	60% Cracking/	Now	\$19,300 Extent : Light, Are	LIFE ea Affecte	* * ed : 20%	5	\$17,000		
Masonry: Brick	10%			LIFE	* *				
Ceilings AcousTileConcealSpLn	_		\$7,700 Extent : Light, Are	2029 ea Affecte	\$154,600 ed: 10%	5	\$6,100		
AcousTileSusp.Lay-In	_		\$14,000 Extent : Light, Are out	2036 ea Affecte	* * ed : 10%	5	\$8,600		
Exposed Struc: Concrete Gypsum Board	25% 20% Water Per	Now	\$3,400 xtent : Light, Area	LIFE LIFE Affected	** **	5 5	\$1,900 \$12,300		
Retaining Walls Cast in Place Concrete No Component	10% 90%	·	-	2051	* *				
te Pavements On-Site Walkways Cast in Place Concrete No Component	20% 80%			2036	* *				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2122

Electrical	Current Repair Fu		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•	•					•
Transformers							
Dry Type	100%		2029	\$26,100	5	\$100	
	Other Observation, Ex		ffected	: 100%			
	Location : Mechanica			0.1 (0)			
D	Explanation: 75 Kilo	ovolt-ampere And V	arious	Other Sizes			
Raceway	90%		2031	¢52 900	1		
Conduit Conduit	90% 10%		2031	\$53,800 * *	1		
Panelboards	1070		2041		1		
Fused Disc Sw	10%		2030	\$0.700	5	\$100	
Molded Case Bkrs	80%		2030	\$9,700 \$78,000	5 5	\$700 \$700	
Molded Case Bkrs	10%		2030	\$78,000 * *	5	\$100 \$100	
	1070		2039		3	\$100	
Wiring Thermoplastic	90%		2031	\$67,900	1		
Thermoplastic	10%		2031	\$07,900 * *	1 1		
Motor Controllers	1070		2041		1		
Motor Control Center	100%		2029	\$53,300	5	\$900	
Lighting	10070		2029	\$55,500		\$700	
Interior Lighting							
Fluorescent	98%		2031	\$468,800	10	\$29,500	
Tuorescent	T-8 Lamps And Fixture			· ·	10	Ψ27,300	
	Location : Throughou	-	- 155				
LED	2%		2036	* *			
LED	Other Observation, Ex			100%			
	Location : Lobby	iem : 14/11, 11rea 11jj	cerca .	10070			
	Explanation : LEDs (Ohserved					
Egress Lighting	Expression : EEE's	90501100					
Emergency, Service	50%		2031	\$9,900	1		
Exit, Service	50%		2031	\$6,900	1		
Exterior Lighting	2070		2001	Ψ0,500	-		
HID	20%		2026	\$29,900	10		
No Component	80%		2020	Ψ23,300	10		
Alarm	0070						
Security System							
No Component	70%						
Generic	30%		2031	\$18,100	1	\$3,700	
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Hallways						
	Explanation : Surveil	llance Camera Syst	em				
Fire/Smoke Detection	•						
No Component	70%						
Generic, Digital	30%		2031	\$24,800	1-3	\$6,300	
, 2	Other Observation, Ex						
	Location : Hallways						
	Explanation : Smoke			Bells, Strobe Lights	And Ma	nual Pull	
	Stations						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2122

Broken, Extent : Severe, Area Affected : 50% Location : 1 Of 2 Pumps In Penthouse Mechanical Room Corroded, Extent : Moderate, Area Affected : 30% Location : Pumps In Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room Terminal Devices Air Handler 50% 2026 \$301,900 1 \$10, Convector/Radiator 10% 2029 \$26,200 1 \$1, Fan Coil Unit/Heat 40% Now \$191,000 2041 ** 1 \$3, On Extended Life, Extent : Severe, Area Affected : 40% Location : Various Locations Other Observation, Extent : Severe, Area Affected : 20% Location : Various Locations Explanation : Rusted And Leaking Air Conditioning Energy Source District Chilled Water 100% 2041 ** 1 Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : Chilled Water Provided From Building P Distribution CW & CHW Wtr 100% 2-4 \$5,200 2031 \$51,900 4 \$1, Pipe/Pump Corroded, Extent : Moderate, Area Affected : 25% Location : Pumps In Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room		aintenance	Current Repair Future Replacement Maintenance			Mechanical			
Energy Source HTHW/HW 100% Other Observation, Extent: Light, Area Affected: 100% Location: Penthouse Mechanical Room Explanation: Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room Bistribution Hot Witr Piping/Pump Hot Witr Provided From Building P Hot Piping/Pump Hot Witr Provided From Building P Hot Piping/Pump Hot Piping/Pump	Cost Priority	Estimated Cost	-	Estimated Cost		Estimated Cost			Component
HTHW/HW 100% 2041 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Penthouse Mechanical Room Explanation: Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room. Distribution Hot Wtr Piping/Pump 100% Now \$7,000 2030 \$70,200 4 \$1, Broken, Extent: Severe, Area Affected: 50% Location: 10f2 Pumps In Penthouse Mechanical Room Corroded, Extent: Moderate, Area Affected: 30% Location: Pumps In Penthouse Mechanical Room Insul. Deteriorating, Extent: Moderate, Area Affected: 20% Location: Penthouse Mechanical Room Terminal Devices Air Handler 50% 2026 \$301,900 1 \$10, Convector/Radiator 10% 2029 \$26,200 1 \$1, Fan Coil Unit/Heat 40% Now \$191,000 2041 ** 1 \$3, On Extended Life, Extent: Severe, Area Affected: 40% Location: Various Locations Other Observation, Extent: Severe, Area Affected: 20% Location: Various Locations Explanation: Rusted And Leaking Air Conditioning Energy Source District Chilled Water 100% 2-4 \$5,200 2031 \$51,900 4 \$1, Pipe/Pump Corroded, Extent: Moderate, Area Affected: 25% Location: Pumps In Penthouse Mechanical Room Insul. Deteriorating, Extent: Moderate, Area Affected: 20% Location: Pumps In Penthouse Mechanical Room Insul. Deteriorating, Extent: Moderate, Area Affected: 20% Location: Pumps In Penthouse Mechanical Room Insul. Deteriorating, Extent: Moderate, Area Affected: 20% Location: Penthouse Mechanical Room Insul. Deteriorating, Extent: Moderate, Area Affected: 20% Location: Penthouse Mechanical Room Insul. Deteriorating, Extent: Moderate, Area Affected: 20% Location: Penthouse Mechanical Room Insul. Deteriorating, Extent: Moderate, Area Affected: 20% Location: Penthouse Mechanical Room Terminal Devices									
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Air Handler/Cool/Ht 80% 2026 \$498,100 1 \$16,	300	\$16,300	1	\$498 100	2026		,	80%	
	*	\$2,100		·					
Ventilation 2 1 1 20 20 4175,000 1 42,	,	<u> </u>		+->0,000				2070	
Distribution									
	,300	\$18,300	2-5	* *	LIFE		, 0	100%	Ductwork/Diffusers
Exhaust Fans									
	•	\$1,000							
Roof 5% 2026 \$3,100 2 \$	§100	\$100	2	\$3,100	2026		0	5%	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2122

Mechanical	Current Repair	Futur	Future Replacement Maintenance		aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2031	\$412,100	1				
HW Heat Exchanger								
HTHW/HW	100%	2031	\$89,900					
	Other Observation, Extent : Light, A	rea Affected	: 100%					
	Location: Penthouse Mechanical	Room						
	Explanation : Unit Shared With Bu	ilding F						
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: 1st To 3rd Floor, Pentho	ouse						
	Explanation: 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%	2031	\$147,800	1-5	\$17,200			
Sprinkler								
No Component	80%							
Generic	20%	2031	\$88,800	1-2	\$1,800			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D

Address : 1950 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230D
Program / Asset # : CUN0003.0D0 / 2123 Yr Built/Renovated : 1977 / 2000

Area Sq Ft : 32,857 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2025 - 2028	FY 2029 - 2034	
Exterior Architecture	\$608,100	\$563,000	
Interior Architecture		\$1,080,100	
Electrical	\$14,400	\$860,500	
Mechanical	\$1,357,700	\$860,700	
Total	\$1,980,100	\$3,364,200	
Importance Code A	\$608,100	\$563,000	
Importance Code B	\$1,372,000	\$2,674,600	
Importance Code C		\$126,600	
Total	\$1,980,100	\$3,364,200	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$59,000	\$9,400		
Interior Architecture	\$129,000	\$8,600		\$8,000
Electrical	\$2,500	\$32,900	\$1,900	\$2,100
Mechanical	\$16,500	\$11,600	\$6,700	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$211,000	\$66,500	\$12,600	\$18,900
Importance Code A	\$59,000	\$9,400		
Importance Code B	\$115,300	\$57,100	\$12,600	\$18,900
Importance Code C	\$36,600			
Total	\$211,000	\$66,500	\$12,600	\$18,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2123

chitecture	Current Repair	Future Replacement	М	Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
erior					
Exterior Walls			_		
Masonry: Brick	80% Now \$317,000 Horizontal Cracks, Extent: Moderate, Location: Throughout Joint Mortar Miss/Erod, Extent: Mode Location: Throughout	-	5	\$39,400	
Metal Panel	5%	2041 **	5-10	\$16,900	
Window Wall	15% Now \$87,700 Caulking Deteriorated, Extent: Moder Location: North Facade Water Penetration, Extent: Light, Area Location: North Facade		5	\$13,900	
Windows					
Aluminum	95% Now \$17,300 Caulking Deteriorated, Extent: Moder Location: Throughout Water Penetration, Extent: Moderate, Location: Offices		5	\$900	
Metal Louvers	5%	2034 \$5,300	10	\$600	
Parapets Masonry: Brick	85% Now \$41,700 Horizontal Cracks, Extent: Moderate, Location: Throughout Joint Mortar Miss/Erod, Extent: Mode Location: Throughout		5	\$3,400	
Metal Panel	5%	2041 **	5	\$800	
Metal Rail	10%	2036 **	5-10	\$7,200	
Roof Modified Bitumen	10% Recent Installation, Extent : N/A, Area Location : North Facade	2041 ** Affected : 100%	10	\$3,300	
Single Ply Membrane	85% Now \$112,600 Water Penetration, Extent : Light, Area Location : Third Floor	2031 \$563,000 a Affected : 10%)		
Skylight, Metal/Glass	5% Now \$90,800 Miss/Damaged Flashings, Extent: Mo Location: Over Lobby Water Penetration, Extent: Moderate,				
	Location: Over Main Lobby				
Soffits					

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2123

Architecture		Current l	Repair	Futu	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors					****		*		
Carpet	20%		\$68,000	2030	\$169,900	3	\$14,800		
		_	amage, Extent : Mo	oderate, .	Area Affected : 30%	0			
		i : Through	out , Extent : Moderate	1400 1	factod 1000/				
	_	i : Through		г, ягеи ң	geciea . 100%				
Cast in Place Concrete	10%			LIFE	* *	5	\$10,800		
Ceramic Tile	5%			2034	\$135,400	5	\$2,500		
Panel/Paver: Cer/Brk	15%			2039	* *	5	\$16,600		
Vinyl Tile	50%		\$13,300	2031	\$663,400	3	\$9,200		
	Cracking/Crumbling, Extent: Light, Area Affected: 10%								
	Location	ı : Through	out						
Interior Walls	50/			LIEE	* *				
Cast in Place Concrete Ceramic Tile	5% 5%			LIFE		5	\$2.400		
Concrete Masonry Unit	3% 20%	0-2	\$17,300	2034 LIFE	\$126,600 * *	5 5	\$2,400 \$3,800		
Concrete Masonry Onit	Cracking/		Extent : Light, Are			3	\$3,800		
Gypsum Board	60%	Now	\$19,300	LIFE	* *	5	\$17,000		
31	_	Crumbling, 1 : Through	Extent : Moderate		ffected : 20%		, ,,,,,,,		
Masonry: Brick	10%			LIFE	* *				
Ceilings									
AcousTileConcealSpLn	20%	0-2	\$7,700	2029	\$154,600	5	\$6,100		
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 10%				
AcousTileSusp.Lay-In	35%			2036	* *	5	\$17,200		
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%				
	Location	ı : Through	out						
Exposed Struc: Concrete	25%			LIFE	* *	5	\$1,900		
Gypsum Board	20%	0-2	\$3,400	LIFE	* *	5	\$12,300		
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 10%				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	20%			2036	* *				
No Component	80%								

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2123

Electrical		Current Repair Future Replacement Maintenance					aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts	•			•					
Service Equipment									
Fused Disc Sw	100%			2031	\$22,100	5	\$100		
	Location	n : Electrica							
	Explana	tion : Main	Service Disconnec	t Switch	Rated At 2,500 Am	peres			
Transformers	1000/			2020	#26100	_	0100		
Dry Type	Location	servation, E n : Electrica			\$26,100 100%	5	\$100		
	Explana	tion : Two .	112.5 Kilovolt-amp	ere					
Switchgear / Switchboard					.				
Fused Disc Sw	100%	<u> </u>		2031	\$127,000	5	\$100		
Raceway					*=				
Conduit	95%			2031	\$56,800	1			
Conduit	5%			2041	* *	1			
Panelboards	/				*	_			
Fused Disc Sw	5%			2030	\$4,900	5			
Molded Case Bkrs	90%			2030	\$87,700	5	\$800		
Molded Case Bkrs	5%	<u> </u>		2039	* *	5			
Wiring									
Thermoplastic	95%			2031	\$71,600	1			
Thermoplastic	5%	1		2041	* *	1			
Motor Controllers	1000/			•	4.50.0 00	_	4000		
Motor Control Center	100%	ı		2029	\$53,300	5	\$900		
Ground									
Grounding Devices	1000/			LIDD	* *	-	0.500		
Generic	100%			LIFE	* *	5	\$500		
Stand-by Power									
Transfer Switches	1000/			2020	¢27,200	1	¢10 100		
Automatic	100%	l		2029	\$26,200	1	\$10,100		
Lighting									
Interior Lighting	20/			2026	¢1.4.400	10	\$000		
Fluorescent		servation, E	Extent : N/A, Area A nd Hallways	2026 Iffected :	\$14,400 100%	10	\$900		
	Explana	tion : Comp	pact Fluorescent Fi	ixtures					
Fluorescent	97%	1		2031	\$464,000	10	\$29,200		
			res, Extent : Light, out The Building	Area Aff	ected : 100%				
Egress Lighting		·							
Emergency, Service	50%			2031	\$9,900	1			
Exit, Service	50%	<u> </u>		2031	\$6,900	1			
Exterior Lighting		·							
HID	20%			2026	\$29,900	10			
No Component	80%	ı							

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2123

Electrical	rical Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
larm							
Security System							
No Component	70%						
Generic	30%	2031	\$18,100	1	\$3,700		
	Other Observation, Extent : Light, A	Area Affected .	: 100%				
	Location : Hallways						
	Explanation : Surveillance Camer	ra System					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2031	\$24,800	1-3	\$6,300		
Ž	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Hallways, Mechanical						
	Explanation : Strobe Lights, smoke		larm Bells. Horns	And Mar	ual Pull Stations		

Current R	Future	Renlacement	М						
						Priority			
			• •	1					
					~				
Explanation : Hot Wo Mechanical Room.	ater Provided Fro	m Buildin	g P. Building D 2	And E Sh	are The Same				
100% Now	\$7,000	2030	\$70,200	4	\$1,600				
_	5								
· .									
_			ected : 10%						
Location : Circulatir	ig Pump At Air Ho	ındler Ch	Bl-5 In Mechanic	al Room					
					*				

				1	\$3,800				
Corroded, Extent : Moderate, Area Affected : 20% Location : Various									
•		Affected :	20%						
Location . various L	ocalions								
1000/		2041	* *	1					
	tant : Light Auga			1					
			ilding P						
	% of Fail Date Total (Years) 100% Other Observation, Extendical Room. 100% Now Corroded, Extent: Ligtocation: Dual Duty Insul. Deteriorating, Extendication: Penthouse Leak Evident, Extent: Location: Circulating 50% 10% 40% 0-2 Corroded, Extent: Motocation: Various On Extended Life, Extendication: Various Location: Various Location: Various Location: Various Location: Various Location: Mechanication: Me	Total (Years) 100% Other Observation, Extent: Light, Area Location: Penthouse Mechanical Roo Explanation: Hot Water Provided From Mechanical Room. 100% Now \$7,000 Corroded, Extent: Light, Area Affected: Location: Dual Duty Pumps In Penthouse Insul. Deteriorating, Extent: Moderate, Location: Penthouse Mechanical Roo Leak Evident, Extent: Severe, Area Affected: Location: Circulating Pump At Air Howard Some Some Some Some Some Some Some Some	Wo of Fail Date Estimated Cost Total (Years) Year FY	100% 2041 ** Other Observation, Extent: Light, Area Affected: 100% Location: Penthouse Mechanical Room Explanation: Hot Water Provided From Building P. Building D. Mechanical Room. 100% Now \$7,000 2030 \$70,200 Corroded, Extent: Light, Area Affected: 20% Location: Dual Duty Pumps In Penthouse Mechanical Room Insul. Deteriorating, Extent: Moderate, Area Affected: 10% Location: Penthouse Mechanical Room Leak Evident, Extent: Severe, Area Affected: 30% Location: Circulating Pump At Air Handler Ch Bl-5 In Mechanic 50% 2026 \$301,900 10% 2029 \$26,200 40% 0-2 \$191,000 2041 ** Corroded, Extent: Moderate, Area Affected: 20% Location: Various On Extended Life, Extent: Severe, Area Affected: 20% Location: Various Locations	Year Estimated Cost Year Estimated Cost Year FY	% of Total Total Rail Date Estimated Cost Year Estimated Cost FY Cycle (Year) Cycle C			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2123

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution CW & CHW Wtr Pipe/Pump	100% 2-4	\$5,200	2031	\$51,900	4	\$1,600	
r ipe/r ump	Corroded, Extent : L	ight. Area Affected	: 20%				
		In Penthouse Mecha		oom			
	Insul. Deteriorating,	Extent : Moderate,	Area Afj	fected : 20%			
	Location : Penthor	ise Mechanical Roo	m				
Terminal Devices						****	
Air Handler/Cool/Ht	70%		2026	\$435,900	1	\$14,200	
Fan Coil - 2 Pipe	30%		2026	\$293,700	1	\$3,200	
Ventilation Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$18,300	
Exhaust Fans	10070					ψ10,200	
Interior	95%		2026	\$135,200	2	\$1,000	
Roof	5%		2026	\$3,100	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	\$412,100	1		
HW Heat Exchanger	1000/		2021	\$90,000			
HTHW/HW	100% Other Observation,	Extent : Light Avea	2031	\$89,900			
		exiem : Ligni, Area Ise Mechanical Roo		. 100/0			
		Shared With Buildi					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators Hydraulic	100%		LIFE	* *			
Hydraune	Other Observation,	Extent : Light Area					
		rd Floor, Penthouse		. 10070			
	Explanation: 1 Un						
Fire Suppression							
Standpipe							
Generic	100%		2031	\$147,800	1-5	\$17,200	
Sprinkler							
No Component	80%		2021	#00.000	1.2	#1.000	
Generic	20%		2031	\$88,800	1-2	\$1,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 401

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E

Address : 1950 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230E

Area Sq Ft : 32,857 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$899,700	\$563,000
Interior Architecture		\$925,500
Electrical		\$589,600
Mechanical	\$484,600	\$648,700
Site Pavements		\$64,000
Total	\$1,384,300	\$2,790,700
Importance Code A	\$899,700	\$563,000
Importance Code B	\$484,600	\$2,037,100
	\$.o .,ooo	Ψ2,037,100
Importance Code C	\$ 10 J,000	\$190,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$28,200	\$5,000		
Interior Architecture	\$150,900			\$9,200
Electrical	\$1,300	\$15,700	\$700	\$900
Mechanical	\$1,900	\$5,900	\$4,300	\$2,200
Site Pavements	\$6,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$192,600	\$30,500	\$8,900	\$16,200
Importance Code A	\$28,200	\$5,000		
Importance Code B	\$134,300	\$25,500	\$8,900	\$16,200
Importance Code C	\$30,100			
Total	\$192,600	\$30,500	\$8,900	\$16,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2124

rchitecture	Current Repair	Future Replacement	Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls			_		
Masonry: Brick	80% Now \$317,000	LIFE **	5	\$39,400	
	Cracking/Crumbling, Extent : Severe, A Location : Southwest Corner	rea Affected : 10%			
	Horizontal Cracks, Extent : Moderate, A	Amag Affacted : 100/			
	Location : Throughout	Area Affectea : 10%			
	Joint Mortar Miss/Erod, Extent : Moder	rate Area Affected : 15%			
	Location: Throughout	uie, meu njjecica . 1570			
Metal Panel	5%	2041 **	5-10	\$16,900	
Window Wall	15% Now \$87,700	2041 **	5	\$13,900	
Williao W Wall	Caulking Deteriorated, Extent: Modera		5	\$13,700	
	Location : South Facade	JJ			
	Water Penetration, Extent : Light, Area	Affected : 20%			
	Location : South Facade				
Windows					
Aluminum	95% Now \$17,300	2039 **	5	\$900	
	Caulking Deteriorated, Extent: Modera	ite, Area Affected : 25%			
	Location : Throughout				
	Water Penetration, Extent : Moderate, A	Irea Affected : 10%			
	Location : Offices				
Metal Louvers	5%	2034 \$5,300	10	\$600	
Parapets					
Masonry: Brick	85% Now \$83,400	LIFE **	5	\$3,400	
	Horizontal Cracks, Extent : Moderate, A	00			
	Location: East Facade And South Fac				
	Joint Mortar Miss/Erod, Extent: Moder	00			
	Location: East Facade And South Fac				
Metal Panel	5%	2041 **	5	\$800	
Metal Rail	10% Now \$1,300	2036 **	5	\$2,800	1
	Broken/Missing Elements, Extent: Seve				
	Location : Missing Railing At South Fo	acade Of Roof			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture Current Repair Future Replacement Maintenance System **Estimated Cost** | **Priority** % of Fail Date Estimated Cost **Estimated Cost** Year Cvcle Component **Total** (Years) FY (Yrs) **Type** Exterior Roof IRMA/Protected 10% Now \$9,600 2026 \$95,600 Membrane Paver Block Ballast, Extent: Moderate, Area Affected: 100% Location: Lower Terrace Water Penetration, Extent: Moderate, Area Affected: 20% Location : Offices Single Ply Membrane 85% Now \$225,200 2031 \$563,000 Miss/Damaged Flashings, Extent: Moderate, Area Affected: 25% Location: Over Third Floor, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Throughout Skylight, Metal/Glass 5% Now \$90,800 2041 Miss/Damaged Flashings, Extent: Moderate, Area Affected: 30% Location: Over Main Lobby Water Penetration, Extent: Light, Area Affected: 20% Location: Main Lounge, Throughout Soffits 100% Stucco Cement 2036 5 Interior Floors Carpet 25% 0-2\$84,900 2030 \$212,400 3 \$18,400 Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 30% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 100% Location: Throughout * * Cast in Place Concrete 5% LIFE 5 \$5,400 Ceramic Tile 5% 0-2\$6,800 2034 \$135,400 5 \$1,200

Cracking/Crumbling, Extent: Light, Area Affected: 20%

Cracking/Crumbling, Extent: Light, Area Affected: 10%

\$13,300

2039

2031

5

3

\$663,400

\$16,600

\$9,200

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Location: Throughout

Location: Throughout

0-2

15%

50%

Panel/Paver: Cer/Brk

Vinyl Tile

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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% of			Future Replacement		Maintenance			
Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
					5	\$2,400		
					5	\$3,800		
			a Affecte	d : 10%				
20%	Now	\$6,400	LIFE	* *	5	\$5,700		
Location Water Pen	: Below Sk etration, Ex	cylight At Corner O axtent : Light, Area	of Main L Affected :	ounge 20%		. ,		
Location	: Below Sk	ylight At Corner O	of Main L	ounge				
40%			LIFE	* *	5	\$11,300		
10%			LIFE	* *				
45%	0-2	\$18,000	2036	* *	5	\$11,100		
-	_	-	a Affecte	d : 10%				
30%			LIFE	* *	5	\$2,300		
25%	Now	\$4,200	LIFE	* *	5	\$15,400		
_	_	-	ea Affecte	d : 10%				
10%			2051	* *				
90%								
			2034 ea Affecte	\$64,000 d : 20%				
40%			2036	* *				
	5% 5% 20% Cracking/C Location 20% Cracking/C Location 40% 45% Cracking/C Location 30% 25% Cracking/C Location 10% 60% 60% Cracking/C	5% 5% 20% 0-2 Cracking/Crumbling, Location: Througho 20% Now Cracking/Crumbling, Location: Below Sk Water Penetration, Ex Location: Below Sk 40% 10% 45% 0-2 Cracking/Crumbling, Location: Througho 30% 25% Now Cracking/Crumbling, Location: Througho 10% 90% 60% 0-2 Cracking/Crumbling, Location: Througho	5% 5% 20% 0-2 \$17,300 Cracking/Crumbling, Extent: Light, Are Location: Throughout 20% Now \$6,400 Cracking/Crumbling, Extent: Moderate Location: Below Skylight At Corner Co. Water Penetration, Extent: Light, Area Location: Below Skylight At Corner Co. 40% 10% 45% 0-2 \$18,000 Cracking/Crumbling, Extent: Light, Area Location: Throughout 30% 25% Now \$4,200 Cracking/Crumbling, Extent: Light, Area Location: Throughout 10% 90% 60% 0-2 \$6,400 Cracking/Crumbling, Extent: Light, Area Location: Throughout	5% 2034 20% 0-2 \$17,300 LIFE Cracking/Crumbling, Extent: Light, Area Affecte Location: Throughout 20% Now \$6,400 LIFE Cracking/Crumbling, Extent: Moderate, Area Affecte Location: Below Skylight At Corner Of Main L Water Penetration, Extent: Light, Area Affected: Location: Below Skylight At Corner Of Main L 40% LIFE 10% LIFE 45% 0-2 \$18,000 2036 Cracking/Crumbling, Extent: Light, Area Affecte Location: Throughout 30% LIFE Cracking/Crumbling, Extent: Light, Area Affecte Location: Throughout 10% 2051 90% 60% 0-2 \$6,400 2034 Cracking/Crumbling, Extent: Light, Area Affecte Location: Throughout	5% LIFE ** 5% 2034 \$126,600 20% 0-2 \$17,300 LIFE ** Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout 20% Now \$6,400 LIFE ** Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Below Skylight At Corner Of Main Lounge Water Penetration, Extent : Light, Area Affected : 20% Location : Below Skylight At Corner Of Main Lounge 40% LIFE ** 10% LIFE ** 45% 0-2 \$18,000 2036 ** Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout 30% LIFE ** 25% Now \$4,200 LIFE ** Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout 10% 2051 ** 60% 0-2 \$6,400 2034 \$64,000 Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout	S%	Sy6	

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	, , , , , ,	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Raceway							
Conduit	100%		2031	\$59,800	1		
Panelboards							
Fused Disc Sw	50%		2030	\$48,700	5	\$400	
Molded Case Bkrs	50%		2030	\$48,700	5	\$400	
Wiring							
Thermoplastic	100%		2031	\$75,400	1		

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Ass	Δt	#	•	21	24

Electrical	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	95%		2031	\$454,400	10	\$28,600	
		Fixtures, Extent : Light, oughout The Building	Area Aff	ected : 100%			
LED	5%		2036	* *			
		on, Extent : N/A, Area		100%			
	Location : Lob						
	Explanation:	LEDs Observed					
Egress Lighting							
Emergency, Service	50%		2031	\$9,900	1		
Exit, Service	50%		2031	\$6,900	1		
Exterior Lighting							
HID	10%		2026	\$15,000	10		
LED	10%		2036	* *			
		on, Extent : Light, Area	Affected	: 100%			
	Location: On I	v					
		Operate Via Timer					
No Component	80%						
Marm							
Security System	202/						
No Component	90%		2021	4.000		44.000	
Generic	10%	T	2031	\$6,000	1	\$1,200	
	Other Observati Location : Out	on, Extent : Light, Area side	ı Affectea	: 100%			
		Surveillance Camera S	vstem				
Fire/Smoke Detection			,				
No Component	70%						
Generic, Digital	30%		2031	\$24,800	1-3	\$6,300	
, 8		on, Extent : Light, Area	Affected		-	¥ - y ¥	
		lways And Mechanical					
		Smoke Detectors, Alarn		Ianual Pull Station	s, Strobe	Lights And	

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%	2041 **	1	
	Other Observation, Extent: N/A, Area	Affected : 100%		
	Location: Penthouse Mechanical Ro	om		
	Explanation: Hot Water Provided Fr	om Building P. Building D	And E Share The Same	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2124

	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Convector/Radiator	10%	2029	\$26,200	1	\$1,100	
Fan Coil Unit/Heat	40% 0-2 \$191,00		* *	1	\$3,800	
	Corroded, Extent : Moderate, Area A	Affected: 20%				
	Location: Various					
	On Extended Life, Extent : Severe, A	rea Affected : 40	0%			
	Location : Various Locations					
No Component	50%					
	Other Observation, Extent: N/A, Are		ó			
	Location: Penthouse Mechanical					
	Explanation : See Wing D Air Han	dlers				
Air Conditioning						
Energy Source	1000/	2011				
District Chilled Water	100%	2041	**	1		
	Other Observation, Extent: N/A, Ar		0%			
	Location: Penthouse Mechanical					
	Explanation: Chilled Water Providence	ded From Buildi	ing P			
Terminal Devices	2007	2026	#202 500		Φ2 200	
Fan Coil - 2 Pipe	30%	2026	\$293,700	1	\$3,200	
No Component	70%	100 1 00	,			
	Other Observation, Extent: N/A, Ar		9			
	Location: Penthouse Mechanical	Koom				
Ventilation	Explanation : See Wing D					
ventilation Distribution						
	100%	LIEE	* *	2.5	\$18.300	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$18,300	
Ductwork/Diffusers Plumbing	100%	LIFE	* *	2-5	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping					\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper	100%	2031	* * \$412,100	2-5	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping	100%	2031		1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron			\$412,100		\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping	100%	2031 LIFE	\$412,100	1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron	100%	2031	\$412,100	1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures	100% 100% 100%	2031 LIFE	\$412,100	1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic	100%	2031 LIFE	\$412,100	1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport	100% 100% 100%	2031 LIFE	\$412,100	1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	100% 100% 100%	2031 LIFE LIFE	\$412,100	1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport	100% 100% 100% 100%	2031 LIFE LIFE	\$412,100 ** **	1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	100% 100% 100% 100% 100% Other Observation, Extent: N/A, Ar.	2031 LIFE LIFE LIFE Affected: 100	\$412,100 ** **	1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	100% 100% 100% 100% 100% Other Observation, Extent: N/A, Art Location: 1st To 3rd Floor, Penthe	2031 LIFE LIFE LIFE Affected: 100	\$412,100 ** **	1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Hydraulic	100% 100% 100% 100% 100% Other Observation, Extent: N/A, Ar.	2031 LIFE LIFE LIFE Affected: 100	\$412,100 ** **	1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Hydraulic	100% 100% 100% 100% 100% Other Observation, Extent: N/A, Art Location: 1st To 3rd Floor, Penthe	2031 LIFE LIFE LIFE Affected: 100	\$412,100 ** **	1	\$18,300	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Hydraulic Fire Suppression Standpipe	100% 100% 100% 100% 100% Other Observation, Extent: N/A, Ar. Location: 1st To 3rd Floor, Penthe Explanation: 1 Unit	2031 LIFE LIFE LIFE ea Affected: 100	\$412,100 ** **	1 1 1		
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Hydraulic Fire Suppression Standpipe Generic	100% 100% 100% 100% 100% Other Observation, Extent: N/A, Art Location: 1st To 3rd Floor, Penthe	2031 LIFE LIFE LIFE Affected: 100	\$412,100 ** **	1	\$18,300 \$17,200	
Ductwork/Diffusers Plumbing H/C Water Piping Brass/Copper Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Hydraulic Fire Suppression Standpipe	100% 100% 100% 100% 100% Other Observation, Extent: N/A, Ar. Location: 1st To 3rd Floor, Penthe Explanation: 1 Unit	2031 LIFE LIFE LIFE ea Affected: 100	\$412,100 ** **	1 1 1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} 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 WEST ACADEMIC CENTER - WING E Asset #: 2124

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

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 : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$804,100	\$658,600
Interior Architecture		\$1,041,400
Electrical		\$593,400
Mechanical	\$892,200	\$654,000
Total	\$1,696,300	\$2,947,400
Importance Code A	\$804,100	\$658,600
Importance Code B	\$892,200	\$2,162,200
Importance Code C		\$126,600
Total	\$1,696,300	\$2,947,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$36,400	\$9,400		
Interior Architecture	\$170,600		\$212,400	\$9,200
Electrical	\$1,500	\$1,000	\$900	\$1,100
Mechanical	\$3,400	\$7,500	\$5,800	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$215,900	\$21,700	\$223,100	\$18,000
Importance Code A	\$36,400	\$9,400		
Importance Code B	\$142,800	\$12,400	\$223,100	\$18,000
Importance Code C	\$36,600			
Total	\$215,900	\$21,700	\$223,100	\$18,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2125

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls	000/ 37	42.1 - 000			_	000 400	
Masonry: Brick	80% Now Horizontal Cracks, I Location: Through Joint Mortar Miss/E Location: Through	hout rod, Extent : Moder			5	\$39,400	
Metal Panel	5%		2041	* *	5-10	\$16,900	
Window Wall	15% Now Caulking Deteriorat Location: South F	acade			5	\$13,900	
	Water Penetration, E Location : South F	-	Affected	: 10%			
Windows	0==-	*			_		
Aluminum	95% Now Caulking Deteriorat Location: Through Water Penetration, I	hout			5	\$900	
	Location : Offices	exient : Moderate, A	теи Ајјес	леа . 10/0			
Metal Louvers	5%		2034	\$5,300	10	\$600	
Parapets Masonry: Brick	85% Now Horizontal Cracks, I Location: Through	hout	-		5	\$3,400	
	Joint Mortar Miss/E Location : Through		ate, Ared	Affected : 50%			
Metal Panel	5%		2041	* *	5	\$800	
Metal Rail	10%		2036	* *	5-10	\$7,200	
Roof IRMA/Protected Membrane	10% Now	\$19,100	2031	\$95,600			
Memorane	Paver Block Ballast, Location : Lower I		Area Afj	fected : 30%			
	Water Penetration, E Location : Offices	Extent : Moderate, A	rea Affe	cted : 30%			
Single Ply Membrane	85% Now Miss/Damaged Flas. Location: Upper R	-	2031 erate, Ar	\$563,000 ea Affected : 40%			
Skylight, Metal/Glass	5% Now Miss/Damaged Flass Location: Over Lo Water Penetration, I	obby Extent : Moderate, A					
Soffits	Location : Over Lo	iooy					
Stucco Cement erior	100%		2036	* *	5		

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2125

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	250/	0.2	¢04.000	2027	¢212.400	2	¢10.400	
Carpet	Location Staining/L	r/Impact D 1 : Through	, Extent : Moderate			3	\$18,400	
Cast in Place Concrete	5%			LIFE	* *	5	\$5,400	
Ceramic Tile	_		\$6,800 Extent : Light, Are out	2034 ea Affecte	\$135,400 ed: 10%	5	\$1,200	
Panel/Paver: Cer/Brk	15%			2039	* *	5	\$16,600	
Vinyl Tile	_		\$13,300 Extent : Moderate out	2031 , Area A <u>f</u>	\$663,400 fected : 20%	3	\$9,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	_	#2.100	
Ceramic Tile	5%	2.4	¢17.200	2034	\$126,600 * *	5	\$2,400	
Concrete Masonry Unit	_		\$17,300 Extent : Moderate out	LIFE , Area A <u>j</u>		5	\$3,800	
Gypsum Board	Cracking/ Location Water Pen	: Through	xtent : Moderate, A			5	\$17,000	
Masonry: Brick	10%			LIFE	* *			
Ceilings AcousTileConcealSpLn	Broken/M	Now issing Elem 1: Through	\$11,600 nents, Extent : Light out	2029 t, Area A	\$115,900 ffected : 10%	5	\$4,600	
AcousTileSusp.Lay-In			\$14,000 Extent : Light, Are out	2036 ea Affecte	** ed : 10%	5	\$8,600	
Exposed Struc: Concrete	30%			LIFE	* *	5	\$2,300	
Gypsum Board	Cracking/ Location Water Pen	: Through	\$3,400 Extent : Light, Are out extent : Light, Area			5	\$12,300	
Site Enclosure								
Retaining Walls Cast in Place Concrete No Component	10% 90%			2051	* *			
Site Pavements	7070							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

A5561#.ZIZJ	sset # : 212	5
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Architecture	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Asphalt	60%		2034				
Cast in Place Concrete	40%		2036	* *			

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers						
Dry Type	20%	2036	* *	5		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Mechanical Room					
	Explanation: 112.5 Kilovolt-ampere					
No Component	80%					
Raceway						
Conduit	100%	2031	\$59,800	1		
Panelboards						
Fused Disc Sw	50%	2030	\$48,700	5	\$400	
Molded Case Bkrs	50%	2030	\$48,700	5	\$400	
Wiring						
Thermoplastic	100%	2031	\$75,400	1		
Motor Controllers						
Locally Mounted	10%	2036	* *	5		
No Component	90%					
Lighting						
Interior Lighting						
Fluorescent	95%	2031	\$458,200	10	\$28,900	
	T-8 Lamps And Fixtures, Extent : Light, Location : Throughout The Building	Area Aff	ected : 100%			
LED	5%	2036	* *			
	Other Observation, Extent : N/A, Area Location : Lobby	Affected :	100%			
	Explanation : LEDs Observed					
Egress Lighting	500/	2021	¢10.000	1		
Emergency, Service	50%	2031	\$10,000	1		
Exit, Service	50%	2031	\$7,000	1		
Exterior Lighting	200/	2026	* *			
LED	20%	2036				
	Other Observation, Extent: Light, Area	і Ајјестеа	: 100%			
	Location: Roof					
N. G	Explanation : Operated Via Timer					
No Component	80%					
Alarm						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2125

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm						
Security System						
No Component	70%					
Generic	30%	2031	\$18,200	1	\$3,700	
	Other Observation, Extent : Light	, Area Affected :	100%			
	Location: Hallways And Outsia	le				
	Explanation : Surveillance Cam	era System				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2031	\$25,000	1-3	\$6,300	
	Other Observation, Extent : Light	, Area Affected :	100%			
	Location : Hallways					
	Explanation : Strobe Lights, Ma Detectors	nual Pull Station.	s, Horns And Ala	rm Bells	Smoke	

Mechanical	Current Repair		Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
HTHW/HW	100%		2041	* *	1				
	Other Observation, Ex Location : Penthouse	Ü	00	: 100%					
	Explanation : Hot Wo Mechanical Room.	ater Provided Fro	m Buildii	ng P. Building C A	And F Sh	are The Same			
Terminal Devices									
Convector/Radiator	10%		2029	\$26,500	1	\$1,100			
Fan Coil Unit/Heat	40% Now	\$192,500	2041	* *	1	\$3,900			
	On Extended Life, Extent : Severe, Area Affected : 40% Location : Various Locations								
	Other Observation, Extent: Severe, Area Affected: 20%								
	Location : Various L	ocations							
	Explanation: Rusted	And Leaking							
No Component	50%								
1	Other Observation, Ex	tent : Light, Area	Affected	: 0%					
	Location: Penthouse								
	Explanation : See Wi	ing C Air Handler	S						
Air Conditioning	-								
Energy Source									
District Chilled Water	100%		2041	* *	1				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse Mechanical Room								
	Explanation: Chilled	d Water Provided	From Bu	ilding P					
Terminal Devices									
Air Handler/Cool/Ht	80%		2026	\$502,300	1	\$16,400			
Fan Coil - 2 Pipe	20%		2026	\$197,400	1	\$2,100			
					1	•			

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2125

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$18,500	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2031	\$415,600	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : I	Light, Area Affected	: 100%			
	Location: 1st To 3rd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2031	\$149,000	1-5	\$17,300	
Sprinkler						
No Component	80%					
Generic	20%	2031	\$89,500	1-2	\$1,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

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 : 04-Dec-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,8,9

Block : 273 Lot : 1 BIN : 4003516

CAPITAL	FY 2025 - 2028	FY 2029 - 2034		
Exterior Architecture	\$231,100	\$1,735,900		
Interior Architecture	\$2,444,500	\$1,723,100		
Electrical	\$1,912,500	\$1,592,000		
Mechanical	\$20,454,300	\$20,255,500		
Total	\$25,042,300	\$25,306,500		
Importance Code A	\$231,100	\$1,735,900		
Importance Code B	\$24,368,900	\$22,989,100		
Importance Code C	\$442,200	\$581,500		
Total	\$25,042,300	\$25,306,500		

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$22,900		\$87,900	\$40,100
Interior Architecture	\$53,400	\$35,500		\$138,500
Electrical	\$117,800	\$92,000	\$92,000	\$91,700
Mechanical	\$295,800	\$248,600	\$342,100	\$285,900
Elevators/Escalators	\$124,300	\$124,300	\$124,300	\$124,300
Total	\$614,300	\$500,400	\$646,300	\$680,600
Importance Code A	\$111,200	\$88,300	\$178,100	\$128,400
Importance Code B	\$503,000	\$376,500	\$468,200	\$552,100
Importance Code C		\$35,500		
Total	\$614,300	\$500,400	\$646,300	\$680,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Architecture	Current Repair	Future Rep	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior							
Exterior Walls							
Concrete Masonry Unit	3%	LIFE	* *	5	\$9,000		
Glazed Ceramic Panel	75%	LIFE	**	5	\$1,680,700		
	Broken/Missing Elements, Extent: Mo	derate, Area Aff	ected: 5%				
	Location: Throughout Exterior	1000	,				
	Other Observation, Extent: N/A, Area	Affectea : 100%)				
	Location: Building Exterior						
	Explanation: Under Construction	• • • • • • • • • • • • • • • • • • • •	* *		***		
Metal Sect. OHD	2%	2052		5	\$29,900		
	Other Observation, Extent: Moderate,	Area Affectea :	100%				
	Location: Rear						
36 11 5 1	Explanation: Under Construction	TIPP	* *		# 2 7 000		
Marble Panels	10%	LIFE		5	\$35,900		
	Broken/Missing Elements, Extent: Mo	aerate, Area Ajj	ectea : 5%				
	Location: Base Of Building	ACC	,				
	Other Observation, Extent: N/A, Area Location: Base Of Building	Affectea : 100%)				
C. C.	Explanation: Under Construction	2040	* *	-	Φ 7 0 000		
Stucco Cement	5%	2049	* *	5	\$59,800		
Window Wall	5% Glazing Broken/Cracked, Extent: Mod	2062 Janata Araa Affa		5	\$89,600		
	Location: Skillman Avenue, Thomson Avenue And 29th Street						
	Other Observation, Extent: N/A, Area						
	Location: Throughout	njjecica i 10076	,				
	Explanation: Under Construction						
Windows	Zapranaron: emacr construction						
Aluminum	95%	2057	* *	5	\$21,500		
	Other Observation, Extent: N/A, Area		ó	-	, ,		
	Location : All Windows						
	Explanation: Under Construction						
Metal Louvers	5%	2047	* *	10	\$7,100		
	Other Observation, Extent: N/A, Area	Affected: 100%	ó				
	Location : Metal Louvers						
	Explanation: Under Construction						
Parapets							
Glazed Ceramic Panel	40%	2062	* *	5-10	\$62,500		
	Other Observation, Extent : N/A, Area	Affected: 100%	Ó				
	Location: Parapet Exterior						
	Explanation: Under Construction						
Masonry: Brick	5%	LIFE	* *	5	\$700		
Metal Panel	10%	2052	* *	5	\$5,700		
Metal Rail	10%	2045	**	5-10	\$26,700		
Stucco Cement	35%	2045	* *	5	\$13,300		
	Other Observation, Extent: N/A, Area	Affected: 100%)				
	Location: Interior Parapet	. D 1					
	Explanation: Waterproof Cement Fil	ber Panel					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Architecture	Current Repair		Futur	e Replacement	М	aintenance			
System Component Type		ail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Metal Panel	5%			2052	* *	10	\$22,100		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Avenue	Ü	ong Rear Loading Construction	g Dock, 3	Oth Street, Thomso	on Avenu	e And Skillman		
Modified Bitumen	90%	Now	\$231,100	2037	* *				
			e, Area Affected :						
	Location: Between Rear Water Tower And Penthouse								
	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 5%								
		•	ear Water Tower		00				
			ent : Light, Area A Lear Water Tower						
Skylight, Metal/Glass	5%			2058	* *	10	\$40,100		
Soffits									
Exposed Struc: Steel	80%			LIFE	* *	5			
•	Other Obser	vation, Exi	tent : N/A, Area A	ffected :	100%				
	Location : Avenue	Awning Al	ong Rear Loading	g Dock, 3	Oth St, Skillman A	venue An	d Thomson		
	Explanation	n : Under	Construction						
Gypsum Board: Exterior Grade	20%			LIFE	* *				
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15%								
	Location : Front Entry Soffit								
			tent : N/A, Area A	ffected :	100%				
	Location:			-					
			Construction						
nterior									

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Architecture	Current Repair		Futu	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior									
Floors									
Carpet	5%		2031	\$1,153,200	3	\$133,500			
Cast in Place Concrete	10%		LIFE	* *	5	\$292,100			
		ater Penetration, Extent : Moderate, Area Affected : 10% Location : Basement And Sub-basement							
Cast in Place Concrete	2%		LIFE	* *	5	\$58,400			
	Other Observation,	Extent : N/A, Area A		100%		4 7			
		or Veterinary Labra							
	Explanation : Epo:		,						
Ceramic Tile	8%	<u>*</u>	2041	* *	5	\$106,800			
Quarry Tile	2%		2045	* *	5	\$40,100			
Terrazzo	8%		LIFE	* *	5	\$83,500			
Vinyl Tile	63% Now	\$453,900	2037	* *	3	\$315,500			
Wood	Broken/Missing Eler Location : Through Cracking/Crumbling Location : Through Worn/Eroded, Exten Location : Through 2% Now	hout 3, Extent : Moderate hout t : Moderate, Area A hout \$466,700	Affected : 2047	ffected : 5% - 5% - **	5	\$25,000			
	Deteriorated Finish, Location: 9th Flow Dry Rot/Decay, Exte Location: 9th Flow Split/Cracked, Exten Location: 9th Flow	or ent : Moderate, Area or at : Moderate, Area .	a Affected	l : 10%					
Interior Walls									
Cast in Place Concrete	12%		LIFE	* *					
Ceramic Tile	5%		2041	* *	5	\$70,900			
Concrete Masonry Unit	20%		LIFE	* *	5	\$113,500			
Glass Block	1%		LIFE	* *					
Glass: Special Gauge	1% Now \$178,400 LIFE ** 1 Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: 3rd Floor Rear Stairs								
Glass: Special Gauge	1%		LIFE	* *	1				
Gypsum Board	55%		LIFE	* *	5	\$468,000			
Masonry: Brick	5% Now	\$263,800	LIFE	* *		÷ 100,000			
	Diagonal Cracks, E. Location : Service	xtent : Moderate, Ai		ted : 10%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Architecture	Curre	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost (*s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings AcousTileSusp.Lay-In	Location: Thro	ng, Extent : Moderate, ughout	-		5	\$487,400	
	Location : Thro	ring, Extent : Moderato ughout	г, Агеа А <u>ј</u>	Jectea : 10%			
Exposed Struc: Concret	Paint Peeling, Ex Location : Thro	tent : Moderate, Area			5	\$31,300	
Exposed Struc: Steel	Location : Serv	\$125,400 g, Extent : Moderate, A ice Area					
	Staining/Discolor Location : Serv	ring, Extent : Moderat ice Area	e, Area A <u>f</u>	fected : 25%			
Gypsum Board	10%		LIFE	* *	5	\$166,900	
Site Enclosure							
Fence/Gates Aluminum Picket	Location: Rear	n, Extent : N/A, Area A Of Building Around C Inder Construction		**			
Retaining Walls Cast in Place Concrete	Location : Rear Other Observatio Location : Rear	iing, Extent : Moderate Loading Dock And G n, Extent : N/A, Area A Loading Dock Inder Construction	arden				
Site Pavements							
Public Sidewalk Cast in Place Concrete	Location : Alon Other Observatio Location : Sidev	n, Extent : N/A, Area 2 valk					
Under Construction	40% Other Observation Location : Alon	Inder Construction n, Extent : N/A, Area A g 29th And 30th St ase Gravel Installed	Affected :	0%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ite Pavements							
On-Site Walkways							
Asphalt	70%	2047	* *				
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Garden						
	Explanation: Under Construction						
Cast in Place Concrete	10%	2052	* *				
	Other Observation, Extent: N/A, Area Affected: 33%						
	Location: Front Enti	y					
	Explanation: Under	Construction					
Pavers/Stone	20%	2047	* *				
	Other Observation, Extent: N/A, Area Affected: 66%						
	Location: Front Enti	y					
	Explanation: Under	Construction					
Parking/Driveway							
Under Construction	100%						

ectrical	Current Repair	Future Rep	lacement	М	aintenance				
stem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts									
Service Equipment									
Fused Disc Sw	40%	2032		5	\$1,500				
	Other Observation, Extent : N	A, Area Affected : 100%	ó						
	Location : Electrical Room 1								
	Explanation: Two 4000 Amp	ere Main Service Disco	nnect Switch	es					
Fused Disc Sw	60%	2032		5	\$2,300				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room 2								
	Explanation: Four 3000 Am	pere Main Service Disco	onnect Switch	hes					
Transformers									
Dry Type	70%	2030	\$18,300	5	\$2,300				
	Other Observation, Extent : N	A, Area Affected : 100%	ó						
	Location: Electrical Room 1								
	Explanation: Two 600 Kilov	olt Amperes, 480 Volts I	Primary 277/.	208 Volts	Secondary				
Dry Type	30%	2045	* *	5	\$1,000				
3 31	Other Observation, Extent: N	A, Area Affected : 100%	ó						
	Location : Electrical Room 1								
	Explanation: 500 Kilovolt Amperes, 480 Volts Primary 277/208 Volts Secondary								
Switchgear / Switchboard	-	^	·		•				
Fused Disc Sw	85%	2032		5	\$3,300				
Fused Disc Sw	10%	2052	* *	5	\$400				
Molded Case Bkrs	5%	2032		5	\$1,200				
Raceway									
Conduit	90%	2042	* *	1					
Conduit	10%	2052	* *	1					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estim (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	15%		2040	* *	5	\$3,100	
Molded Case Bkrs	45%		2040	* *	5	\$10,600	
Molded Case Bkrs	40%		2048	* *	5	\$9,400	
Wiring							
Thermoplastic	90%		2042	* *	1		
Thermoplastic	10%		2052	* *	1		
Motor Controllers							
Locally Mounted	35%		2030		5	\$2,100	
Locally Mounted	25%		2037	* *	5	\$1,500	
Motor Control Center	10%		2030		5	\$2,400	
Motor Control Center	10%		2045	* *	5	\$2,400	
Variable Frequency	20%		2049	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$13,100	
Stand-by Power							
Transfer Switches							
Automatic	100%		2037	* *	1	\$274,500	
Generators							
Diesel	100%		2035	* *	1	\$345,500	
			N/A, Area Affected	: 100%			
	Location	9					
	Explana	tion : Emergency (Generator Rated At	200 Kilowatts			
Batteries					_		
Lead/Acid	100%		2025	\$2,400	5	\$33,000	
Fuel Storage							
Day Tank	10%	_	2040	**	5		
			N/A, Area Affected	: 100%			
	Location						
		tion : No Available	Nameplate Rating	Capacity			
Main Tank	90%		2035	* *	5		
	Other Obs	ervation, Extent :	N/A, Area Affected	: 100%			
		: Basement					
	Explana	ion : 2000 Gallon	s Rated Capacity				

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Electrical	Current Re	pair Futu	Future Replacement		Maintenance			
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	60%	2037	**	10	\$490,900			
		ent : N/A, Area Affected	: 100%					
	Location : Throughou							
	Explanation: T-8 Lan		****					
Fluorescent	5%	2032	\$649,400	10	\$40,900			
		ent : N/A, Area Affected	: 100%					
	Location : Hallways	. 11						
	Explanation: Compa							
Fluorescent	5%	2037	**	10	\$40,900			
	Other Observation, Ext	: 100%						
	Location : Lobby							
	Explanation: T-5 Lan							
Fluorescent	10%	2027	\$1,298,800	10	\$81,800			
		ent : N/A, Area Affected	: 100%					
	Location : Storage							
	Explanation: T-12 La							
LED	20%	2040	* *					
Egress Lighting								
Emergency, Service	50%	2032	\$268,400	1				
Exit, LED	50%	2060	* *	1				
Exterior Lighting								
LED	20%	2040	* *					
No Component	80%							
Alarm								
Security System	70%							
No Component	70% 30%	2037	* *	1	¢100 000			
Generic				1	\$100,000			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways And Outside Perimeter							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection	Explanation . CCIV L	surveillance Cameras						
No Component	70%							
Generic, Analog	30%	2032	\$674,200	1-3	\$164,900			
Generic, Analog				1-3	φ10 4 ,500			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways, Basement, Toilets, Mechanical Spaces							
	Explanation: Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detector, Horns							

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2052	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Mechanical	Current Repair		Futur	Future Replacement		Maintenance			
System Component Type		ail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Steam Boiler	100%			2045	* *	1	\$883,500		
			ent : N/A, Area A	ffected :	100%				
	Location:								
	Explanatio	n : 3 Units							
Distribution (P	450/			20.40			#10.000		
Hot Wtr Piping/Pump	45%			2040	* *	4	\$19,800		
Hot Wtr Piping/Pump	50%			2054	* *	4	\$33,000		
Steam Piping/Pump	5%			2058	* *				
Terminal Devices	650/			2027	#10 CET COO	1	#270 (00		
Air Handler	65%			2027	\$10,657,600 * *	1	\$358,600		
Air Handler	10%			2040	**	1	\$55,200		
Convector/Radiator	10%			2037	**	1	\$28,800		
Convector/Radiator	10%			2045		1	\$28,800		
Fan Coil Unit/Heat	5%			2027	\$1,080,100	1	\$14,400		
Air Conditioning									
Energy Source	100%			2040	* *	1			
Electricity	100%			2040		1			
Conversion Equipment Int Pkg Unit -	20%	0-2	\$2,839,200	2037	* *	2	\$8,700		
Heating/Cooling	2070	0-2	\$2,039,200	2037		2	\$6,700		
ricating/Cooming	R-22 Refrige	rant Exter	nt · Liaht Area A	ffected ·	100%				
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Rooms On 2nd, 3rd, 4th, And 7th Floors								
	Unit Inoperable, Extent: Severe, Area Affected: 50%								
	Unit Inoperatie, Extent : Severe, Area Affectea : 50% Location : Various Locations								
				Area Affe	cted · 100%				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Various Locations								
			ended Life Time						
Int Pkg Unit -	20%	n. On Esti	The Eige Time	2026	\$2,839,200	2	\$10,900		
Heating/Cooling						2	\$10,900		
			nt : Light, Area A	-					
					nd, 3rd, 4th, And 7	th Floor.	S		
			ent : Moderate, A	Area Affe	cted: 100%				
	Location:								
		n : On Ext	ended Life Time						
Reciprocating Compr/Chiller	10%			2037	* *	1	\$41,400		
	R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Mechanical Room								
Ext Pkg Unit - Heating/Cooling	10%			2037	* *	2	\$5,500		
	Location : I	Roof	ent : N/A, Area A	ffected :	100%				
	Explanatio	n : 2 Units	. R-410a						
No Component	40%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Mechanical	C	urrent Repair	Futur	e Replacement	M		
System Component Type		il Date Estimated Co Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning							
Distribution							
CW & CHW Wtr	50%		2032	\$422,700	4	\$22,000	
Pipe/Pump							
No Component	50%						
Terminal Devices							
Air Handler/Cool/Ht	10%		2040	* *	1	\$55,200	
No Component	90%						
Heat Rejection							
Water Cooling Tower	50%		2033	\$1,320,300	2	\$448,900	
No Component	50%						
entilation							
Distribution							
Ductwork/Diffusers	50%		LIFE	* *	2-5	\$248,700	
No Component	50%						
Exhaust Fans							
Interior	40%		2027	\$1,545,700	2	\$10,900	
Interior	10%		2037	* *	2	\$2,700	
No Component	50%						
lumbing							
H/C Water Piping	000/		20.12	* *			
Brass/Copper	80%		2042		1		
Galvanized Steel	20%		2030	\$2,224,600	1		
Water Heater With Tanks	1000/		2020	Ø1 6 7 00	2		
Gas Fired	100%		2030	\$16,700	2		
		ation, Extent : N/A, Are	a Affectea :	100%			
		Basement Boiler Room	IF C				
IIIVIII + F 1	Explanation	: 500 Gallon Tank Use	ed For Sumn	ier			
HW Heat Exchanger	1000/		2052	* *	4	#00.200	
Steam Fired	100%		2052	-1- W	4	\$88,200	
Sanitary Piping	100%		LIEE	* *	1		
Cast Iron	100%		LIFE	-1- W	1		
Storm Drain Piping	1000/		1 100	* *	1		
Cast Iron	100%		LIFE	-1- W	1		
Sump Pump(s)	1000/		2027	¢174 400	4	¢10 000	
Non-Submersible	100%		2027	\$174,400	4	\$18,800	
Backflow Preventer	50/	0-2 \$400	0 2027	* *	1	¢2 500	
Generic		0-2 \$400 ation, Extent : Moderat			1	\$2,500	
		anon, Extent : Moaerat Basement Meter Room	е, ягеи яђе	ски . 1070			
C	Explanation	. Leaking	2027	#260 700	1	Φ 51 000	
Generic	95%		2027	\$369,700	1	\$51,900	
Fixtures	1000/						
Generic	100%						

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Mechanical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Vertical Transport									
Elevators									
Geared Traction	90%	LIFE	* *						
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location: 8 Units Basement To 9th Floor, 3 Units 1st To 9th Floor								
	Explanation: 11 Units								
Hydraulic	10%	LIFE	* *						
•	Other Observation, Extent: N/A, Are	ea Affected : 1	100%						
	Location : 9th Floor To Roof								
	Explanation: 1 Unit								
ire Suppression									
Standpipe									
Generic	100%	2032	\$4,011,800	1-5	\$449,800				
Sprinkler									
Generic	100%	2032	\$12,049,000	1-2	\$249,900				
Fire Pump									
Generic	100%	2028	\$831,900	1	\$166,600				
Chemical System									
No Component	99%								
Generic	1%	2027	\$200	1-3	\$700				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: 3rd Floor Kitchen								
	Explanation: For The Stove								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Address : 31-40 THOMSON AVENUE

Borough : QUEENS Agency's Number : N/A
Program / Asset # : CUN0004.020 / 2823 Yr Built/Renovated : 1991 /

Area Sq Ft : 367,000 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 02-Dec-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3,4,5

Block : 279 Lot : 1 BIN : 4003535

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,330,900	\$132,200
Interior Architecture	\$530,100	\$2,025,200
Electrical		\$6,844,700
Mechanical	\$1,154,700	\$12,141,200
Site Pavements	\$111,900	
Total	\$3,127,600	\$21,143,200
Importance Code A	\$1,330,900	\$132,200
Importance Code B	\$1,455,700	\$20,697,300
Importance Code C	\$341,000	\$313,800
Total	\$3,127,600	\$21,143,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$83,900		\$36,100	
Interior Architecture	\$97,000	\$12,100	\$24,200	\$36,300
Electrical	\$98,200	\$57,100	\$53,900	\$50,200
Mechanical	\$211,000	\$183,300	\$148,600	\$199,200
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$514,700	\$277,100	\$287,400	\$310,400
Importance Code A	\$116,600	\$35,000	\$69,500	\$35,000
Importance Code B	\$351,200	\$242,100	\$217,900	\$275,400
Importance Code C	\$46,800			
Total	\$514,700	\$277,100	\$287,400	\$310,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

Current Repair	Future Replacement	М				
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
(10/) (0007.000	2027					
Cracking/Crumbling, Extent : Moderat	e, Area Affected : 2%					
Staining/Discoloring, Extent : Moderat						
Water Penetration, Extent: Moderate, 2						
10% Now \$54,500	LIFE **	5	\$17,100			
Location : Library And Thomson Aver	nue					
Water Penetration, Extent : Moderate, Location : Library	Area Affected : 5%					
-	LIFE ** rrate, Area Affected : 2%	5	\$41,100			
S	Affected: 2%					
3%	2045 **	5	\$25,700			
3% Now \$11,700 Cracking/Crumbling, Extent : Moderat	LIFE ** e, Area Affected : 5%	5	\$26,700			
Location : At Expansion Joint At Rear Expansion Joint Failure, Extent : Moderate, Area Affected : 100%						
Location : Between Building E And M						
5% 0-2 \$15,200	2045 **	5	\$17,100			
	Area Affected : 5%					
3%	2052 **	5	\$30,900			
Ctrwt/Balnc Not Funct, Extent: Moder		5	\$7,500			
C	1 250/					
Unit Inoperable, Extent : Moderate, Ar	ea Affected : 25%					
	2040 **	5	\$24,600			
5% Now \$2,300	2041 **	J	Ψ2 1,000			
*	-					
	61% Now \$297,200 Cracking/Crumbling, Extent: Moderate Location: E365, Penthouse, Through Staining/Discoloring, Extent: Moderate Location: Penthouse, Stairs, E365, E 10% Now \$54,500 Cracking/Crumbling, Extent: Moderate, Location: Penthouse, Stairs, E365, E 10% Now \$54,500 Cracking/Crumbling, Extent: Light, Ar Location: Along 30th Street And Thory Joint Mortar Miss/Erod, Extent: Moderate, Location: Library And Thomson Aver Water Penetration, Extent: Moderate, Location: Library 15% 0-2 \$66,200 Expansion Joint Failure, Extent: Moderate, Location: Throughout Horizontal Cracks, Extent: Light, Area Location: Rear Of Building 3% 3% Now \$11,700 Cracking/Crumbling, Extent: Moderate Location: At Expansion Joint At Rean Expansion Joint Failure, Extent: Moderate Location: Between Building E And M 5% 0-2 \$15,200 Horizontal Cracks, Extent: Moderate, Location: Penthouse 3% 36% Now \$349,300 Ctrwt/Balnc Not Funct, Extent: Moderate Location: Throughout Misaligned/Bulging, Extent: Moderate, And Location: Throughout Unit Inoperable, Extent: Moderate, And Location: Throughout Unit Inoperable, Extent: Moderate, And Location: Throughout 59% 5% Now \$2,300 Bent/Warped Elements, Extent: Moderate	Soft Fail Date Estimated Cost FY Estimated Cost Total (Years) FY Estimated Cost FY FY	## Stimated Cost Total (Years) September Proceedings Processing Processing	Soft Fail Date Estimated Cost FY Estimated Cost Cycle Cy		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Parapets									
Metal Panel	48%			2052	* *	5	\$38,100		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Exterior Parapets								
			•	C	rei n i				
			Material Is Actually						
Metal Panel	4%		** **********************************	2052	**	5	\$3,200		
Stucco Cement	48%		\$29,600	2049	* *	5	\$12,700		
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10% Location : Interior Parapet Face								
	Other Observation, Extent: N/A, Area Affected: 100%								
				ffected :	100%				
			Parapet Face	1: 1 T		n .	W: 11 C C		
D C	Explana	tion : Singl	e Ply Membrane A _l	ориеа 10	Interior Face Of I	Parapet,	wrinkie Surjaces		
Roof Fiberglass Panel	5%			2041	* *	1			
IRMA/Protected	30%		\$563,800	2041	* *	1			
Membrane	3070	NOW	\$303,800	2042					
Wiemorane	Insul Miss	s/Displaced	Extent : Moderate	. Area A	ffected · 25%				
		•	oling Tower Area	,, 11.00.11	,,, eereu . 20, 0				
			ings, Extent : Mode	erate. Ar	ea Affected : 5%				
		n : Near Me	-	,	3,5				
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%				
			By E238 And E27.			nks Betw	een Building M		
		Pool And M		•					
			: Moderate, Area A	Iffected :	25%				
	Location	n : Through	out						
Modified Bitumen	65%	ı		2040	* *	10	\$132,200		
	Recent In:	stallation, E	Extent : N/A, Area A	ffected :	100%				
	Location	ı:Roof							
Soffits									
Cement - Fiber Panel	100%	ı		2037	* *	10			

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior								
Floors								
Carpet	10%		2033	\$835,400	3	\$72,500		
Cast in Place Concrete	15% Now	\$120,500	LIFE	* *	5	\$158,700		
	Cracking/Crumbling, Location : Filter Ro		e, Area A <u>f</u>	fected : 10%				
Ceramic Tile	5%		2041	* *	5	\$24,200		
Mosaic Tile	5%		2045	* *	5	\$60,500		
Poured Epoxy/Resin	5%		2030	\$1,323,000				
Vinyl Tile	27% Now	\$70,500	2037	* *	3	\$49,000		
	Cracking/Crumbling, Location: Through		e, Area A <u>f</u>	fected : 5%				
	Loose Units, Extent: Location: Through		ffected : 5	5%				
	Misaligned/Bulging, Location: Through	Extent : Moderate,	Area Aff	ected : 5%				
	Patching Evident, Ex Location: Through	tent : Moderate, Ar	rea Affeci	ted : 5%				
	_		Affactad .	50/				
	Worn/Eroded, Extent Location : Through		Ајјестеа :	3%				
Vinyl Tile	33%		2037	* *	3	\$79,800		
Interior Walls								
Cast in Place Concrete	5%		LIFE	* *				
Ceramic Tile	5% Now	\$46,800	2041	* *	5	\$21,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 1% Location : Bathrooms							
	Loose Units, Extent: Location: Bathroom		ed : 1%					
Concrete Masonry Unit	15%		LIFE	* *	5	\$52,300		
Glass: Single Pane	3%		LIFE	* *	5	\$19,600		
Glass: Special Gauge	2%		LIFE	* *	1	4,		
Gypsum Board	50% Now	\$119,100	LIFE	* *	5	\$261,500		
Cypsum Bourd	Cracking/Crumbling, Location: Laborate	Extent : Moderate		fected : 5%	3	Ψ201,200		
	Water Penetration, E.	-	rea Affai	cted · 15%				
	Location : Laborate		1104 213300	леи . 15/0				
M (ID)			LIEE	* *				
Metal Panel	5% Now Corrosion/Rusting, E.	\$110,100	LIFE					
	· ·		нгеа Ајјес	ciea : 25%				
	Location: Penthous Water Penetration, Es	xtent : Moderate, A	lrea Affec	cted : 10%				
Plaster	Location : Penthous 15%	se	LIFE	* *	5	\$39,200		
1 105101	1.5 / 0		LILL		5	ψ39,200		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

Architecture		Current R	epair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%	0-2	\$109,900	2037	* *	5	\$169,300	
	Broken/Mi	issing Eleme	ents, Extent : Light	, Area A	ffected : 2%			
	Location	: Througho	ut					
	Staining/D	iscoloring,	Extent : Moderate	, Area Ą	ffected : 5%			
	Location	: Througho	out, Third Floor, La	aborator	y			
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	cted : 5%			
	Location	: Corridor	By E271, E238, By	y 5th Flo	oor Elevator, Pool			
Exposed Struc: Concrete	15%			LIFE	* *	5	\$11,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$60,500	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2045	* *			
Pavers/Stone	50%			2041	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$111,900	2045	* *			
	Cracking/0	Crumbling,	Extent : Light, Are	a Affect	ed : 2%			
	Location	: Overhead	l Coiling Door Api	on				

ectrical	Current Repair	Future Repl	acement	M					
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2042	* *	5	\$1,600				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Electrical Room								
	Explanation : Four 2500 Amper	e Main Service Discor	nect Switch	ies					
Transformers									
Dry Type	100%	2037	* *	5	\$1,300				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation: Four 750 Kilovol	t Amperes, 208 Volts P	rimary, 480)/277 Voli	ts Secondary				
Switchgear / Switchboard		_			·				
Fused Disc Sw	100%	2042	* *	5	\$1,600				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Electrical Room								
	Explanation : Nine Vertical Sec	tions							
Raceway									
Conduit	100%	2042	* *	1					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2040	* *	5	\$1,300	
Molded Case Bkrs	84%			2040	* *	5	\$8,100	
Molded Case Bkrs	1%			2031	\$6,200	5	\$100	
			Extent : Moderate,		fected : 25%			
	Location	ı : Mechani	cal Room Pool Are	а				
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	80%			2037	* *	5	\$2,000	
Motor Control Center	10%			2037	* *	5	\$1,000	
Variable Frequency	10%			2049	* *			
Drive								
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$112,900	
Generators								
Diesel	100%			2035	* *	1	\$142,100	
			xtent : N/A, Area A	ffected :	100%			
		i : Generato						
	Explana	tion : Emer	gency Generator R	ated At 4	150 Kilowatts			
Batteries								
Nickel Cadmium	100%			2025	\$2,400	5	\$81,800	
Fuel Storage								
Day Tank	5%			2040	* *	5		
			xtent : N/A, Area A	ffected :	100%			
		i : Generato						
	Explana	tion : 9 Gal	llons Rated Capaci	ty				
Main Tank	95%			2047	* *	5		
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	i : Generato	or Room					
	Explana	tion : 460 C	Gallons Rated Capa	icity				
Lighting			*					

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

Electrical	Current Repair	Futu	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	92%	2032	\$4,915,700	10	\$309,700			
	Other Observation, Extent : N/A, Area	Affected .	: 100%					
	Location: Throughout The Building							
	Explanation: T-8 Lamps		****		***			
Fluorescent	3%	2032	\$160,300	10	\$10,100			
		Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Hallways							
	Explanation: Compact Fluorescent		di di					
LED	5%	2040	**					
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Library And Hallways							
E I '. I. I'.	Explanation : LED Lights							
Egress Lighting Emergency, Service	50%	2032	\$110,400	1				
Exit, LED	30%	2032	\$110, 4 00 * *	1 1				
Exit, Service	10%	2032	\$15,500	1				
Exit, Battery	10%	2032	\$50,800	10	\$2,500			
Exterior Lighting	1070	2032	Ψ20,000		Ψ2,200			
Fluorescent	5%	2032	\$71,500	10	\$1,700			
	Other Observation, Extent : N/A, Area	Affected .			. ,			
	Location : Outside Perimeter							
	Explanation: Compact Fluorescent	Lights						
HID	5%	2032	\$83,600	10	\$100			
LED	5%	2040	* *					
No Component	85%							
Alarm								
Security System								
No Component	70%							
Generic	30%	2032	\$201,900	1	\$41,100			
	Other Observation, Extent : N/A, Area							
	Location: Hallways And Outside Perimeter							
	Explanation : CCTV Surveillance Co	ımeras						
Fire/Smoke Detection	1000/	2022	фо о 4 соо	1.2	#226.20 2			
Generic, Analog	100%	2032	\$924,600	1-3	\$226,200			
	Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout The Building							
	Explanation: Throughout The Buttaing Explanation: Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							
	Explanation : Strobe Lights, Manual	Pun Stati	ions, Atarm Bells, S	токе Де	nectors, Horns			

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Electricity	10%			2052	* *	1			
Interruptible Gas/Dual Fuel	90%			2042	**	1			
Conversion Equipment							***		
Heat Pump Air Sourced	10%			2036	* *	2	\$11,300		
Steam Boiler	90%	1	7 / 37/4 4	2037		1	\$327,100		
	Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Boiler Room								
Distribution	Ехріапа	tion : 2 Un	llS						
Hot Wtr Piping/Pump	20%			2040	* *	4	\$3,600		
Steam Piping/Pump	70%			2040	* *	4	\$3,000		
No Component	10%			2042					
Terminal Devices	1070								
Air Handler	80%			2032	\$5,396,100	1	\$181,600		
Convector/Radiator	15%			2032	\$5,590,100	1	\$17,800		
Fan Coil Unit/Heat	5%			2027	\$444,300	1	\$5,900		
Air Conditioning	370			2027	\$ 111 ,500	1	\$5,900		
Energy Source									
Electricity	100%			2048	* *	1			
Conversion Equipment	10070			20.0		-			
Centrifugal, Elec Chiller	70%			2035	* *	1	\$278,000		
		ervation, E	Extent : N/A, Area A		100%	-	Ψ=70,000		
			ditioning Room	33					
			its, Using Refriger	ant R123					
Heat Pump Air Sourced	10%			2036	* *	2	\$2,200		
Treat I amp I in Sourcea		ervation. I	Extent : N/A, Area A		100%	_	\$ 2 , 2 00		
		: 5th Floo		33					
		tion : 1 Un							
Ext Pkg Unit -		Now	\$60,200	2027	\$602,200	2	\$1,800		
Heating/Cooling	Corroded,	Extent : Se	evere, Area Affected	1:30%					
	Location: Coil And Motor Compressor Sections								
	R-22 Refri	igerant, Ex	tent : Light, Årea Å Erd Floor Roof						
No Component	10%								
Distribution									
CW & CHW Wtr Pipe/Pump	70%	0-2	\$7,300	2042	* *	4	\$12,700		
			loderate, Area Affe sate Water Piping.	cted : 10	%				
No Component	30%								
Terminal Devices									
Air Handler/Cool/Ht	80%			2032	\$5,007,600	1	\$181,600		
No Component	20%						, , , ,		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset #: 2823

Mechanical		Current F	Repair	Futur	e Replacement	Ma		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	70%			2036	* *	2	\$258,500	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$204,600	
Exhaust Fans								
Interior	80%			2032	\$1,271,800	2	\$9,000	
Roof	20%			2032	\$139,100	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2025	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2025	\$11,000	4	\$11,600	
Pool Filter/Treatment								
Sand	100%			2037	* *	4	\$136,300	
	Corroded,	Extent : M	oderate, Area Affec	ted : 15%	%			
	Location	: 1st Floor	· Pump Room					
Sewage Ejector(s)								
Electric	100%			2032	\$187,700	4	\$14,600	
Fixtures								
Generic	100%							
/ertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	: 1st To 5th	h Floor					
	Explanat	ion : 2 Uni	ts					
Hydraulic	50%			LIFE	* *			
		ervation, E	xtent : N/A, Area A		100%			
			From 1st To 2nd Flo	-		Floor		
		ion : 3 Uni						
Fire Suppression	*							
Standpipe								
Stallubibe				2052	* *	1.5	¢101 000	
	100%			2052		1-3	\$191.900	
Generic	100%			2052		1-5	\$191,900	
Generic Sprinkler					* *		•	
Generic	100%			2032		1-2	\$191,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL

Address : 31-10 THOMSON AVE.

Borough : QUEENS Agency's Number : 24001
Program / Asset # : CUN0004.010 / 2096 Yr Built/Renovated : 1920 / 1971

Area Sq Ft : 261,099 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 02-Dec-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 278 Lot : 1 BIN : 4003534

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,478,500	\$4,747,000
Interior Architecture	\$298,700	\$7,630,800
Electrical	\$332,800	\$4,479,500
Mechanical	\$4,140,800	\$4,494,700
Total	\$7,250,800	\$21,351,900
Importance Code A	\$2,478,500	\$4,847,400
Importance Code B	\$4,704,200	\$16,355,000
Importance Code C	\$68,100	\$149,500
Total	\$7,250,800	\$21,351,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$17,500		\$36,200	
Interior Architecture	\$142,000	\$60,100	\$26,500	\$215,600
Electrical	\$35,800	\$27,500	\$29,300	\$25,600
Mechanical	\$72,400	\$59,500	\$146,300	\$60,300
Site Enclosure	\$5,200			
Site Pavements	\$38,600			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$327,400	\$162,900	\$254,100	\$317,300
Importance Code A	\$17,500	\$1,600	\$36,700	\$1,600
Importance Code B	\$211,900	\$136,400	\$217,300	\$315,700
Importance Code C	\$98,000	\$24,900		
Total	\$327,400	\$162,900	\$254,100	\$317,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

chitecture	Current Repair Future Replacement					M		
stem Component Type	% of Fail Total (Yes		mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls			\$604,400		* *			
Masonry: Brick	94% No Broken/Missing Location: Per Cracking/Crum. Location: Per Efflorescence, E Location: Per Expansion Joint Location: Thr Horizontal Crac Location: Per Joint Mortar Mi	Elements, thouse thouse thouse xtent: Mod thouse Failure, E pughout ks, Extent	5	\$150,300				
	Location: Thr		rieni . Mouer	ше, Агес	Ајјестей . 30/0			
	Water Penetrati	_	: Moderate, A	lrea Affe	cted : 10%			
	Location : No		,	33				
Metal Coiling Doors	1%			2045	* *	5	\$5,000	
Window Wall	5%			2052	* *	5	\$30,000	
Windows								
Aluminum	97% No Air Infiltration, Location: Thr Misaligned/Bulg Location: Thr Caulking Detert Location: Thr Weather Strip M	Extent : Se oughout ing, Exten oughout orated, Ex oughout issing, Ext	t : Severe, Ar tent : Modera	ea Affect	ed : 25% Affected : 50%	5	\$8,300	1
Metal Louvers	3% No Bent/Warped El Location : Thr Broken/Missing Location : Thr Deteriorated Fi Location : Thr	ements, Ex oughout Elements, oughout nish, Exten	Extent : Mod	erate, Ar	ea Affected : 2%			
Parapets								
Masonry: Brick	85% Now \$99,000 LIFE ** Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 10% Location: Throughout						\$8,000	
Metal Panel	5%			2052	* *	5	\$1,800	
Metal Rail	5%			2037	* *	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.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	15%			2032	\$1,046,500	10	\$45,300	
Modified Bitumen	Water Per	Now netration, E n : Gymnas	\$9,700 xtent : Moderate, A ium	2040 Irea Affe	* * cted : 5%			
Play Surface	5%	ı		2037	* *	10	\$15,100	
Single Ply Membrane	Location Ponding,	naged Flash n : Over 4th	oderate, Area Affect		\$3,020,700 ea Affected : 10%			
	Location Water Per	n : 4th Floo netration, E	ctent : Moderate, A r extent : Light, Area 1400, Classrooms A	Affected	: 10%	r		
Sloped Glazing	Location Water Per	issing Elem n : Over Stu netration, E	\$98,100 nents, Extent : Mod idy Lounges xtent : Moderate, A tle Theater, Study L	lrea Affe		5	\$402,500	
Traffic Topping	Punct/Tea	~	\$2,500 amage, Extent : Lig f Roof Courtyard B	-				
Soffits								
Cast in Place Concrete	Location Staining/L	ling, Exteni n : Through	, Extent : Moderate			5		
Cement - Fiber Panel	50% Staining/I		, Extent : Light, Arc	2037 ea Affecto	* * ed : 10%	10		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	3%			2028	\$199,700	3	\$23,100	
Cast in Place Concrete	10%			LIFE	* *	5	\$84,300	
Ceramic Tile	7%			2041	* *	5	\$27,000	
Poured Epoxy/Resin	2%			2030	\$421,700			
Terrazzo	5%			LIFE	* *	5	\$15,100	
Traffic Topping	4%			2040	* *	5	\$19,300	
Vinyl Tile	45%			2032	\$4,678,400	3	\$65,000	
Vinyl Tile	21%	Now	\$43,700	2032	\$2,183,200	3	\$30,300	
	Location Worn/Eroc	ı : Basemen	: Moderate, Area A					
Wood	30/0	Now	\$13,500	2060	* *	5	\$10,800	
Wood	Misaligne		Extent : Moderate,		ected : 5%	3	Ψ10,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%			2041	* *	5	\$49,800	
Concrete Masonry Unit	5%	0-2	\$45,800	LIFE	* *	5	\$10,000	
	Location Horizonta	ı : Basemen	xtent : Moderate, A					
Gypsum Board	50%	Now	\$68,100	LIFE	* *	5	\$149,500	
	Location Cracking/ Location Water Pen	n : Through Crumbling, n : Hall Of I netration, E.	ents, Extent : Mode out Extent : Light, Are Flags And Classroc xtent : Moderate, A Flags And Classroc	ea Affecte oms rea Affec	ed : 5%			
Masonry: Brick	20%			LIFE	* *			
Plaster			\$23,700 xtent : Moderate, A ds	LIFE rea Affec	* * cted : 2%	5	\$15,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	110/			2025	ata.		Φ.7.2. 0.0.0	
AcousTileConcealSpLn	11%		¢1.60.000	2037	*	5	\$53,000	
AcousTileSusp.Lay-In		Now	\$168,900 Extent : Moderate	2045		* 5	\$52,000	
	-	_	exient : Moderale out, Basement Cori	-	ijeciea . 1576			
		_	Extent : Moderate,		fected : 20%			
	_	ı : Through		55				
	Staining/L	Discoloring,	Extent : Moderate	, Area Ą	ffected : 20%			
	Location	i : Through	out					
			xtent : Moderate, A					
			out, Daycare, Meci					
			: Moderate, Area A		25%			
			out, Basement Cori					
AcousTileSusp.Lay-In	32%			2045	*	5	\$123,300	
Exposed Struc: Concrete				LIFE	*	5	\$9,000	
Exposed Struc: Steel	5% 10%			LIFE LIFE	*		¢49.200	
Gypsum Board			xtent : Moderate, A			3	\$48,200	
		i : Study Lo			. 10,0			
ite Enclosure		-						
Free Standing Walls								
Masonry: Brick		Now	\$5,200	2052	*	*		
	_	_	Extent : Moderate	, Area A	ffected : 5%			
		: Through			100 / 1 100/			
		tar Miss/Er 1 : Through	od, Extent : Moder out	ate, Ared	а Ајјества : 10%			
Site Pavements								
Public Sidewalk Cast in Place Concrete	85%	0-2	\$11,300	2049	*	*		
Cast III Flace Concrete			Extent : Moderate					
	_	ı : Through		, 117 00 11,	yeerea . 570			
Pavers/Stone	15%			2041	*	*		
Tavels/Stolle			ctent : Light, Area 2		: 5%			
		ı : Front Oj		50				
Parking/Driveway		<u> </u>						
Cast in Place Concrete		Now	\$23,300	2045	*	*		
		issing Elem 1 : Loading	ents, Extent : Seve Dock	re, Area	Affected : 5%			
	_	Crumbling, 1 : Loading	Extent : Moderate Dock	, Area A	ffected : 15%			
		Extent : Mo 1 : Loading	oderate, Area Affec Dock	ted : 5%				
	Tripping I	_	ent : Moderate, Are	ea Affect	ed : 15%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Cast in Place Concrete	25%			2045	* *			
Pavers/Stone	75%	Now	\$4,000	2041	* *			
	Sinking/Si	ıbsiding, Ex	ctent : Moderate, A	rea Affec	cted : 10%			
	Location	ı : Adjaceni	To Building Walls	In Court	tyard			

Electrical	Current	Repair I	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		.032	\$100,400	5	\$1,100	
		Extent : N/A, Area Affec	cted :	100%			
	Location : Electric						
	Explanation: Two	4000 Amperes, Main S	'ervice	Disconnect Switch	hes		
Transformers							
Dry Type	100%		.045	* *	5	\$1,000	
		Extent : N/A, Area Affec	cted:	100%			
	Location : Chiller						
	Explanation: 300	Kilovolt Amperes, 208	Volts 1	Primary 480/277 V	olts Seco	ondary	
Switchgear / Switchboard	1000/	_	000	φ.co.π. co.o.	_	01.100	
Fused Disc Sw	100%	2	.032	\$635,000	5	\$1,100	
Raceway		_					
Conduit	80%		.032	\$526,800	1		
Conduit	20%	2	.042	* *	1		
Panelboards							
Fused Disc Sw	10%		.031	\$62,400	5	\$600	
Fused Disc Sw	5%		048	**	5	\$300	
Molded Case Bkrs	50%		.031	\$311,900	5	\$3,400	
Molded Case Bkrs	35%	2	040	**	5	\$2,400	
Wiring							
Thermoplastic	80%		032	\$702,000	1		
Thermoplastic	20%	2	.042	* *	1		
Motor Controllers							
Locally Mounted	40%		.030	\$141,800	5	\$700	
Locally Mounted	10%	2	.037	* *	5	\$200	
Motor Control Center	20%	2	.030	\$284,000	5	\$1,400	
Motor Control Center	10%	2	045	* *	5	\$700	
Variable Frequency	20%	2	045	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%	L	IFE	* *	5	\$3,800	
Stand-by Power					·		
Transfer Switches							
Automatic	100%	2	030	\$26,200	1	\$80,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators						
Diesel	100% Other Observation, Extent: N/A, Area Location: Generator Room Explanation: Emergency Generator			1	\$101,100	
Batteries						
Lead/Acid	100%	2025	\$2,400	5	\$9,700	
Fuel Storage						
Main Tank	100% Other Observation, Extent: N/A, Area Location: Generator Room Explanation: 550 Gallons Rated Co		* *	5		
ighting	Explanation : 330 Gattons Rateu Co	ирисну				
Interior Lighting						
Fluorescent	40%	2032	\$1,499,300	10	\$94,400	
	Other Observation, Extent: N/A, Area Location: 2nd And 3rd Floor Explanation: T-8 Lamps				47.,,	
LED	60%	2040	* *			
	Other Observation, Extent: N/A, Area Location: Basement, 1st Floor, 4th Explanation: LED Light Fixtures		100%			
Egress Lighting						
Emergency, Service	40%	2032	\$62,000	1		
Emergency, Battery	10%	2032	\$42,200	10	\$6,200	
Exit, LED	20%	2060	* *	1		
Exit, Service	30%	2032	\$32,500	1		
Exterior Lighting						
Fluorescent	5%	2037	* *	10	\$1,200	
	Other Observation, Extent : N/A, Area Location : Outside Perimeter		100%			
	Explanation: Compact Fluorescent	t Lights				
HID	5%	2032	\$59,500	10		
LED	10%	2040	* *			
No Component	80%					
ghtning Protection Arresters/Cabling						
No Component	98%					
Generic	2%	2035	* *	5	\$100	
	Other Observation, Extent : N/A, Area Location : Stacks Only	a Affected : 1	100%			
	Explanation: Lightning Rods					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$29,300	
	Other Observation, Extent: 1	N/A, Area Affected :	100%			
	Location : Hallways And Ro	of				
	Explanation: CCTV Survei	llance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2027	\$197,300	1-3	\$48,300	
,	Other Observation, Extent : I	N/A, Area Affected :	100%			
	Location : Hallways, Mech	anical Spaces				
	Explanation : Alarm Bells,	Manual Pull Station	s, Smoke Detector	S		

echanical	Current Repair		Futur	e Replacement	М	aintenance			
stem Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ating									
Energy Source									
Electricity	10%			2042	* *	1			
Under Construction	90%								
	Other Obse	rvation, E	Extent : N/A, Area A	Iffected :	0%				
	Location :	: Basemer	nt Boiler Room						
	Explanation	on : Entire	e Boiler Room Is U	Inder Coi	istruction				
Conversion Equipment									
Heat Pump Air Sourced	10%			2026		2	\$8,000		
	Other Obse	rvation, E	Extent : N/A, Area A	Iffected :	100%				
	Location:	2nd Floo	r Roof						
	Explanation	on : 5 Roo	oftop Package Unit	ts.					
Under Construction	90%								
	Other Obse	rvation, E	Extent : N/A, Area A	Iffected :	0%				
	Location : Basement Boiler Room								
	Explanation	on : Entir	e Boiler Room Is U	Inder Cor	istruction				
Distribution	-								
Steam Piping/Pump	90%			2032	\$1,812,100				
No Component	10%								
Terminal Devices									
Air Handler	30%	2-4	\$709,700	2042	* *	1	\$43,000		
	On Extende	ed Life, Ex	tent : Moderate, A	rea Affect	ed : 100%				
	Location :	: 2nd Floo	or Boiler Room						
	Other Obse	rvation, E	Extent : Moderate, .	Area Affe	cted : 100%				
			or Boiler Room						
	Explanation	on : 3 Dej	fective Old Units						
Air Handler	50%			2040	* *	1	\$79,600		
Convector/Radiator	20%			2037	* *	1	\$16,600		

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

echanical	Current Re	pair	Future	Replacement	M				
stem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Conditioning									
Energy Source									
Electricity	100%		2040	* *	1				
Conversion Equipment									
Centrifugal, Elec Chiller			2041	* *	1	\$97,500			
	R-134a Refrigerant, Ex	-	ı Affected	: 100%					
	Location: 1st Floor	Chiller Room							
Centrifugal, Elec Chiller			2028	\$1,794,300	1	\$97,500			
	R-22 Refrigerant, External	-	ffected : .	100%					
	Location: 1st Floor	Chiller Room							
Heat Pump Air Sourced	7% 0-2	\$26,300	2026	\$263,500	2	\$900			
-	Not Energy Efficient, E	xtent : Moderate	, Area Aff	ected : 100%					
	Location: 2nd Floor	Roof							
	On Extended Life, Exte	nt : Moderate, A	rea Affect	ed : 100%					
	Location: 2nd Floor	Roof							
	R-22 Refrigerant, Exte	nt : Light, Area A	ffected : .	100%					
	Location: 2nd Floor	Roof							
Heat Pump Air Sourced	3%		2026	\$112,900	2	\$500			
Exterior Pkg Unit -	10% 0-2	\$82,700	2042	**	2	\$1,300			
Cooling	1070 02	Ψ02,700	2012		_	Ψ1,500			
coomig	Controller Not Working	e. Extent : Moder	ate. Area	Affected: 5%					
	Location : Gymnasiun		,	33					
	R-22 Refrigerant, Exte		ffected :	100%					
	Location: Gymnasium Roof								
	Other Observation, Ex	•	Area Affe	cted : 10%					
	Location : Gymnasiun		33						
	Explanation: 1 Exter		nit. Defec	tive And Leaking (Compress	sor			
No Component	10%				T. T.				
Distribution	1070								
CW & CHW Wtr	70%		2042	* *	4	\$13,300			
Pipe/Pump	7070		2042		7	\$15,500			
No Component	30%								
Terminal Devices	3070								
Air Handler/Cool/Ht	45%		2040	* *	1	\$71,600			
Air Handler/Cool/Ht	25%		2027	\$1,097,700	1	\$39,800			
No Component	30%		2027	\$1,077,700	1	Ψ32,000			
Heat Rejection	3070								
Water Cooling Tower	70% 0-2	\$80,000	2030	\$800,100	2	\$145,100			
water cooming rower	Corroded, Extent : Mod				_	Ψ1.0,100			
	Location : Support B								
	Leak Evident, Extent:			5%					
	Location: 2nd Floor		- _{JJ} - 2 - 1 - 1 .	- · ·					
	Other Observation, Ex	•	Area Affe	cted · 100%					
	Location: 2nd Floor		1. cu 11jjet						
	Explanation : Ineffici	•							
No Component	30%								
No Component	3070								

Ventilation

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$143,600	
Exhaust Fans						
Interior	80%	2032	\$892,100	2	\$6,300	
Roof	20%	2032	\$97,600	2	\$1,600	
Plumbing						
H/C Water Piping	1000/	2012	di di			
Brass/Copper	100%	2042	* *	1		
Water Heater With Tanks	1000/					
Under Construction	100%					
HW Heat Exchanger	1000/					
Under Construction	100%					
Sanitary Piping	1000/	LIDE	ماد ماد			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIDE				
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/					
Under Construction	100%					
Sewage Ejector(s)	1000/	2022	#122.5 00		#10.400	
Electric	100%	2032	\$133,500	4	\$10,400	
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators	500/	LIDE	* *			
Geared Traction	50%	LIFE				
	Other Observation, Extent: N	**	100%			
	Location: Basement To 4th	Hloor				
	Explanation: 2 Units					
Hydraulic	50%	LIFE	* *			
	Other Observation, Extent : N					
	Location: One Unit From B	asement To 1st Floo	or, One Unit From	Baseme	nt To 2nd Floor	
	Explanation: 2 Units					
Fire Suppression						
Standpipe .	1000/			<u></u>		
Generic	100%	2042	* *	1-5	\$129,800	
Sprinkler						
No Component	80%					
Generic	20%	2032	\$695,400	1-2	\$14,400	
Chemical System						
No Component	99%					
Generic	1%	2027	\$200	1-3	\$700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG

Address : 222-11 56TH AVENUE

Borough : QUEENS Agency's Number : 11-27011
Program / Asset # : CUN0006.110 / 2085 Yr Built/Renovated : 1978 / 2010

Area Sq Ft : 72,026 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph

Block : 7490 Lot : 2 BIN : 4862628

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$214,600	\$385,700
Interior Architecture		\$1,396,000
Electrical	\$185,300	\$504,700
Mechanical	\$1,296,100	\$542,700
Total	\$1,696,000	\$2,829,200
Importance Code A	\$214,600	\$385,700
Importance Code B	\$1,481,400	\$2,374,000
Importance Code C		\$69,400
Total	\$1,696,000	\$2,829,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$41,800	\$100	\$17,200	\$22,400
Interior Architecture	\$50,500	\$7,600	\$2,500	\$16,400
Electrical	\$10,700	\$12,100	\$50,300	\$11,400
Mechanical	\$24,200	\$15,800	\$29,600	\$14,800
Site Pavements	\$6,000			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$143,200	\$45,400	\$109,500	\$74,800
Importance Code A	\$47,500	\$3,600	\$20,800	\$26,100
Importance Code B	\$89,700	\$40,400	\$88,700	\$48,700
Importance Code C	\$6,000	\$1,400		
Total	\$143,200	\$45,400	\$109,500	\$74,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

rchitecture		Current Repair			e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast in Place Concrete	2%			LIFE	* *	5	\$9,200		
Masonry: Brick Cavity	70%	0-2	\$109,400	LIFE	**	5	\$64,300		
		l Cracks, E : Penthou	xtent : Moderate, 2 se	Area Affe	cted: 5%				
Metal Panel	10%			2052	* *	5-10	\$63,100		
Metal Panel	3%			2058	* *	5-10	\$18,900		
	Location	: Holocau	-	Iffected :	100%				
		tion : Holo	caust Wing						
Stucco Cement	5%			2045	* *	5	\$11,500		
Window Wall	5%		\$13,600	2052	* *	5	\$8,600		
	_		ed, Extent : Moderd On 5th Floor	ite, Area	Affected : 5%				
	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	cted : 5%				
	Location	: Offices (On 5th Floor						
Window Wall	5%			2058	* *	5	\$17,200		
		ervation, E : Holocau	Extent : N/A, Area A st Wing	Affected :	100%				
	Explana	tion : Holo	caust Wing						
Windows									
Aluminum		Now	\$105,200	2040	* *	5	\$11,300		
	-	Deteriorate : Through	ed, Extent : Moderd out	ite, Area	Affected : 10%				
		etration, E : Through	xtent : Moderate, A out	1rea Affe	cted : 5%				
Metal Louvers	5%			2041	* *	10	\$7,400		
Parapets							4 1 , 1 1		
Masonry: Brick	75%			LIFE	* *	5	\$8,700		
Metal Rail	10%			2045	* *	5-10	\$21,000		
Pre-Cast Concrete	5%			LIFE	* *	5	\$3,700		
No Component	10%								
-	Other Obs	ervation, E	Extent : N/A, Area A	Affected :	0%				
	Location	: Holocau	st Wing						
	Explana	tion : No P	arapet						
Roof									
Modified Bitumen	65%			2032	\$321,500	10	\$30,100		
Paver: Asphalt	30%			2041	* *	10	\$20,800		
Single Ply Membrane	5%	2-4	\$9,300	2037	* *				
	_		derate, Area Affec	ted : 40%	ó				
	Location	: Holocau	st Wing Roof						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Soffits								
Fiberglass Panel	5%			2041	* *	5	\$100	
			Extent : N/A, Area A	ffected :	100%			
			try Canopy					
			In Fiberglass Panel					
Metal Panel	65%		\$200	2052	* *	5	\$700	
		_	Extent : Light, Area	Affected	: 5%			
	Location	ı : Various						
Stucco Cement	30%			2045	* *	5	\$500	
terior								
Floors								
Carpet	30%			2031	\$566,200	3	\$65,600	
Cast in Place Concrete	10%			LIFE	* *	5	\$23,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$12,000	
	Other Ob:	servation, I	Extent : N/A, Area A	ffected :	100%			
	Location	า : Holocaเ	st Wing					
	Explana	tion : Polis	hed Concrete					
Mosaic Tile	5%			2045	* *	5	\$13,700	
Slate	5%			LIFE	* *	5	\$5,800	
Vinyl Tile	45%			2032	\$1,326,600	3	\$18,400	
Interior Walls							·	
Ceramic Tile	1%			2041	* *	5	\$2,900	
Concrete Masonry Unit	9%			LIFE	* *	5	\$10,400	
Glass: Single Pane	5%			LIFE	* *	5	\$10,800	
Gypsum Board	40%			LIFE	* *	5	\$69,400	
Masonry: Brick	25%			LIFE	* *			
Metal Panel	14%			LIFE	* *			
Mosaic Tile	5%			LIFE	* *			
Marble Panels	1%			LIFE	* *			
	Other Obs	servation, I	Extent : N/A, Area A	ffected :	5%			
	Location	า : Holocaน	st Wing					
	Explana	tion : Holo	caust Wing Gallery					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Architecture	Current Repair			Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	4.50/	3.7	#12 000	2015	ate .		#27 (00	
AcousTileConcealSpLn	_	Now	\$13,900	2045	*:	* 5	\$27,600	
			ents, Extent : Light	, Area Ą	ffected: 5%			
		: Through	out					
AcousTileSusp.Lay-In	5%			2037	* :	3	\$4,900	
AcousTileSusp.Lay-In	5%			2049	* :	* 5	\$4,900	
			Extent : N/A, Area A	ffected :	100%			
		ı : Holocau	-					
			n Panels Intentiona					
Exposed Struc: Concrete				LIFE	* :	5	\$800	
Gypsum Board		Now	\$13,400	LIFE	* :	* 5	\$49,100	
			Extent: Moderate	, Area Aj	ffected : 10%			
		: Holocau						
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Holocau	st Stair					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* :	k		
			Extent : N/A, Area A	ffected :	100%			
		-	Holocaust Wing					
	Explana	tion : Surre	ound Mechanical E	quipmen	t			
Free Standing Walls								
Cast in Place Concrete	50%			2052	* :			
Masonry: Brick	50%			2052	* :	¢		
Retaining Walls								
Cast in Place Concrete	100%			2067	* :	¢		
Site Pavements								
On-Site Walkways	400/			•••	ate .			
Cast in Place Concrete	40%		4.000	2045	* *			
Pavers/Stone		Now	\$6,000	2035	*:	\$		
	_	_	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	ı : Holocau	st Stairs					
Parking/Driveway								
Asphalt	100%			2041	* :	¢		
Activity Yard								
Pavers/Stone	100%			2045	* :	*		
			Extent : Light, Area	Affected	: 100%			
			Activity Area					
	Explana	tion : Holo	caust Museum Addi	tion				

Electrical	Current Repair			Futur	e Replacement	Ma		
System Component Type	% of F Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Not Accessible 100%

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Electrical	Current Re	pair I	Future Replacement			aintenance	
System Component Type	% of Fail Date F Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts							
Transformers							
Dry Type	100%	_	049	* *	3	\$500	
	Other Observation, Ext		cted:	100%			
	Location : Outside Th Explanation : 1,000 K	· ·	60 Vol	ts Primary 208/1	20 Volts 9	Secondary	
Feeders	Explanation : 1,000 K	iiovoii Amperes, 410	00 101	is 1 rimary, 200/12	to rous L	<i>эесонии</i> у	
Cable	100%	2	054	* *	1		
Raceway							
Conduit	100%	20	058	* *	1		
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		058	**	5	\$400	
	Other Observation, Ext	-	cted:	100%			
	Location : Electrical		1	D : 14:4000 4			
0 1 /0 1 1	Explanation : Main Se	ervice Disconnect Sv	vitch i	Rated At 4,000 Am	peres.		
Switchgear / Switchboard Molded Case Bkrs	100%	2	050	* *	_	¢1 000	
Molded Case Bkrs	0ther Observation, Ext		058		5	\$1,900	
	Location : Electrical		iea .	100/0			
	Explanation: Two Ver						
Raceway	Explanation : 1wo ver	tical Sections					
Conduit	98%	20	032	\$128,200	1		
Conduit	2%		058	**	1		
Panelboards							
Fused Disc Sw	10%	20	031	\$15,600	5	\$200	
Molded Case Bkrs	30%	20	040	* *	5	\$600	
Molded Case Bkrs	60%	20	031	\$93,600	5	\$1,100	
Wiring							
Braided Cloth	50% 2-4	. ,	057	* *	1		
	Insulation Aged, Extent	-	ffected	d : 100%			
	Location : Throughou						
Thermoplastic	2%		058	* *	1		
Thermoplastic	28%		032	\$48,600	1		
Thermoplastic	20%	20	042	* *	1		
Motor Controllers	000/	_			-		
Locally Mounted	80%		030	\$36,600	5	\$400	
Locally Mounted	20%	20	037	* *	5	\$100	
Ground							
Grounding Devices	1000/	T	IPP	* *	_	¢1 100	
Generic	100%	L	IFE	<i>~</i> *	5	\$1,100	
Stand-by Power Transfer Switches							
Automatic	100%	21	049	* *	1	\$22,200	
Automatic	10070		U 4 9		1	\$22,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Electrical	Current Repair	re Replacement	М			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
and-by Power						
Generators						
Diesel	100%	2045	* *	1	\$27,900	
	Other Observation, Extent : N/A, Area A Location : Generator Room	lffected :	100%			
	Explanation : Emergency Generator F	ated At	100 Kilowatts			
Batteries				_	** -**	
Lead/Acid	100%	2027	\$2,400	5	\$2,700	
Fuel Storage	4-04	20-1	de de	_		
Day Tank	45%	2054	**	5		
	Other Observation, Extent: N/A, Area A	lffected :	100%			
	Location: Generator Room	٠,				
	Explanation: 275 Gallons Rated Cap					
Underground Storage	55%	LIFE	**	5		
	Other Observation, Extent: N/A, Area A	lffected :	100%			
	Location: Outside	_				
	Explanation: 330 Gallons Rated Cap	acity				
ghting						
Interior Lighting	550/	2027	* *	10	\$26,200	
Fluorescent	55% Other Observation, Extent : N/A, Area A	2037		10	\$36,300	
	Location: Offices, Classrooms	ујестеи .	100/0			
	Explanation: T-8 Lamps					
T		2027	* *	2	¢100	
Incandescent	5% 40%	2037 2040	* *	2	\$100	
LED						
	Other Observation, Extent: N/A, Area A Location: Hallways, Basement, Office		100%			
		:3				
Egress Lighting	Explanation : LED Lights					
Emergency, Service	50%	2037	* *	1		
Exit, LED	10%	2060	* *	1		
Exit, Service	40%	2037	* *	1		
Exterior Lighting	1070	2031		1		
HID	30%	2027	\$98,500	10	\$100	
No Component	70%	2027	Ψ70,500	10	Ψ100	
larm	7070					
Security System						
No Component	60%					
Generic	40%	2032	\$52,800	1	\$10,800	
	Other Observation, Extent: N/A, Area A	Iffected :			. ,	
	Location : Hallways, Some Classroom					
	Explanation: CCTV Surveillance Can					
Fire/Smoke Detection						
Generic, Analog	100%	2032	\$181,500	1-3	\$44,400	
	Other Observation, Extent : N/A, Area A	Iffected :	100%			
	Location : Throughout The Building					
	Explanation: Strobe Lights, Manual I	Pull Stati	ons, Alarm Bells, S	moke De	tectors, Horns	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Mechanical		Current	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2042	**	1		
			Extent : Light, Area	Affected	: 100%			
		n : Through		u Eugu A	diacout Duilding L	Zama da il	Hall Commanian	
Conversion Equipment	Explana	ilion : High	Temperature Water	r From A	ajaceni bullaing K	Lenneay 1	Tali Gymnasium	
Heat Exchanger, Plate &	15%	Now	\$2,700	2035	* *	1	\$4,800	
Frame	1570	11011	Ψ2,700	2033		•	Ψ1,000	
1 101110	Corroded	, Extent : Se	evere, Area Affected	d: 20%				
	Location	n : Basemei	nt Mechanical Room	m				
Heat Exchanger, Plate &	85%)		2035	* *	1	\$30,300	
Frame							, ,	
Distribution								
Steam Piping/Pump	30%		\$3,400	2042	* *			
			Ioderate, Area Affe					
	Location	n : Basemei	nt Mechanical Equi	ipment Ro	oom			
Steam Piping/Pump	70%)		2042	* *			
Terminal Devices								
Air Handler	50%			2027	\$661,900	1	\$22,300	
Air Handler	10%			2037	**	1	\$4,500	
Convector/Radiator	40%)		2030	\$230,100	1	\$9,300	
Air Conditioning								
Energy Source District Chilled Water	55%			2042	* *	1		
District Cliffied Water			Extent : N/A, Area A		100%	1		
		n : Various		gyeerea .	10070			
	Explana	ition : Chill	ed Water From Med	dical Arts	Building			
Electricity	45%			2040	**	1		
Conversion Equipment								
Reciprocating	20%)		2040	* *	1	\$6,700	
Compr/Chiller								
			Extent : N/A, Area A	Iffected :	100%			
			Of The Building					
	Explana	tion : 2 Un	its. R-410a					
Exterior Pkg Unit -	25%)		2037	* *	2	\$1,100	
Cooling								
			tent : Light, Area A	ffected:	100%			
			Lower Roof					
No Component	55%)						
Distribution				20.42	-8a - 4		AC 000	
CW & CHW Wtr	55%)		2042	* *	4	\$2,900	
Pipe/Pump	Oth Ol	a amu a 42 1	Zestanet i N/A A	l ffoot - J	1000/			
			Extent : N/A, Area A e Through First Flo		10070			
			e 1nrougn Firsi Fic lied Form Medical		'dina			
No Commonant			iiea i orm weateat	AI IS DUII	umg			
No Component	45%)						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Mechanical	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Terminal Devices					***		001.500		
Air Handler/Cool/Ht	55%			2027	\$337,800	1	\$24,500		
Air Handler/Cool/Ht	20%			2037	* *	1	\$8,900		
No Component	25%								
Heat Rejection Air Cooled Condenser Unit	20%			2040	* *	2	\$10,000		
No Component	80%								
/entilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,200		
Exhaust Fans									
Interior	95%			2027	\$296,400	2	\$2,100		
Roof	5%			2032	\$6,800	2	\$100		
Plumbing									
H/C Water Piping	200/	0.2	05.400	20.42	* *	1			
Brass/Copper	30%		\$5,400	2042		1			
	Location	ı : Various 2	oderate, Area Affe Areas		<i>~</i>				
Brass/Copper	70%			2042	* *	1			
Water Heater With Tanks									
Electric	100%			2030	\$115,500	4			
HW Heat Exchanger HTHW/HW	100%			2032	\$197,200				
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures	10001								
Generic	100%								
Vertical Transport									
Elevators	1000/			TIPP	* *				
Hydraulic	100%		Extent : N/A, Area A	LIFE					
		servation, E 1 : 1st To 5ti		ујества :	10070				
		i : 1st 10 st tion : Two l							
Fire Suppression	Елріина	uon . 1wo (onus.						
Standpipe									
Generic Generic	100%			2042	* *	1-5	\$36,300		
Sprinkler	100/0			2012			\$50,500		
	000/								
No Component	90%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 452

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Address : 222-03 56TH AVENUE

Borough : QUEENS Agency's Number : T4-270T4
Program / Asset # : CUN0006.4T0 / 2087 Yr Built/Renovated : 1976 / 2006

Area Sq Ft : 20,804 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-Oct-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 7490 Lot : 2 BIN : 4439439

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$79,400
Interior Architecture		\$784,700
Electrical		\$504,500
Mechanical	\$37,900	\$198,600
Total	\$37,900	\$1,567,100
Importance Code A	\$37,900	\$79,400
Importance Code B		\$1,487,800
Total	\$37,900	\$1,567,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$98,300		\$2,500	
Interior Architecture	\$25,100			\$3,600
Electrical	\$600	\$800	\$19,500	\$1,100
Mechanical	\$42,300	\$3,100	\$14,900	\$3,100
Site Pavements	\$1,500			
Total	\$167,800	\$3,900	\$36,800	\$7,800
Importance Code A	\$99,300	\$1,000	\$3,500	\$1,300
Importance Code B	\$67,000	\$2,900	\$33,300	\$6,500
Importance Code C	\$1,500			
Total	\$167,800	\$3,900	\$36,800	\$7,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2087

Architecture		Current	Repair	Futu	e Replacement	M	aintenance		
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Component	Total	(Years)		FY		(Yrs)			
Type						` ′			
terior									
Exterior Walls	50/			LIDD	* *	-	#0.700		
Cast in Place Concrete	5%			LIFE		5	\$8,700		
Concrete Masonry Unit	27%			LIFE	* *	5	\$5,900		
Stucco Cement	65%			2045	* *	5	\$56,900		
Window Wall	3%			2052	* *	5	\$3,900		
Windows									
Aluminum	90%	4+	\$6,100	2048	* *	5	\$3,300		
			ed, Extent : Light, A	rea Affe	cted : 5%				
	Location	: Window	Sills						
Metal Louvers	10%			2041	* *	10	\$4,600		
Parapets									
Metal Panel	5%			2052	* *	5	\$1,000		
Metal Rail	25%			2045	* *	5-10	\$22,800		
Metal: Cage/Fence	10%			2045	* *	5-10	\$3,900		
No Component	60%			20.0		0 10	42,500		
rve compenent		ervation F	Extent : N/A, Area A	ffected ·	0%				
	Location: Sloped Roof								
		-	ed Roof, No Parape	t					
Roof	Ехрини	non . Stope	u Rooj, No 1 urupe	ı					
Asphalt Shingle	65%			2041	* *	10	\$2,300		
Modified Bitumen	35%	2-4	\$47,600	2032	\$79,400	10	\$2,300		
Modified Bitumen									
	Drains Inad/Misposn, Extent: Moderate, Area Affected: 100% Location: Intersection Of Sloped And Flat Roof								
	Location : Intersection Of Stoped And Flat Roof Worn/Eroded, Extent : Moderate, Area Affected : 100%								
				ујестеа :	100%				
	Location	: Flat Roo	<u> </u>						
Soffits					de de				
Metal Panel	5%			2052	* *	5-10			
Stucco Cement	95%			2045	* *	5			
terior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$7,100		
Vinyl Tile		Now	\$15,700	2032	\$784,700	3	\$10,900		
	Broken/Mi	issing Elem	ents, Extent : Light	, Area Ą	ffected : 2%				
	Location	: Lobby, C	Corridors And Stair	S					
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *				
Concrete Masonry Unit	95%			LIFE	* *	5	\$22,200		
Ceilings									
AcousTileSusp.Lay-In	90%	4+	\$9,400	2037	* *	5	\$14,500		
iiio as i iio saspi.Laj ili			Extent : Moderate		ffected : 29%	5	Ψ11,000		
	_	: First Fla		, 11)	y / - / / 0				
			, Extent : Moderate	Area 1	ffected · 30%				
	_	: First Fla		, 111 си А	yeereu . 30/0				
D 1 116 1		. 1 11 31 1 10	ioi		ala -4-		*= ^:		
Embossed Metal	5%			LIFE	* *	5	\$700		
Exposed Struc: Wood	5%			LIFE	* *				

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2087

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	20%			2041	* *			
Cast in Place Concrete	80%			2045	* *			
Parking/Driveway								
Cast in Place Concrete	100%	4+	\$1,500	2045	* *			
	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
	Location	: Through	out					

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2058	* *	5	\$500			
	Other Observation, Extent : N/A, Area	Affected:	100%					
	Location : Electrical Room							
	Explanation : Main Service Disconn	ect Switch	Rated At 2,000 Am	peres.				
Switchgear / Switchboard								
Molded Case Bkrs	100%	2058	* *	5	\$500			
Raceway								
Conduit	80%	2032	\$47,800	1				
Conduit	15%	2042	* *	1				
Conduit	5%	2058	* *	1				
Panelboards								
Fused Disc Sw	40%	2040	* *	5	\$200			
Molded Case Bkrs	60%	2031	\$58,500	5	\$300			
Wiring								
Thermoplastic	15%	2042	* *	1				
Thermoplastic	80%	2032	\$60,300	1				
Thermoplastic	5%	2058	* *	1				
Motor Controllers								
Locally Mounted	50%	2030	\$35,000	5	\$100			
Locally Mounted	50%	2037	* *	5	\$100			
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$300			
Lighting								
Interior Lighting								
Fluorescent	100%	2032	\$302,900	10	\$19,100			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Throughout The Building							
	Explanation: T-8 Lamps							
Egress Lighting								
Emergency, Battery	50%	2032	\$17,100	10	\$2,500			
Exit, Service	50%	2032	\$4,400	1	-			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2087

Electrical	Current Repa	ir Future Ro	eplacement	M	aintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
HID	20%	2027	\$19,000	10				
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%	2040	* *	1	\$1,600			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Exit And Ent	rance Doors						
	Explanation : CCTV Sur	rveillance Cameras						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2032	\$15,700	1-3	\$3,900			
, 2	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Hallways And Toilets							
	Explanation : Manual P	Pull Stations, Alarm Bells, S	moke Detector	s, And St	robe Lights			

Mechanical	Current Re	pair	Futur	e Replacement	Ma			
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source Natural Gas	100%	2	2042	* *	1			
Conversion Equipment								
Furnace	60%	2	2027	\$37,900	1	\$6,200		
	Other Observation, Ext Location : 2 Units On Explanation : 4 Gas F	Side Of The Buildin	ng, 2 U					
Furnace	40%		2037	* *	1	\$4,100		
	Location : Room 109, Explanation : 2 Units	Room 209						
Air Conditioning								
Energy Source								
Electricity	100%	2	2040	* *	1			
Conversion Equipment Int Pkg Unit - Heating/Cooling	60%	2	2030	\$198,600	2	\$800		
indianag cooming	R-134a Refrigerant, Ex Location : Room 109,		ffected	: 100%				
Ext Pkg Unit - Heating/Cooling	40% 0-2	\$41,000	2042	* *	2	\$400		
	Malfunctioning, Extent Location : 2 Units On			100%				
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location: 2 Units On	Side Of The Buildi	ng					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2087

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser	60%			2032	\$35,300	2	\$8,700	
Unit								
No Component	40%							
Ventilation								
Distribution							***	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,600	
Exhaust Fans								
Interior	70%			2037	* *	2	\$400	
Roof	30%			2027	\$11,800	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	\$1,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2042	* *	1-2	\$600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG

Address : 221-35 56TH AVENUE

 Borough
 : QUEENS
 Agency's Number
 : 6-27006

 Program / Asset #
 : CUN0006.060 / 2103
 Yr Built/Renovated
 : 1970 / 2006

Area Sq Ft : 33,746 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 14-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,Ph

Block : 7490 Lot : 2 BIN : 4862627

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$176,600	\$549,000
Electrical		\$331,200
Mechanical	\$2,517,800	
Total	\$2,694,300	\$880,100
Importance Code B	\$2,694,300	\$880,100
Total	\$2,694,300	\$880,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$63,300		\$11,100	\$1,600
Interior Architecture	\$126,900	\$4,800	\$13,800	\$2,300
Electrical	\$10,100	\$3,900	\$9,400	\$3,900
Mechanical	\$38,000	\$8,800	\$23,600	\$8,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$242,300	\$21,400	\$62,000	\$20,500
Importance Code A	\$72,000		\$11,500	\$1,700
Importance Code B	\$161,100	\$21,400	\$50,500	\$18,900
Importance Code C	\$9,200			
Total	\$242.300	\$21,400	\$62,000	\$20,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	* *	5	\$17,800		
Masonry: Brick	75%			LIFE	* *	5	\$26,700		
Metal Panel	10%		\$11,500	2052	* *	5	\$6,700		
	-		xtent : Moderate, A						
			de Of Connecting E	-	_				
			xtent : Moderate, A		cted : 10%				
		: North F	acade, West Facade						
Window Wall	5%			2052	* *	5	\$6,700		
Windows									
Aluminum	100%			2048	* *	5	\$3,100		
Parapets									
Concrete Masonry Unit	10%			LIFE	* *	5	\$600		
Masonry: Brick	10%			LIFE	* *	5	\$500		
Metal Rail	10%			2045	* *	5-10	\$9,400		
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,600		
No Component	65%								
	Other Observation, Extent: N/A, Area Affected: 0%								
	Location: Sloped Roof								
	Explana	tion : Slope	ed Roof, No Parape	et .					
Roof	50/	NT.	Φ1.5.200	20.42	* *				
Built-Up (BUR)		Now	\$15,300 Extent : Moderate	2042					
	_	_	Extent : Moderate nnecting Bridge	, Area Aj	yeciea : 25%				
			nnecung Биаде : Moderate, Area A	1ffactad.	500/				
			. Moderale, Area A nnecting Bridge	нујества .	3070				
M (I D) I		. Over co	mneeting bridge	20.45	* *	10	Φ 27 100		
Metal Panel	55%			2045	**	10	\$27,100		
Modified Bitumen	20%			2037	* *	10	\$5,400		
Paver: Asphalt	20%			2041		10	\$8,100		
Soffits	2007	NI	¢2.700	LIEE	* *	_	¢1 (00		
Cast in Place Concrete	20%		\$3,700	LIFE		5	\$1,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : Underside Northeast Stair								
				luga Aff-	atad : 100/				
		etration, E : Northea	xtent : Moderate, A st Stairs	неи Ајјес	.ieu . 10/0				
M . 1D . 1		. Ivorinea.	si siuirs	20.50	* *	7.10	Ф0.700		
Metal Panel	80%			2052	* *	5-10	\$8,700		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Carpet	Staining/L Location	n : Mezzani		J	•	3	\$6,800	
		ded, Extent n : Mezzani	: Moderate, Area A ne	ffected :	50%			
	_	, Extent : M n : Mezzani	loderate, Area Affed ne	:ted : 50	%			
Cast in Place Concrete	Cracking/	Now Crumbling, n : Northea	\$3,800 Extent : Moderate st Stairs	LIFE Area Aj	* * fected : 10%	5	\$4,900	
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Northeast Stairs							
Ceramic Tile	10%	ı		2041	* *	5	\$4,500	
Quarry Tile	25%	ı		2045	* *	5	\$17,000	
Vinyl Tile	45%	ı		2032	\$549,000	3	\$7,600	
Vinyl Tile 9" X 9"	5%	ı		2027	\$176,600	3	\$800	
•	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Room Ad	djacent To Bridge					
	Explana	tion : Deter	riorating Tiles					
Interior Walls								
Concrete Masonry Unit	25%	ı		LIFE	* *	5	\$7,800	
Gypsum Board	55%			LIFE	* *	5	\$25,600	
Masonry: Brick	10%			LIFE	* *			
Plaster	10%		\$9,200	LIFE	* *	5	\$2,300	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
	Location: Northeast Stairs							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location	n : Northea	st Stairs					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2103

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	60%			2037	* *	5	\$27,100	
AcousTileSusp.Lay-In	5%	4+	\$7,300	2049	* *	5	\$1,100	
	_	_	Extent : Moderate oom, Corridor Near	-	-			
Exposed Struc: Concrete	Cracking/	Now Crumbling, 1 : Northeas	\$6,600 Extent : Moderate st Stairs	LIFE , Area Aj	* * ffected : 10%	5	\$400	
	-	Reinforceme 1 : Northeas	ent, Extent : Severe, st Stairs	Area A <u>f</u>	fected : 10%			
Gypsum Board	10%			LIFE	* *	5	\$5,700	
Plaster	20%	Now	\$13,400	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/L		Extent : Moderate	, Area A	ffected : 10%			
Site Pavements On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			

lectrical	Current Repair	Futur	e Replacement	Maintenance							
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority					
nder 600 Volts											
Service Equipment											
Air Circuit Breaker	100%	2058	* *	5	\$200						
	Other Observation, Extent: N/A, Area Affected: 100%										
	Location : Electrical Room										
	Explanation : Main Service Switch R	ated At 4,	000 Amperes.								
Switchgear / Switchboard											
Molded Case Bkrs	100%	2058	* *	5	\$900						
	Other Observation, Extent : N/A, Area Affected : 100%										
	Location : Electrical Room										
	Explanation : Three Vertical Sections	,									
Raceway											
Conduit	98%	2032	\$35,200	1							
Conduit	2%	2058	* *	1							
Panelboards											
Fused Disc Sw	10%	2031	\$2,900	5	\$100						
Molded Case Bkrs	80%	2031	\$23,400	5	\$700						
Molded Case Bkrs	10%	2048	* *	5	\$100						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current Repair	Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Wiring	200/ 2.4	0 2057	* *						
Braided Cloth	20% 2-4 \$6,50 Insulation Aged, Extent: Moderate,			1					
	Location: Throughout The Buildin		a . 100%						
Thermoplastic	60%	2032	\$19,500	1					
Thermoplastic	20%	2052	* *	1					
Motor Controllers									
Locally Mounted	30%	2030	\$28,000	5	\$100				
Motor Control Center	70%	2030	\$37,300	5	\$600				
Ground									
Grounding Devices	1000/			_	# # 0 0				
Generic	100%	LIFE	* *	5	\$500				
Stand-by Power									
Transfer Switches Automatic	100%	2049	* *	1	\$10,400				
Generators	10070	2049		1	\$10,400				
Diesel	100%	2045	* *	1	\$13,100				
Dieser	Other Observation, Extent : N/A, Are		100%	1	Ψ15,100				
	Location: Outside The Building		100,0						
	Explanation : Emergency Generate	or Rated At 1	150 Kilowatts						
Batteries	1 0 7								
Nickel Cadmium	100%	2027	\$2,400	5	\$7,500				
Fuel Storage									
Main Tank	100%	2067	* *	5					
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Outside The Building								
·	Explanation: 275 Gallons Rated C	Capacity							
Lighting									
Interior Lighting	900/	2022	¢204 400	10	¢24.000				
Fluorescent	80% Other Observation, Extent: N/A, Are	2032	\$294,400	10	\$24,800				
	Location: Throughout The Buildin	00	100/0						
	Explanation: T-8 Lamps	8							
Fluorescent	10%	2032	\$36,800	10	\$3,100				
Fluorescent	10% Other Observation, Extent : N/A, Are			10	\$3,100				
	Location: Lobby	си Ајјестеи .	100/0						
	Explanation : Compact Fluorescen	t Lights							
IED	10%	2040	* *						
LED	10% Other Observation, Extent : N/A, Are								
	Location: Hallways	u rijjecieu .	100/0						
	Explanation : LED Lights								
Egress Lighting	Empunation . DDD Digitio								
Emergency, Service	50%	2037	* *	1					
Exit, Service	10%	2032	\$1,100	1					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current	Current Repair Future Replacement Mai			aintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting									
Exterior Lighting									
HID	20%		2032	\$30,800	10				
No Component	80%								
Alarm									
Security System									
No Component	70%								
Generic	30%		2032	\$18,600	1	\$3,800			
	Other Observation, E	Extent : N/A, Area A <u>f</u>	fected :	100%					
	Location : Hallway	s And Outside Perin	neter						
	Explanation: CCT	V Surveillance Cam	eras						
Fire/Smoke Detection									
No Component	70%								
Generic, Analog	30%		2032	\$25,500	1-3	\$6,200			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Hallways, Basement								
	Explanation : Smok Horns	e Detectors, Alarm	Bells, M	anual Pull Station.	s, Strobe	Lights And			

Mechanical		Current R	lepair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2042	* *	1		
	Location	: Througho		J				
	Explanat	ion : High	Temperature Water	From A	djacent Building K	ennedy I	Tall Gymnasium	
Conversion Equipment							*	
HTHW/HW Exchanger		0-2	\$8,700	2047	* *	2	\$1,700	
			oderate, Area Affec	ted : 30%	%			
	Location	: Equipme	nt Room					
	Other Obs	ervation, E	xtent : Severe, Ared	ı Affected	d : 100%			
	Location	: Equipmen	nt Room					
	Explanat	ion : Obsol	ete Unit					
Distribution								
Steam Piping/Pump	70%	0-2	\$9,200	2042	* *			
1 0 1	Corroded,	Extent : Mo	oderate, Area Affec	ted: 30%	%			
	Location	: Equipme	nt Room					
Steam Piping/Pump	30%			2042	* *			
Terminal Devices								
Air Handler	80%			2027	\$496,200	1	\$16,700	
Convector/Radiator	20%			2037	**	1	\$2,200	
Air Conditioning							-	
Energy Source								
Steam/HW System	100%			2042	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

		Current Repair Future Replacement Maintenance							
Mechanical		Current Repair			e Replacement	М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Air Conditioning Conversion Equipment Absorption Chiller/Steam/HW	100%)		2028	\$1,069,400	1	\$36,500		
	Location	n : Mechani	Extent : Light, Area ical Equipment Roc Corroded And Leal	om		o Be Repl	laced Next Year.		
Distribution CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,700	2042	* *	4	\$1,700		
		Corroded, Extent: Moderate, Area Affected: 25% Location: Roof							
Terminal Devices Air Handler/Cool/Ht	100%)		2027	\$639,500	1	\$20,900		
Heat Rejection Water Cooling Tower	Corroded Location Other Ob Location	n : Supporti servation, E n : Roof	\$8,300 evere, Area Affected ing Beams, Roof Extent: Light, Area Scheduled To Be Re	Affected		2	\$27,200		
entilation	Блрини		эспешией 10 Вс Ке	piacea i	text Icur.				
Distribution Ductwork/Diffusers	100%)		LIFE	* *	2-5	\$18,800		
Exhaust Fans Interior	100%)		2027	\$146,200	2	\$1,000		
lumbing									
H/C Water Piping	100%			2042	* *	1			
Brass/Copper Water Heater With Tanks	10070)		2042		1			
Gas Fired	85%			2032	\$14,200	2			
Gas Fired	15%		\$100	2032	\$2,500	2			
0.00 1 1100			nt : Moderate, Ared		•	_			
	Location	n : Mechani	ical Equipment Roc	om					
HW Heat Exchanger									
HTHW/HW	100%)		2042	* *				
			Extent : Light, Area	Affected	: 100%				
		n : Basemen							
a	Explana	ition : 2 Uni	its						
Sanitary Piping	1000/			LIPP	* *	1			
Cast Iron	100%)		LIFE	~ ^	1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
	100%)		LIFE		1			
Sewage Ejector(s) Not Accessible	100%								
Fixtures	100%)							
Generic	100%)							
- Control	10070	•							

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} 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 CAFETERIA / STUDENT UNION BLDG Asset #: 2103

Mechanical	Current Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport			·			
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Exter	nt : N/A, Area Affected :	100%			
	Location : Basement To	2nd Floor				
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$17,000	
Sprinkler						
No Component	60%					
Generic	40%	2042	* *	1-2	\$3,800	
Chemical System						
No Component	99%					
Generic	1%	2025	\$200	1-3	\$800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Address : 222-25 56TH AVENUE

 Borough
 : QUEENS
 Agency's Number
 : 30-27030

 Program / Asset #
 : CUN0006.300 / 1570
 Yr Built/Renovated
 : 1970 /

Area Sq Ft : 148,066 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph

Block : 7490 Lot : 2 BIN : 4439431

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,303,200	\$1,187,100
Interior Architecture	\$357,200	\$143,500
Electrical	\$202,400	\$3,604,400
Mechanical	\$2,411,400	\$3,992,300
Total	\$4,274,200	\$8,927,200
Importance Code A	\$1,303,200	\$1,187,100
Importance Code B	\$2,971,000	\$7,740,100
Total	\$4,274,200	\$8,927,200

Total	\$583,200	\$61,400	\$124,400	\$84,300
Importance Code C				
Importance Code B	\$527,600	\$54,100	\$94,000	\$76,600
Importance Code A	\$55,600	\$7,300	\$30,500	\$7,700
Total	\$583,200	\$61,400	\$124,400	\$84,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$102,800	\$35,500	\$63,900	\$35,500
Electrical	\$17,400	\$16,000	\$33,500	\$17,600
Interior Architecture	\$442,500	\$5,900		\$27,200
Exterior Architecture	\$16,500		\$23,100	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$52,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,500	
Masonry: Brick	30%		\$250,800	LIFE	* *	5	\$62,400	
	Location Joint Mor	ı : Penthou:	od, Extent : Mode					
Pre-Cast Concrete	55%	Now	\$162,000	LIFE	* *	5	\$371,600	
	Caulking Location Water Per	Deteriorate 1 : Classroo	ed, Extent : Moder oms 206, 208, 209 xtent : Moderate, .	ate, Area				
Window Wall	5%			2052	* *	5	\$39,000	
Windows								
Aluminum	Caulking	Now Deteriorate 1 : Through	\$497,900 ed, Extent : Moder out	2040 ate, Area	* * Affected : 50%	5	\$17,800	
		etration, E. 1 : East Fac	xtent : Moderate, . cade	Area Affe	cted : 25%			
Metal Louvers	5%			2041	* *	10	\$11,700	
Parapets								
Cast in Place Concrete	Location Exposed I	Crumbling, 1 : Cooling Reinforceme	\$16,500 Extent : Moderat Tower Area ent, Extent : Mode Tower Area			5	\$9,700	
Masonry: Brick	25%			LIFE	* *	5	\$4,700	
Metal Panel	10%			2052	* *	5	\$7,300	
Metal Rail	30%			2045	* *	5-10	\$102,200	
Pre-Cast Concrete	30%			LIFE	* *	5	\$35,600	
Roof							400,000	
Cast in Place Concrete		etration, E.	xtent : Moderate, . or Roof Plaza	LIFE Area Affe	* * cted : 15%			
Modified Bitumen	Miss/Dam Location Ponding,	n : Southeas Extent : Mo	-	eted : 25%	\$701,100 rea Affected : 10%			
Skylight, Metal/Glass	Water Per Location	ı : Skylight	\$120,200 xtent : Moderate,					
	Location	ı : Skylight	Extent : Moderate, ded Over Due To V					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Soffits	1000/			2045		_		
Stucco Cement	100%			2045	* *	5		
terior								
Floors Carpet	10%	Now	\$408,900	2034	\$408,900	3	\$35,500	
Curper	Punct/Tear	r/Impact D			Area Affected : 109		ψ33,300	
	Location	: 1st Floor	: Moderate, Area 2 r Classrooms					
			oderate, Area Affe r Classrooms	cted : 5%	6			
Cast in Place Concrete	14%			LIFE	* *	5	\$72,500	
Ceramic Tile	5%			2041	* *	5	\$11,800	
Terrazzo	14%			LIFE	* *	5	\$25,900	
Vinyl Tile	52%			2037	* *	3	\$61,500	
Under Construction		ervation, E : Auditori	extent : N/A, Area A	Iffected :	0%			
			am orium Under Cons	truction				
Interior Walls	Ехрійниі	ion . Audii	orium Onder Cons	iruction				
Concrete Masonry Unit	33%			LIFE	* *	5	\$30,600	
Masonry: Brick	9%			LIFE	* *	J	Ψ20,000	
Plaster	53%			LIFE	* *	5	\$36,800	
Under Construction	5%						. ,	
		ervation, E : Auditori	ixtent : N/A, Area A um	Iffected :	0%			
	Explanat	tion : Audit	orium Under Cons	truction				
Ceilings	100/		***			_	4-1 000	
AcousTileConcealSpLn		Now	\$357,200	2052	**	5	\$71,000	
	Location	: Basemen						
	Location	: Through						
	Location	: Through						
		led, Extent : Through	: Moderate, Area A out	Affected :	50%			
Exposed Struc: Concrete				LIFE	* *	5	\$14,100	
Gypsum Board	9%		\$18,200	LIFE	* *	5	\$26,600	
	_	Crumbling, : Stair No	Extent : Moderate 2	e, Area Aj	ffected : 5%			
Under Construction	5%							
			Extent : N/A, Area A	Iffected :	0%			
		: Auditori						
	Explanai	tion : Audit	orium Under Cons	truction				

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Architecture	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements On-Site Walkways							
Pavers/Stone	100%		2041	* *			

Electrical		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	**	5	\$800	
			xtent : N/A, Area A	ffected :	100%			
		: Electrica		~	D 1 4 4 000 4			
	Explanati	ion : Main	Service Disconnec	t Switch	Rated At 4,000 Am	iperes.		
Transformers	100%			2020	¢26 100	5	\$500	
Dry Type		amation F	xtent : N/A, Area A	2030	\$26,100	5	\$500	
		: Electrica	•	уестей.	100/0			
				80 Volts	Primary 208/120 V	Valts Seco	ondarv	
Switchgear / Switchboard	Бършиш	1011 . 150 K	ovon miperes, 4	oo rous	1 i i i i i i i i i i i i i i i i i i i	ous sect	лиш у	
Molded Case Bkrs	100%			2058	* *	5	\$3,900	
minimum cunt Bind		ervation, E	xtent : N/A, Area A		100%	C	42,500	
		: Electrica						
	Explanati	ion : Three	Vertical Sections					
Raceway								
Conduit	98%			2032	\$276,500	1		
Conduit	2%			2058	* *	1		
Panelboards								
Fused Disc Sw	15%			2031	\$43,900	5	\$500	
Molded Case Bkrs	20%			2040	* *	5	\$800	
Molded Case Bkrs	65%			2031	\$190,000	5	\$2,500	
Wiring								
Thermoplastic	98%			2032	\$382,400	1		
Thermoplastic	2%			2058	* *	1		
Motor Controllers	100/			2020	¢17.700	-	Ф100	
Locally Mounted Motor Control Center	10% 70%			2030	\$17,700	5	\$100	
	20%			2030	\$497,100 * *	5 5	\$2,800	
Motor Control Center	20%			2049		3	\$800	
Ground Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,200	
Stand-by Power	100/0			L 11 L			Ψ2,200	
Transfer Switches								
Automatic	100%			2049	* *	1	\$45,600	
-							+ -)	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Electrical	Current Repair	Futu	re Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators						
Diesel	100% Other Observation, Extent: N/A, Area Location: Generator Room Explanation: Emergency Generator L			1	\$57,300	
Batteries						
Nickel Cadmium	100%	2027	\$2,400	5	\$33,000	
Fuel Storage						
Day Tank	10%	2054	* *	5		
	Other Observation, Extent: N/A, Area Location: Generator Room					
	Explanation : 60 Gallons Rated Capa					
Underground Storage	90%	LIFE	**	5		
	Other Observation, Extent: N/A, Area Location: Outside					
1.1.41	Explanation : No Available Nameplat	te Kating	Сарасіту			
ighting Interior Lighting						
Fluorescent	95%	2032	\$2,047,900	10	\$129,000	
Tuorescent	Other Observation, Extent : N/A, Area Location : Throughout The Building			10	Ψ123,000	
LED	Explanation: T-8 Lamps	2040	* *			
	5%	2040				
Egress Lighting Emergency, Service	50%	2032	\$44,500	1		
Exit, Service	50%	2032	\$31,200	1		
Exterior Lighting	3070	2032	ψ51,200	1		
HID	30%	2027	\$202,400	10	\$100	
No Component	70%		+,		4	
larm						
Security System						
No Component	70%					
Generic	30%	2032	\$81,400	1	\$16,600	
	Other Observation, Extent: N/A, Area		100%			
	Location : Hallways And Outside Per					
	Explanation: CCTV Surveillance Ca	meras				
Fire/Smoke Detection	500 /					
No Component	70%	2025	ala -4:	1.0	420.200	
Generic, Analog	30%	2037	**	1-3	\$28,200	
	Other Observation, Extent: N/A, Area Affected: 100% Location: Hallways And Toilets Explanation: Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And					
	Horns	5.666	,, 50			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Mechanical	Current Repair			Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source	1000/			• • • •				
HTHW/HW	100%			2042	**	1		
		servation, E 1 : Through	Extent : N/A, Area A out	јјестеа :	100%			
		_	oui Temperature Watei	· From A	diacent Ruilding K	ennedy l	Hall Gymnasium	
Conversion Equipment	Ехрійни	iion . IIign	Temperature water	1 10111 21	ajaceni Banaing II	cuircuy 1	ian Gymnasiam	
Heat Exchanger, Plate & Frame	15%	2-4	\$32,900	2047	* *	1	\$9,900	
	Corroded,	Extent : Se	evere, Area Affectea	! : 40%				
	Location	ı : Basemer	nt					
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
		ı : Basemer						
		tion: 2 Un	its					
Heat Exchanger, Plate & Frame	85%			2047	* *	1	\$62,200	
Distribution			***					
Steam Piping/Pump		Extent : Se	\$69,500 evere, Area Affectea at Level And Risers	2032 !: 30%	\$231,600			
		_	Extent : Moderate,		fected : 30%			
			nt Mechanical Room		/			
			: Severe, Area Affe ves, Basement Mec					
Steam Piping/Pump	80%		ves, Busement Wee	2032	\$926,400			
Terminal Devices	8070			2032	\$920,400			
Air Handler	50%			2027	\$1,360,700	1	\$45,800	
Convector/Radiator	25%			2030	\$295,600	1	\$12,000	
Fan Coil Unit/Heat	10%		\$35,900	2032	\$358,500	1	\$4,300	
	Malfuncti	oning, Exte	nt : Moderate, Ared	ı Affecte	d: 70%			
	Location	ı : Various	Locations					
Fan Coil Unit/Heat	15%			2032	\$537,800	1	\$7,200	
Air Conditioning Energy Source								
District Chilled Water	75%			2042	* *	1		
		servation, E 1 : Through	Extent : Light, Area out	Affected	: 100%			
			er Water From Mea	lical Arts	s Building			
Electricity	25%			2040	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	5%	0-2	\$2,100	2032	\$106,700	1	\$3,100	
	Location R-22 Refr	n : Leaking igerant, Ex n : Basemen	: Moderate, Area A Refrigerant, Basen tent : Light, Area A nt, Chiller	nent Med ffected :	chanical Room 100%			
Reciprocating Compr/Chiller No Component	20% 75%			2032	\$426,700	1	\$13,700	
Distribution	1370							
CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,900	2032	\$58,500	4	\$7,300	
			oderate, Area Affeo nt Mechanical Room		%			
			Extent : Moderate, nt Mechanical Room		fected : 20%			
Terminal Devices								
Air Handler/Cool/Ht	80%			2027	\$561,200	1	\$73,300	
Fan Coil - 4 Pipe	20%			2027	\$275,000	1	\$9,600	
Heat Rejection								
Water Cooling Tower	25%			2030	\$45,700	2	\$37,300	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$82,600	
Exhaust Fans								
Interior	85%			2032	\$545,200	2	\$3,900	
Roof	15%			2037	* *	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks Electric	100%			2025	\$69,300	4		
HW Heat Exchanger HTHW/HW	100%			2032	\$405,300			
Sanitary Piping								
Cast Iron	_	/Clogged, I	\$3,600 Extent : Moderate, . nt Fan Room	LIFE Area Affe	* * ected : 5%	1		
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping	2070							
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)						-		
Electric	100%			2027	\$75,700	4	\$5,900	
Fixtures Generic	100%							
Note · All component renairs \$ estin			and any not assalat	d fou not	antial future inflation			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Asset #: 1570

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators	1000/	LIPP	* *			
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : N/A	, Area Affected : 10	0%			
	Location: Basement To 4th Flo	oor, Roof				
	Explanation: 1 Unit	V				
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$74,700	
Sprinkler						
No Component	95%					
Generic	5%	2032	\$100,000	1-2	\$2,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM

Address : 221-05 56TH AVENUE

Borough : QUEENS Agency's Number : 5-27005
Program / Asset # : CUN0006.050 / 2102 Yr Built/Renovated : 1967 / 2006

Area Sq Ft : 57,776 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 14-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph

Block : 7490 Lot : 2 BIN : 4439435

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$908,800	\$93,900
Interior Architecture	\$126,700	
Electrical	\$97,500	\$1,033,300
Mechanical	\$1,094,700	\$6,284,000
Total	\$2,227,700	\$7,411,300
Importance Code A	\$908,800	\$93,900
Importance Code B	\$1,318,900	\$7,317,400
Total	\$2,227,700	\$7,411,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$106,900		\$8,700	
Interior Architecture	\$72,000			\$2,900
Electrical	\$3,900	\$4,200	\$3,800	\$4,400
Mechanical	\$12,300	\$21,400	\$24,100	\$15,600
Site Pavements	\$28,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$227,700	\$29,600	\$40,500	\$26,800
Importance Code A	\$109,700	\$2,900	\$11,500	\$3,000
Importance Code B	\$72,900	\$26,700	\$29,000	\$23,800
Importance Code C	\$45,100			
Total	\$227,700	\$29,600	\$40,500	\$26,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Architecture		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	400/		***			_		
Masonry: Brick		Now	\$186,000	LIFE	**	5	\$23,100	
	_	Trumbling, : North Fa	Extent : Moderate	, Area Aj	ffected: 10%			
			icaae od, Extent : Moder	rate Area	a Affected · 10%			
		: Base Of		ate, 217ee	i Tijjecica . 1070			
Metal Coiling Doors		Now	\$12,100	2037	* *	5	\$1,800	
8	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 50%		, ,	
	Location	: Overhea	d Coiling Door					
Pre-Cast Concrete	39%			LIFE	* *	5	\$73,300	
Pre-Cast Concrete	11%	2-4	\$45,100	LIFE	* *	5	\$20,700	
			od, Extent : Moder	ate, Area	a Affected : 10%			
	Location		1.5		100 1 200/			
	Location		ed, Extent : Modera	ite, Area	Affectea : 20%			
			Extent : Moderate	Area A	ffected · 10%			
	Location	_	Estetti : moderate	, 111 cu 11 ₉	geerea : 1070			
Window Wall	8%			2042	* *	5	\$17,300	
Windows								
Aluminum	95%	4+	\$92,800	2040	* *	5	\$3,300	
	Hardware Missing, Extent : Moderate, Area Affected : 25% Location : Boiler Room							
			oom d, Extent : Modera	uta Araa	Affacted : 25%			
		: Through		ie, Area	Affected . 2570			
		_	ent : Moderate, Are	a Affecte	ed : 25%			
	-	: Boiler R		55				
Metal Louvers	5%			2041	* *	10	\$2,200	
Parapets								
Masonry: Brick	10%	4+	\$4,200	LIFE	* *	5	\$700	
			od, Extent : Moder Over Boiler Room		a Affected : 25%			
Metal Rail	80%			2045	* *	5-10	\$98,900	
Pre-Cast Concrete	10%	2-4	\$2,700	LIFE	* *	5	\$4,300	
			od, Extent : Moder	ate, Area	a Affected : 20%		-	
<u></u>	Location	: Upper A	nd Lower Roofs					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Architecture	Curr	Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Fail I Total (Yea	Oate Estimated Cost ers)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Roof								
Modified Bitumen	20% No	* >	2042	* *				
		Light, Area Affected:	15%					
	Location : Boiler Room Roof Vegetation Growth, Extent : Light, Area Affected : 5%							
	Vegetation Grow Location : Boil							
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Boiler Room Roof							
		ctent : Moderate, Area .	Affected : 5	0%				
	Location : Boil		199000000000000000000000000000000000000	0,0				
Panel/Paver: Cer/Brk	10% No	w \$42,800	2052	* *				
1		ling, Extent : Light, Ar		: 5%				
	Location : Terr	ace Over Mechanical I	Room					
	Misaligned/Bulg	ing, Extent : Moderate,	, Area Affec	eted : 15%				
	Location : Terr	race						
	-	th, Extent : Moderate, . ace Over Mechanical I		ed : 25%				
		on, Extent : Moderate, A		ed : 10%				
		chanical Room Below T	00					
Single Ply Membrane	20% No	w \$326,000	2042	* *				
	Drains Inad/Mis Location : Ove	posn, Extent : Moderat r Lobbv	ected : 50%					
		Flashings, Extent : Mod	lerate, Area	Affected: 25%				
	Location: Ove	r Lobby						
	Water Penetratio	on, Extent : Moderate, A	Area Affecte	ed : 25%				
	Location : Ove	r Lobby						
Single Ply Membrane	43% 4+	4, -,	2037	* *				
		Light, Area Affected:	10%					
	Location : Upp	er Roof						
Skylight, Plastic	7%		2045	* *	1			
Soffits								
Cast in Place Concrete	100%		LIFE	* *	5			
	Cracking/Crumb Location : Vari	oling, Extent : Light, Ar	ea Affected	: 3%				
terior	Locuiton . Vari	ous						

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Architecture	Current Repair		Future Replacement		M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	1.00/			LIEE	* *	_	¢1.6.700	
Cast in Place Concrete	10%		¢52.500	LIFE	* *	5 5	\$16,700	
Mosaic Tile	15% Broken/M		\$52,500 nents, Extent : Mod	2045		3	\$14,300	
		issing Eien 1 : Showers		eruie, Ar	ей Аујесіей . 170			
			Extent : Light, Are	ea Affecti	ed · 5%			
	_	_	Showers, And Bath		54.570			
Terrazzo	10%		\$14,000	LIFE	* *	5	\$6,000	
Terrazzo			, Extent : Light, Are		ed · 5%	3	\$0,000	
	_	ı : Stairs	, Estem : Eight, Inc	<i>a 11) j</i> e e i e	54.570			
Vinyl Tile	30%			2037	* *	3	\$11,500	
Wood	35%			2060	* *	5	\$50,200	
Interior Walls	3370			2000			\$30,200	
Cast in Place Concrete	5%			LIFE	* *			
			xtent : Moderate, A		cted : 20%			
		ı : Pool Wa		55				
Ceramic Tile	15%	Now	\$16,400	2041	* *	5	\$7,700	
Columno The			nents, Extent : Light		ffected : 2%	J	Ψ7,700	
		ı : Locker l	-	,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
			Extent : Light, Are	ea Affecte	ed : 2%			
	_	_	And Bathroom	55				
Concrete Masonry Unit	30%			LIFE	* *	5	\$12,200	
Masonry: Brick	10%			LIFE	* *		Ψ1=,=00	
Plaster	15%			LIFE	* *	5	\$4,600	
SGFT/Glazed Masonry	25%			LIFE	* *		. ,	
Ceilings								
AcousTileSusp.Lay-In	55%	4+	\$13,700	2045	* *	5	\$21,000	
	Staining/L	Discoloring	, Extent : Light, Are	ea Affect	ed : 10%			
		ı: 2nd Floo	·-					
			xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	ı : 2nd Floo	or Lobby					
Exposed Struc: Concrete	5%			LIFE	* *	5	\$600	
Exposed Struc: Steel	15%			LIFE	* *			
Metal Panel	5%		\$74,200	LIFE	* *	5	\$4,800	
	_		ts, Extent : Modera	ite, Area	Affected : 25%			
		ı : Basemer						
			Extent : Moderate,	Area Afj	fected : 50%			
		ı : Basemer –						
			s, Extent : Moderat	e, Area A	Affected: 25%			
	Location	ı : Basemer	ıt .					
Plaster	20%			LIFE	* *	5	\$9,600	
ite Enclosure								
Fence/Gates	1000/			2022				
Aluminum Picket	100%			2032				
Retaining Walls	1000/			2067	* *			
Cast in Place Concrete	100%			2067				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Architecture		Current F	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	80%	4+	\$4,700	2041	* *			
	O	Crumbling, 1 : Rear Of	Extent : Moderate Building	, Area Aj	ffected : 20%			
Cast in Place Concrete	20%			2045	* *			
Parking/Driveway								
Asphalt	100%	4+	\$24,000	2041	* *			
-	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	ı : Various						

Electrical	Current Rep	pair Futu	re Replacement	М					
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Over 600 Volts									
Service Equipment									
Not Accessible	100%								
Transformers									
Dry Type	100%	2049	* *	3	\$400				
	Other Observation, Exte		100%						
	Location : Outside The Building								
	Explanation: 1,000 Ki	lovolt Amperes, 4,160 V	olts Primary, 208/1	20 Volts	Secondary				
Feeders									
Cable	100%	2054	* *	1					
Raceway									
Conduit	100%	2058	* *	1					
Under 600 Volts									
Service Equipment									
Air Circuit Breaker	100%	2058	* *	5	\$300				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Se	rvice Disconnect Switch	Rated At 4,000 Am	iperes.					
Switchgear / Switchboard									
Molded Case Bkrs	100%	2058	* *	5	\$1,500				
	Other Observation, Exte	nt : N/A, Area Affected :	100%						
	Location : Electrical R	?oom							
	Explanation : Two Ver	tical Sections							
Raceway									
Conduit	90%	2032	\$127,100	1					
Conduit	10%	2042	* *	1					
Panelboards									
Fused Disc Sw	10%	2031	\$13,600	5	\$100				
Molded Case Bkrs	55%	2031	\$75,000	5	\$800				
Molded Case Bkrs	35%	2040	* *	5	\$500				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Electrical	Current Repair		ıre Replacement	М	aintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Wiring									
Braided Cloth	50% 2-4	\$97,500 2057		1					
		at : Moderate, Area Affect	ted : 100%						
	Location : Througho	ut The Building							
Thermoplastic	30%	2032	\$58,500	1					
Thermoplastic	20%	2042	* *	1					
Motor Controllers									
Locally Mounted	5%	2030	\$3,500	5					
Locally Mounted	25%	2037	* *	5	\$100				
Motor Control Center	20%	2030	\$57,700	5	\$300				
Motor Control Center	50%	2037	**	5	\$800				
Ground									
Grounding Devices									
Generic	100%	LIFE	**	5	\$800				
Stand-by Power									
Transfer Switches									
Automatic	100%	2037	* *	1	\$17,800				
Lighting									
Interior Lighting									
Fluorescent	85%	2032	. ,	10	\$45,000				
		tent : N/A, Area Affected	: 100%						
	Location : Througho								
	Explanation: T-8 La	1							
LED	15%	2040							
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Lobby An								
	Explanation : LED L	ights							
Egress Lighting									
Emergency, Battery	50%	2032		10	\$7,000				
Exit, Service	50%	2032	\$12,200	1					
Exterior Lighting									
HID	10%	2032	* -)	10					
LED	10%	2040	* *						
No Component	80%								
Alarm									
Security System	5 00/								
No Component	70%		** *****	_	A = -0 =				
Generic	30%	2032		1	\$6,500				
	Other Observation, Extent: N/A, Area Affected: 100%								
	•	And Outside Perimeter							
	Explanation: CCTV	Surveillance Cameras							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Fire/Smoke Detection					
No Component	70%				
Generic, Analog	30%	2032 \$43,700	1-3	\$10,700	
_	Other Observation, Extent: N/A, Area A	Affected : 100%			
	Location: Hallways, Toilets And Base	ement			
	Explanation: Manual Pull Stations, A	larm Bells, Smoke Detecto	rs, Strobe	Lights And	
	Horns				

Mechanical	Current Repair	Future R	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	2042	* *	1				
	Other Observation, Extent: N/A, Area	Affected: 100	0%					
	Location : Buried Tanks							
	Explanation: Oil No.2, Two Tanks 30	0,000 Gallons	Each					
Conversion Equipment								
Hot Water Boiler	100%	2037	* *	1	\$28,600			
	Other Observation, Extent: N/A, Area	Affected: 100	0%					
	Location: Basement Boiler Room							
	Explanation: 3 Boilers. Providing H. Campus	igh Temperati	ure Water To Me	ost Of Th	e Buildings On			
Distribution								
Hot Wtr Piping/Pump	90%	2040	* *	4	\$2,600			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Boiler Room							
	Explanation : Distributes High Temp	erature Water	· To Most Buildi	ngs On (Campus			
Hot Wtr Piping/Pump	10% 0-2 \$1,200	2031	\$12,300	4	\$300			
	Other Observation, Extent: Moderate,	Area Affected	d : 2%					
	Location: Various Locations							
	Explanation: No Spare Parts In Mar	ket For Outdo	ated Pneumatic	Control	System.			
Terminal Devices								
Air Handler	40%	2027	\$424,800	1	\$14,300			
Convector/Radiator	30%	2030	\$138,400	1	\$5,600			
Fan Coil Unit/Heat	30%	2027	\$419,700	1	\$5,600			
Air Conditioning								
Energy Source								
Electricity	100%	2040	* *	1				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment	4007			2022	Ф222 000		#10.700	
Reciprocating	40%			2032	\$333,000	1	\$10,700	
Compr/Chiller	R_22 Refr	gerant Ext	ent : Light, Area A	ffected ·	100%			
		: Side Yard		уссиси.	10070			
Split Unit	10%			2037	* *			
No Component	50%			2037				
Distribution	3070							
CW & CHW Wtr	40%			2042	* *	4	\$1,700	
Pipe/Pump							,,,,,,,	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2032	\$219,000	1	\$14,300	
Fan Coil - 2 Pipe	10%			2037	* *	1	\$1,900	
No Component	50%							
Heat Rejection								
Air Cooled Condenser	10%			2037	* *	2	\$4,000	
Unit	4007			2022	Φ.5.1. 0.0.0	2	#16100	
Dry Cooler	40%			2032	\$51,800	2	\$16,100	
No Component	50%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,200	
Exhaust Fans	10070			LIIL		2-3	Ψ32,200	
Interior	100%			2027	\$250,300	2	\$1,800	
Plumbing	10070			2027	\$250,500		ψ1,000	
H/C Water Piping								
Brass/Copper	50%			2042	* *	1		
Galvanized Steel	50%			2030	\$360,200	1		
Water Heater With Tanks								
Gas Fired	15%		\$100	2032	\$2,500	2		
			re, Area Affected :	100%				
	Location	: Boiler Ro	oom					
Gas Fired	85%			2032	\$14,200	2		
HW Heat Exchanger		·						
HTHW/HW	100%			2042	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping					ai. •			
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/			2022	011 200	A	#1.20 0	
Non-Submersible	100%			2032	\$11,300	4	\$1,200	
Pool Filter/Treatment	1000/			2020	¢4.701.100	4	¢01 500	
Diatomaceous Earth	100%			2030	\$4,701,100	4	\$21,500	
Sewage Ejector(s) Not Accessible	100%							
Not Accessible	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM

Asset #: 2102

Mechanical	Current Repa	air Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Exten	nt : N/A, Area Affected :	100%			
	Location: Basement To	2nd Floor				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$29,100	
Sprinkler						
No Component	40%					
Generic	60%	2032	\$468,200	1-2	\$9,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY

Address : 222-05 56TH AVENUE

 Borough
 : QUEENS
 Agency's Number
 : 3-27003

 Program / Asset #
 : CUN0006.030 / 2100
 Yr Built/Renovated
 : 1967 / 2006

Area Sq Ft : 107,884 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph

Block : 7490 Lot : 2 BIN : 4444187

CAPITAL	FY 2025 - 2028	FY 2029 - 2034		
Exterior Architecture	\$191,700	\$1,057,500		
Interior Architecture	\$1,348,600			
Electrical	\$122,900	\$1,462,200		
Mechanical	\$2,541,200	\$1,327,600		
Total	\$4,204,500	\$3,847,400		
Importance Code A	\$191,700	\$1,057,500		
Importance Code B	\$4,012,700	\$2,789,900		
Total	\$4,204,500	\$3,847,400		

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$101,600		\$1,400	\$7,300
Interior Architecture	\$76,300	\$3,900	\$2,000	\$1,265,300
Electrical	\$68,000	\$11,900	\$25,000	\$13,000
Mechanical	\$45,500	\$46,400	\$51,800	\$46,700
Site Enclosure	\$13,500			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$314,800	\$72,200	\$90,000	\$1,342,300
Importance Code A	\$106,900	\$5,300	\$6,700	\$13,000
Importance Code B	\$194,300	\$66,800	\$83,300	\$1,329,300
Importance Code C	\$13,500			
Total	\$314,800	\$72,200	\$90,000	\$1,342,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} 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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_		
Concrete Masonry Unit	Diagonal Location	ı : Cooling	\$47,900 tent : Moderate, Ar Tower Area			5	\$2,900	
			od, Extent : Moder Tower Area	ate, Area	Affected : 25%			
Masonry: Brick	25%			LIFE	* *	5	\$22,900	
Pre-Cast Concrete	70%			LIFE	* *	5	\$208,300	
Windows								
Aluminum			\$12,800 ed, Extent : Light, A out	2048 Irea Affect	* * red : 10%	5	\$1,400	
Aluminum	80%			2048	* *	5	\$14,700	
Metal Louvers	5%			2041	* *	10	\$5,700	
Parapets								
Concrete Masonry Unit	Diagonal Location Joint Mor	n : Cooling tar Miss/Er	\$4,200 tent : Moderate, Ar Tower Area od, Extent : Moder Tower Area			5	\$800	
Metal Panel	5%			2052	* *	5	\$2,700	
Metal Rail	70%			2045	* *	5-10	\$176,700	
Pre-Cast Concrete	20%		\$22,200	LIFE	* *	5	\$17,600	
	Joint Mor Location Misaligne	tar Miss/Er n : Coping (ed/Bulging,	od, Extent : Moder Over Cooling Towe Extent : Moderate, Over Cooling Towe	ate, Area r Wall Area Affe			¥-1,900	
Roof	Locuitor	i. Coping (over cooling towe	rran				
Modified Bitumen			: Moderate, Area 2 of	2032 Affected : .	\$713,100	10	\$66,800	
Paver: Asphalt	Water Pen	Now netration, E n : Over Ro	\$5,300 xtent : Moderate, A om B-16	2041 Irea Affect	* * ted : 10%			
Skylight, Plastic	Water Pen	Now netration, E n : Skylights	\$84,400 xtent : Moderate, A	2037 Irea Affect	** ted : 25%	1		
Soffits								
Pre-Cast Concrete	30%			LIFE	* *	5	\$10,200	
Stucco Cement	70%			2045	* *	5	\$18,200	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	45%			2028	\$1,225,000	3	\$141,800	
Cast in Place Concrete	10%	4+	\$26,200	LIFE	* *	5	\$34,500	
	_	_	, Extent : Light, Are nt Mechanical Room		ed : 10%			
Ceramic Tile	5%			2041	* *	5	\$7,900	
Terrazzo	5%			LIFE	* *	5	\$6,200	
Vinyl Tile	25%			2037	* *	3	\$19,700	
Vinyl Tile 9" X 9"	10%			2027	\$1,230,900	3	\$5,900	
			nt, Extent : N/A, Ard nt And Corridors	ea Affect	ed : 10%			
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	35%			LIFE	* *	5	\$30,000	
Ceilings AcousTileConcealSpLn		Now	\$117,700	2052	* *	5	\$23,400	
	Location Staining/L Location Worn/Eroo	n : Corridon Discoloring, n : Corridon	, Extent : Moderate rs : Moderate, Area A	, Area A	ffected : 25%			
AcousTileSusp.Lay-In	20%	4+	\$9,700	2045	* *	5	\$15,000	
neousThebusp.Euy In	Broken/M	issing Elem	nents, Extent : Light rs And Classrooms		ffected : 15%	3	Ψ12,000	
Exposed Struc: Concrete	40%			LIFE	* *	5	\$9,400	
Gypsum Board	10%			LIFE	* *	5	\$18,700	
Plaster	5%			LIFE	* *	5	\$4,700	
Free Standing Walls Masonry: Brick		tar Miss/Er	\$13,500 rod, Extent : Light,	2042 Area Affa	* * ected : 10%			
	Location	i : Stairs						
ite Pavements								
On-Site Walkways								
Cast in Place Concrete	60%			2045	* *			
Pavers/Stone	40%			2041	* *			
Parking/Driveway Asphalt	100%			2041	* *			

Electrical	Current Repair			Futu	re Replacement	M		
System Component Type		l Date (ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Electrical	Current Repair		Future Replacement			aintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ver 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2049	* *	3	\$800	
	Other Obser	vation, E	Extent : N/A, Area A	Iffected :	100%			
			The Building					
	Explanatio	on: 1,000	Kilovolt Amperes,	4,160 V	olts Primary, 208/1	20 Volts	Secondary	
Feeders								
Cable	100%			2054	* *	1		
Raceway								
Conduit	100%			2058	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	* *	5	\$600	
			Extent : N/A, Area A	Iffected :	100%			
	Location:							
	Explanatio	on : Main	Service Disconne	ct Switch	Rated At 4,000 Am	peres.		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2058	* *	5	\$2,800	
			Extent : N/A, Area A	Iffected :	100%			
	Location :							
	Explanatio	on: Two	Vertical Sections					
Raceway	000/			2022	#02.400	1		
Conduit	98%			2032	\$93,400 * *	1		
Conduit	2%			2058	* *	1		
Panelboards	00/			2021	Ø5.500	-	#200	
Fused Disc Sw	8%			2031	\$5,500	5	\$200	
Molded Case Bkrs	92%			2031	\$62,800	5	\$2,600	
Wiring	4007	2.4	#45.500	2057	* *	1		
Braided Cloth	48%	2-4	\$45,500	2057		1		
		_	ent : Moderate, Are	a Affecte	d: 100%			
		1 nrougn	out The Building					
Thermoplastic	50%			2032	\$47,400	1		
Thermoplastic	2%			2058	* *	1		
Motor Controllers								
Locally Mounted	10%			2030	\$30,300	5	\$100	
Locally Mounted	10%			2045	* *	5	\$100	
Motor Control Center	60%			2030	\$127,900	5	\$1,800	
Motor Control Center	20%			2049	* *	5	\$600	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	* *	5	\$1,600	
			Extent : Moderate, 2	Area Affe	cted : 100%			
	Location:							
	Explanatio	on : Corre	oded					

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Electrical	Current Repair	Futu	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Transfer Switches						
Automatic	100%	2049	* *	1	\$33,200	
Generators						
Diesel	100%	2045	* *	1	\$41,800	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location: Basement					
	Explanation : Emergency Generator	Rated At .	150 Kilowatts			
Batteries						
Nickel Cadmium	100%	2027	\$2,400	5	\$24,000	
Fuel Storage						
Day Tank	10%	2054	* *	5		
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location: Basement					
	Explanation: 60 Gallons Rated Capa	acity				
Underground Storage	90%	LIFE	* *	5		
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location : Outside The Building					
	Explanation : No Available Namepla	te Rating	Capacity			
ghting						
Interior Lighting						
Fluorescent	90%	2032	\$1,058,800	10	\$89,100	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
LED	10%	2040	* *			
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location : Hallways					
	Explanation : LED Lights					
Egress Lighting						
Emergency, Service	50%	2032	\$32,500	1		
Exit, Service	50%	2032	\$17,800	1		
Exterior Lighting			***			
Fluorescent	5%	2032	\$21,000	10	\$500	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location : Outside Perimeter					
	Explanation: Compact Fluorescent I					
HID	25%	2027	\$122,900	10	\$100	
No Component	70%					
larm						
Security System	500/					
No Component	70%	• •	ai. •			
Generic	30%	2037	**	1	\$12,100	
	Other Observation, Extent: N/A, Area		100%			
	Location: Hallways And Outside Per					
	Explanation: CCTV Surveillance Ca	meras				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Electrical	Current Repair	Future Repl	acement	M						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Alarm										
Fire/Smoke Detection										
No Component	70%									
Generic, Analog	30%	2037	* *	1-3	\$20,500					
	Other Observation, Extent: N/A, Area A	Iffected : 100%								
	Location: Hallways									
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Control Panel And Horn									

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
HTHW/HW	100%			2042	**	1		
			ent : N/A, Area A	ffected :	100%			
		n : Throughou						
	Explana	ition : High Te	mperature Water	r From A	djacent Building K	Lennedy I	Hall Gymnasium	
Conversion Equipment	100%			2045	* *	1	Ø52 200	
Heat Exchanger, Plate & Frame	100%)		2043		1	\$53,300	
	Other Oh	servation Ext	ent : N/A, Area A	ffected .	100%			
			Equipment Room		100/0			
		ation : 2 Units	squipment troom					
Distribution	2nprunt.							
Hot Wtr Piping/Pump	100%	0-2	\$11,500	2040	* *	4	\$5,300	
1 & 1			erate, Area Affe		%		¥ -)- · ·	
	Location	n : The Mecha	nical Equipment	Room A	nd Various Other A	4reas		
Terminal Devices								
Air Handler	80%			2027	\$1,586,300	1	\$53,400	
Convector/Radiator	20%	Ď		2037	* *	1	\$7,000	
Air Conditioning								
Energy Source								
Electricity	10%			2040	* *	1		
Steam/HW System	90%)		2042	* *	1		
Conversion Equipment							404 -00	
Absorption	70%)		2035	* *	1	\$81,700	
Chiller/Steam/HW	04 01	F.	. 37/4 4	CC , 1	1000/			
			ent : N/A, Area A	јјестеа :	100%			
		n : Basement	it With Defuierous	unt Water	· In Lithium Bromio	da Cuala	The Unit Has	
					r In Lunium Bromic er Is Supplied Fron			
	Year.	ea 10 Be Rem	vea Due 10 Cm	iica maic	ir is supplied i roll	птешей	i Building Ivexi	
Split Unit	15%)		2037	* *			
	_		t : Light, Area A		100%			
		n : 6 Units On		•				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr	70%			2042	* *	4	\$5,600	
Pipe/Pump	200/							
No Component	30%							
Terminal Devices	5.50 /			2022	4055 000		#26.700	
Air Handler/Cool/Ht	55%			2032	\$955,800	1	\$36,700	
Fan Coil - 2 Pipe	15%			2037		1	\$5,200	
Fan Coil - 4 Pipe	15%			2027	\$511,000	1	\$5,200	
No Component	15%							
Heat Rejection Air Cooled Condenser Unit	15%			2040	* *	2	\$11,300	
Water Cooling Tower	70%			2030	\$316,700	2	\$76,000	
		ervation, Ext	ent : N/A, Area A			_	4.0,000	
	Location							
		ion : The Uni dical Buildin		l To Be R	emoved Due To Ch	illed Wai	ter Is Supplied	
No Component	15%							
entilation entile								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,200	
Exhaust Fans								
Interior	95%			2027	\$443,900	2	\$3,100	
Wall Unit	5%			2032	\$2,300	2	\$200	
lumbing								
H/C Water Piping	1.50/	0.2	Φ4.100	20.42	* *	1		
Brass/Copper		0-2 Extent : Mod : Basement	\$4,100 lerate, Area Affe	2042 cted : 109		1		
Brass/Copper	85%			2042	* *	1		
Water Heater With Tanks	02.0			_ _				
Electric	100%			2031	\$23,100	4		
HW Heat Exchanger					,			
HTHW/HW	100%			2042	* *			
	Abandonea	l in Place, Ex	ctent : Light, Are	a Affecte	d : 100%			
	Location	: Obsolete U	nit Has Not Bee	n Used F	or Long Time. Bas	ement.		
Sanitary Piping								
Cast Iron	10%	0-2	\$2,700	LIFE	* *	1		
	Blockage /	Clogged, Ext	ent : Moderate,	Area Affe	ected : 5%			
	Location	: Basement l	Mechanical Equ	ipment R	oom			
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping	,,,,							
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)	-00.0							
Electric	100%			2032	\$55,200	4	\$4,300	
Backflow Preventer	20070				\$22,200	•	ψ 1,5 0 0	
Dack now Flevenier								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY

Asset #: 2100

Mechanical	Current R	epair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%	I	LIFE	* *			
	Other Observation, Ex	ctent : N/A, Area Affe	cted:	100%			
	Location: Basement	To 4th Floor					
	Explanation: Two U	nits					
Fire Suppression							
Standpipe							
Generic	100%	2	2042	* *	1-5	\$54,400	
Sprinkler							
No Component	80%						
Generic	20%	2	2052	* *	1-2	\$6,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG

Address : 222-01 56TH AVENUE

 Borough
 : QUEENS
 Agency's Number
 : 12-27012

 Program / Asset #
 : CUN0006.120 / 2086
 Yr Built/Renovated
 : 1978 / 2003

Area Sq Ft : 141,324 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph

Block : 7490 Lot : 2 BIN : 4439438

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$270,700	\$227,100
Interior Architecture	\$866,900	\$123,200
Electrical	\$106,800	\$2,888,400
Mechanical	\$348,600	\$5,543,400
Site Pavements	\$81,500	
Total	\$1,674,600	\$8,782,100
Importance Code A	\$619,300	\$227,100
Importance Code B	\$973,700	\$8,555,000
Importance Code C	\$81,500	
Total	\$1,674,600	\$8,782,100

Total	\$209,600	\$73,400	\$212,100	\$504,600
Importance Code C	\$44,500			
Importance Code B	\$119,900	\$66,500	\$195,600	\$497,400
Importance Code A	\$45,200	\$7,000	\$16,500	\$7,200
Total	\$209,600	\$73,400	\$212,100	\$504,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Site Pavements	\$15,900			
Mechanical	\$91,000	\$48,200	\$124,600	\$50,600
Electrical	\$15,300	\$15,300	\$33,700	\$14,800
Interior Architecture	\$39,200		\$34,600	\$429,300
Exterior Architecture	\$38,200		\$9,400	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	• • •				di di	_	440000	
Cast in Place Concrete	2%		4440	LIFE	* *	5	\$10,000	
Masonry: Brick	93%		\$149,600	LIFE	**	5	\$93,000	
	_		tent : Moderate, Ai	00				
			acade, Stair Door T					
	-		ure, Extent : Mode	rate, Areo	a Affectea : 10%			
		: South Fo		1 100	1 100/			
			od, Extent : Light,	Area Affe	ected : 10%			
		: Penthou	se					
Window Wall	5%			2042	* *	5	\$18,800	
			Extent : N/A, Area A	ffected :	100%			
		: Roof Gre						
·	Explana	tion : Glass	s Enclosure Greenh	ouse				
Windows	0.507	3.7	#121 10 2	20.40	* *	-	#13 000	
Aluminum		Now	\$121,100	2040		5	\$13,000	
	_		ed, Extent : Modera	ite, Area	Affected: 15%			
		: Through		1.00	1 50/			
			xtent : Moderate, A	rea Affe	cted: 5%			
		: Through	out					
Metal Louvers	5%			2041	* *	10	\$8,600	
Parapets	150/			LIEE	* *	5	\$2.700	
Concrete Masonry Unit	15% 75%	4+	\$20.500	LIFE	* *	5 5	\$2,700	
Masonry: Brick			\$29,500 od, Extent : Severe	LIFE		3	\$11,900	
		ur missÆr i : Parapet		, агеи ад	jeciea . 570			
		-	Extent : N/A, Area	Affaatad	1 . 750/			
		nstruction, 1 : Roof Pai		Ајјестеи	. 7370			
M (1D '')		i . Kooj i ui	иреі	20.45	* *	7.10	014400	
Metal Rail	5%			2045	* *	5-10	\$14,400	
Pre-Cast Concrete	5%			LIFE	* *	5	\$5,000	
Roof	0.50/			20.40	* *	1.0	Ф 7 0,000	
Modified Bitumen	95%			2040	* *	10	\$78,800	
Sloped Glazing	5%	omictic T	Entant NI/A 4	LIFE	1000/	5	\$55,300	
		ervation, E 1 : Roof Gre	Extent : N/A, Area A	ујестеа :	100%			
		-						
Soffits	Expiana	tion : Glass	Rooj					
Stucco Cement	100%			2045	* *	5		
terior	10070			2043				
Floors								
Carpet	10%			2028	\$368,000	3	\$42,600	
Cast in Place Concrete	15%			LIFE	**	5	\$69,900	
Mosaic Tile	5%			2037	* *	5	\$26,600	
Panel/Paver: Cer/Brk	15%			2048	* *	5	\$71,900	
Vinyl Tile	55%	Now	\$63,200	2037	* *	3	\$43,900	
, 1 1110			ents, Extent : Mod		ea Affected : 15%	2	Ψ 1.5,500	
		ı : Basemer		,	-5,55,5			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG

Asset #: 2086

Architecture		Current l	Repair	Futur	e Replaceme	nt	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
Cast in Place Concrete	5%			LIFE		* *			
Concrete Masonry Unit	49%			LIFE		* *	5	\$30,100	
Gypsum Board	25%			LIFE		* *	5	\$23,100	
Masonry: Brick	5%		\$28,600	LIFE		* *			
	_	Cracks, Ex n : Lobby A	tent : Moderate, Ar rea	ea Affeci	ted : 10%				
		-	Extent : Moderate, A	Area Affe	cted : 10%				
		n : Lobby A							
		-	nsion Joint Failure						
Plaster	15%			LIFE		* *	5	\$6,900	
Under Construction	1%			LII L			5	ψο,>οο	
onder consulation			Extent : N/A, Area A	ffected :	0%				
			nt Chiller Control E						
	Explana	tion : Chill	er Control Booth Si	till Unde	r Construction	ı, Gla	ass Panel	ls Cracked	
Ceilings									
AcousTileConcealSpLn	40%	Now	\$803,700	2052		* *	5	\$53,300	
1	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 3	30%			
	Location	n : Corrido	rs, Penthouse And (Offices					
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 25%				
	Location	n : Corrido	rs And 4th Floor						
	Misaligne	ed/Bulging,	Extent : Moderate,	Area Aff	ected : 15%				
	Location	n : Corrido	rs						
AcousTileSusp.Lay-In	20%			2037		* *	5	\$42,600	
Exposed Struc: Concrete				LIFE		* *	5	\$13,300	
Site Enclosure								4-2,200	
Fence/Gates									
Iron Picket	100%			2067		* *			
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%)		2045		* *			
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$15,900	2045		* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>j</u>	fected : 5%				
	Location	n : Underpo	iss						
Parking/Driveway									
Asphalt	100%	Now	\$81,500	2041		* *			
-	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%				
	Location	n : Underpo	iss Gate						

Electrical		Current F	Repair	Futur	re Replacement	Ma	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Not Accessible 100%

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Electrical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Dry Type	70%	2049	* *	3	\$700	
	Other Observation, Extent:		0%			
	Location : Electrical Room					
	Explanation: 2,000 Kilovo				<u> </u>	
Dry Type	30%	2037	* *	3	\$300	
	Other Observation, Extent:		0%			
	Location : Electrical Room					
	Explanation: 1,000 Kilovo	olt Amperes, 4160 Volts	Primary, 480/27	77 Volts S	Secondary	
Feeders						
Cable	70%	2054	* *	1		
Cable	30%	2040	* *	1		
Raceway						
Conduit	70%	2058	* *	1		
Conduit	30%	2042	* *	1		
Under 600 Volts						
Service Equipment			de de	_	*	
Air Circuit Breaker	50%	2058	* *	5	\$400	
	Other Observation, Extent:	**	0%			
	Location : Electrical Room					
	Explanation : Main Servic					
Fused Disc Sw	50%	2042	* *	5	\$300	
	Other Observation, Extent:	***	0%			
	Location : Electrical Roon					
	Explanation: Two Main D	isconnect Switches Rate	ed At 2,000 Amp	eres Eac	ch.	
Transformers				_	*	
Dry Type	80%	2037	* *	5	\$400	
	Other Observation, Extent:	***	0%			
	Location : Electrical Room					
	Explanation: 750 Kilovoli					
Dry Type	20%	2049	* *	5	\$100	
	Other Observation, Extent:	N/A, Area Affected : 10	0%			
	Location: Basement					
	Explanation: 112.5 Kilovo	lt Amperes And 75 Kilo	volt Amperes, 48	80 Volts I	^D rimary,	
0 1 / 0 1 1	208/120 Volts Secondary					
Switchgear / Switchboard	70%	2042	* *	5	\$400	
Fused Disc Sw	Other Observation, Extent :			3	\$400	
	Location : Electrical Roon	***	0/0			
Maldad Com Dia	Explanation : Five Vertica		* *	-	Ø1 100	
Molded Case Bkrs	30%	2058	<i>~</i> ^	5	\$1,100	
Raceway	100/	2050	* *	1		
Conduit	10%	2058		1		
Conduit	90%	2032	\$253,900	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Panelboards								
Fused Disc Sw	10%			2031	\$29,200	5	\$300	
Fused Disc Sw	5%			2040	* *	5	\$200	
Molded Case Bkrs	75%			2031	\$219,300	5	\$2,800	
Molded Case Bkrs	10%			2054	* *	5	\$400	
Wiring								
Thermoplastic	90%			2032	\$351,200	1		
Thermoplastic	10%			2058	* *	1		
Motor Controllers								
Locally Mounted	5%			2030	\$8,900	5		
Locally Mounted	5%			2049	* *	5		
Motor Control Center	60%			2030	\$426,100	5	\$2,300	
Motor Control Center	20%			2037	* *	5	\$800	
Variable Frequency	10%			2049	* *			
Drive								
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	
tand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	\$43,500	
Generators								
Diesel	100%			2045	**	1	\$54,700	
			Extent : N/A, Area A	ffected :	100%			
		: Penthou.						
	Explana	tion : Emer	gency Generator R	ated At 3	300 Kilowatts			
Batteries	1000/			2027	Φ2 400	-	#21.500	
Nickel Cadmium	100%			2027	\$2,400	5	\$31,500	
Fuel Storage	100/			2054	* *	-		
Day Tank	10%	·· T	7 / 37/4 4 4	2054		5		
			Extent : N/A, Area A	јјестеа :	100%			
		: Penthou						
		tion : 60 G	allons Rated Capac					
Underground Storage	90%			LIFE	* *	5		
			xtent : N/A, Area A	ffected :	100%			
		: Outside						
	Explana	tion : No A	vailable Nameplate	Rating	Capacity			

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Electrical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	69%	2032	\$1,419,700	10	\$89,400	
	Other Observation, Extent: N/A, Area A		100%			
	Location : Offices, Basement, Classro	oms				
	Explanation: T-8 Lamps					
HID	1%	2032	\$16,300	10		
LED	30%	2040	* *			
	Other Observation, Extent : N/A, Area A	Affected :	100%			
	Location: Hallways, Classrooms					
	Explanation : LED Lights					
Egress Lighting						
Emergency, Service	50%	2037	* *	1		
Exit, Service	50%	2037	* *	1		
Exterior Lighting						
HID	20%	2032	\$128,800	10	\$100	
No Component	80%					
Marm						
Security System						
No Component	70%		de de		*	
Generic	30%	2037	**	1	\$15,800	
	Other Observation, Extent: N/A, Area A		100%			
	Location : Hallways, Outside Perimet					
71. (2. 1. 7. 1.	Explanation: CCTV Surveillance Can	neras				
Fire/Smoke Detection	700/					
No Component	70%	2025	#106	1.0	#26100	
Generic, Analog	30%	2027	\$106,800	1-3	\$26,100	
	Other Observation, Extent : N/A, Area A	Affected :	100%			
	Location: Hallways			a ·	1 D 1	
-	Explanation : Manual Pull Stations, A	tarm Bel	is, Smoke Detector	s, Contro	ol Panel	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
HTHW/HW	100%	2042	* *	1		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Throughout					
	Explanation : High Temperature Water	From A	djacent Building K	ennedy I	Hall Gymnasium	
Conversion Equipment						
Heat Exchanger, Plate &	100%	2028	\$348,600	1	\$69,900	
Frame						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Distribution								
Hot Wtr Piping/Pump	50% Now	\$7,500	2040	* *	4	\$3,500		
Tiot wit i iping/i ump		Moderate, Area Affe		6	7	\$5,500		
		Heat Exchanger Val			ıs			
Hot Wtr Piping/Pump	50%		2040	* *	4	\$3,500		
Terminal Devices						4 - 7		
Air Handler	60%		2032	\$1,558,500	1	\$52,400		
Convector/Radiator	30%		2037	* *	1	\$13,700		
Fan Coil Unit/Heat	10%		2032	\$342,200	1	\$4,600		
Air Conditioning								
Energy Source								
Electricity	100%		2048	* *	1			
Conversion Equipment	1000/		20.47	* *		Ф1. 72 .000		
Centrifugal, Compressor	100%		2047	* *	1	\$152,900		
Turbine	R-131a Refrigeran	t, Extent : Light, Area	Affected	. 100%				
		, Extent . Lignt, Ared Isement Mechanical I		. 10070				
		dent, Extent : N/A, A		ted : 100%				
		uem, Extent : WA, A usement Mechanical I		iea . 10070				
Distribution	Eccusion : Suc of							
CW & CHW Wtr	100%		2062	* *	4	\$10,400		
Pipe/Pump	10070		2002		-	Ψ10,100		
1 1	Recent Replace Evi	dent, Extent : N/A, A	rea Affect	ted : 100%				
	Location : Throug	ghout						
Terminal Devices								
Air Handler/Cool/Ht	100%		2032	\$2,678,200	1	\$87,400		
Heat Rejection								
Water Cooling Tower	100%		2037	**	2	\$142,200		
		dent, Extent : N/A, A	rea Affect	ted: 100%				
T7 (11 (1	Location: Roof							
Ventilation								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$78,800		
Exhaust Fans	10070		LITE		2-3	\$70,000		
Interior	100%		2032	\$612,200	2	\$4,300		
Plumbing	10070		2032	\$012,200		ψ 1,5 0 0		
H/C Water Piping								
Brass/Copper	80%		2042	* *	1			
Galvanized Steel	20% 0-2	\$7,000	2030	\$352,400	1			
		Moderate, Area Affec	cted : 10%					
	Location : Throug	ghout						
Water Heater With Tanks								
Electric	100%		2027	\$23,100	4			
HW Heat Exchanger								
HTHW/HW	100%		2042	* *				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Mechanical	Current Repa	ir Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	5% 0-2	\$1,700 LIFE	* *	1		
	Leak Evident, Extent : Mo					
	Location : From 4th Flo	or Mechanical Room I	Floor Drain To Low	ver Floor	•	
Cast Iron	95%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	\$27,600	4	\$3,000	
	Other Observation, Extent		100%			
	Location : Sub-basement	<u> </u>				
	Explanation: 1 Unit					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent					
	Location: One Unit From	m Sub-basement To 4th	h Floor, One Unit F	From Bas	ement To	
	Penthouse Explanation: Two Units					
Fire Suppression	Explanation : Two Onlis					
Standpipe Standpipe						
Generic	100%	2052	* *	1-5	\$73,900	
Sprinkler	10070	2032		1 3	Ψ13,700	
No Component	90%					
Generic	10%	2052	* *	1-2	\$4,000	
Fire Pump	10/0	2032		1 4	ψ-1,000	
Generic	100%	2035	* *	1	\$26,400	
Generic	10070	2033		1	Ψ20,700	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG

Address : 221-15 56TH AVENUE

Borough : QUEENS Agency's Number : 1-27001
Program / Asset # : CUN0006.010 / 2099 Yr Built/Renovated : 1910 / 2006

Area Sq Ft : 23,520 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 14-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 7490 Lot : 2 BIN : 4439433

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$113,100	\$54,700
Electrical		\$163,800
Mechanical		\$444,300
Total	\$113,100	\$662,800
Importance Code A	\$113,100	\$54,700
Importance Code B	·	\$608,100
Total	\$113,100	\$662,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,300			\$1,700
Interior Architecture	\$31,000	\$2,500		\$2,200
Electrical	\$2,900	\$2,300	\$11,100	\$3,000
Mechanical	\$8,600	\$10,600	\$9,000	\$11,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$50,800	\$19,300	\$24,100	\$22,000
Importance Code A	\$6,700	\$2,300	\$2,400	\$4,100
Importance Code B	\$44,100	\$15,400	\$21,700	\$18,000
Importance Code C		\$1,600		
Total	\$50,800	\$19,300	\$24,100	\$22,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior				•				•
Exterior Walls								
Masonry: Fieldstone	60%			LIFE	* *	5	\$24,600	
Wood	40%			2037	* *	5	\$109,300	
Windows								
Aluminum	80%			2048	* *	5	\$3,500	
			xtent : Light, Area	Affected	: 100%			
	Location	: Through	out					
	Explana	tion : These	e Windows Are Mad	le Out O	f Wood On The Inte	erior Side	e	
Wood	20%			2040	* *	5	\$8,700	
Roof								
Slate	100%	4+	\$58,400	LIFE	* *			
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Through	out					
	Gut/DS No	on Func/Mi	ss, Extent : Moder	ate, Area	Affected: 25%			
	Location	: North Ar	nd South Sides					
terior								
Floors								
Carpet	10%			2031	\$60,800	3	\$7,000	
Cast in Place Concrete	10%			LIFE	* *	5	\$7,700	
Ceramic Tile	5%			2041	* *	5	\$1,800	
Quarry Tile	15%			2045	* *	5	\$7,900	
Slate	10%			LIFE	* *	5	\$3,700	
Vinyl Tile	10%			2037	* *	3	\$1,800	
Wood	40%			2060	* *	5	\$26,400	
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$3,200	
Gypsum Board	80%			LIFE	* *	5	\$30,300	
Masonry: Brick	10%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$12,600	
Ceilings								
AcousTileSusp.Lay-In	5%			2045	* *	5	\$1,800	
Exposed Struc: Concrete	10%	Now	\$10,800	LIFE	* *	5	\$600	
	Exposed F	Reinforceme	nt, Extent : Light, 1	Area Affe	ected : 5%			
	Location	: Basemen	t					
Exposed Struc: Wood	15%			LIFE	* *			
Gypsum Board	70%			LIFE	* *	5	\$32,100	
ite Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2052	* *			
ite Pavements								
On-Site Walkways								
Asphalt	65%			2041	* *			
Cast in Place Concrete	5%			2045	* *			
Pavers/Stone	30%			2041	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2032	\$7,400	5	\$100	
	Other Observation, Extent : N/2	A, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : Main Service L	Disconnect Switch Ra	ited At 400 Ampe	eres.		
Fused Disc Sw	50%	2052	* *	5	\$100	
	Other Observation, Extent: N/2	A, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : Main Service L	Disconnect Switch Ra	ited At 400 Ampe	eres.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	\$127,000	5	\$100	
Raceway						
Conduit	80%	2052	* *	1		
Conduit	20%	2032	\$12,000	1		
Panelboards			-			
Fused Disc Sw	10%	2048	* *	5	\$100	
Molded Case Bkrs	80%	2048	* *	5	\$500	
Molded Case Bkrs	10%	2031	\$9,700	5	\$100	
Wiring			42,100		4	
Thermoplastic	80%	2052	* *	1		
Thermoplastic	20%	2032	\$15,100	1		
Motor Controllers	20.0		\$10,100			
Locally Mounted	100%	2045	* *	5	\$200	
Ground	10070	2015			Ψ200	
Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$300	
Stand-by Power	10070	EH E			ΨΣΟΟ	
Transfer Switches						
Automatic	100%	2045	* *	1	\$7,200	
Lighting	10070	2013			ψ7,200	
Interior Lighting						
Fluorescent	40%	2037	* *	10	\$8,600	
Tuorescent	Other Observation, Extent : N/A		00%	10	\$6,000	
	Location : Offices	i, med mjecica . 10	.070			
	Explanation: T-8 Lamps					
T 1		2027	* *		¢200	
Incandescent	55%	2037	* *	2	\$300	
LED	5%	2040	* *			
Egress Lighting	500/	2025	* *			
Emergency, Service	50%	2037		1		
Exit, LED	30%	2060	* *	1		
Exit, Service	20%	2037	* *	1		
Exterior Lighting						
HID	20%	2032	\$21,400	10		
No Component	80%					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Electrical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$2,600	
	Other Observation, Extent : N	N/A, Area Affected : 100%				
	Location : Gallery And Out.	side				
	Explanation : CCTV Survei	llance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2037	* *	1-3	\$14,900	
	Other Observation, Extent : N	N/A, Area Affected : 100%				
	Location: Throughout The	Building				
	Explanation : Strobe Lights, Horns	Manual Pull Stations, Ald	arm Bells, S	moke De	tectors And	

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Interruptible Gas/Dual Fuel	100%	2052	* *	1		
	Other Observation, Extent:	V/A, Area Affected :	100%			
	Location: Buried Tank					
	Explanation: No.2 Oil, 20	00 Gallon Tank				
Conversion Equipment						
Steam Boiler	100%	2045	* *	1	\$23,300	
	Other Observation, Extent : I	V/A, Area Affected :	100%			
	Location: Basement					
	Explanation: 2 Units					
Distribution						
Steam Piping/Pump	100%	2052	* *			
Terminal Devices						
Air Handler	50%	2037	* *	1	\$7,300	
Convector/Radiator	30%	2045	* *	1	\$2,300	
Fan Coil Unit/Heat	20%	2037	* *	1	\$1,500	
Air Conditioning						
Energy Source						
Electricity	100%	2048	* *	1		
Conversion Equipment						
Reciprocating	100%	2032	\$338,900	1	\$10,900	
Compr/Chiller						
	R-22 Refrigerant, Extent : Li Location : Basement, Chille		100%			
Distribution CW & CHW Wtr Pipe/Pump	100%	2052	* *	4	\$1,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Mechanical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority	
Air Conditioning					
Terminal Devices					
Air Handler/Cool/Ht	70%	2037 **	1 \$10,200		
Fan Coil - 4 Pipe	30%	2037 **	1 \$2,300		
Heat Rejection	1000/	0000 0105 400	2		
Dry Cooler	100%	2032 \$105,400	2 \$16,400		
Ventilation Distribution					
Distribution Ductwork/Diffusers	100%	LIFE **	2-5 \$13,100		
Exhaust Fans	100%	LIFE	2-5 \$13,100		
Interior	95%	2037 **	2 \$700		
Roof	5%	2037 **			
Plumbing	370	2037	<u> </u>		
H/C Water Piping					
Brass/Copper	100%	2052 **	1		
Water Heater With Tanks	10070	2032	1		
Electric	50%	2031 \$11,500	4		
Diecure	Other Observation, Extent : N/A				
	Location : Basement	,			
	Explanation : 1 Unit				
Gas Fired	50%	2031 \$8,300	2		
Gas i fied	Other Observation, Extent: N/A		Z		
	Location: Basement	, incuring colour. 10070			
	Explanation: 1 Unit				
Sanitary Piping	···				
Cast Iron	100%	LIFE **	1		
Sump Pump(s)					
Submersible	100%	2025 \$700	4 \$700		
Backflow Preventer					
Generic	100%	2037 **	1 \$1,400		
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE **			
	Other Observation, Extent : Ligi	ht, Area Affected : 100%			
	Location: Basement To 2nd Fi	loor			
	Explanation: One Unit				
Fire Suppression					
Sprinkler					
Generic	100%	2052 **	1-2 \$6,600		
Fire Pump					
Generic		1,100 2035 **	1 \$4,000		
	Corroded, Extent: Moderate, An Location: Basement	rea Affected : 10%			
Chemical System					
No Component	99%				
Generic	1%	2027 \$200	1-3 \$700		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG

Asset # : 2099

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG

Address : 222-15 56TH AVENUE

Borough : QUEENS Agency's Number : 4-27004 Program / Asset # : CUN0006.040 / 2101 Yr Built/Renovated : 1967 /

Area Sq Ft : 171,204 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph

Block : 7490 Lot : 2 BIN : 4439434

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$256,800	\$231,500
Interior Architecture	\$123,700	\$3,398,800
Electrical	\$254,500	\$3,549,000
Mechanical	\$866,200	\$5,876,600
Site Pavements	\$51,100	
Total	\$1,552,300	\$13,055,900
Importance Code A	\$256,800	\$231,500
Importance Code B	\$1,244,400	\$12,824,400
Importance Code C	\$51,100	
Total	\$1,552,300	\$13,055,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$15,400	\$24,600
Interior Architecture	\$84,900	\$20,500		\$264,600
Electrical	\$19,300	\$18,900	\$38,200	\$20,400
Mechanical	\$79,800	\$41,500	\$75,300	\$39,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$188,800	\$85,800	\$133,800	\$353,700
Importance Code A	\$21,100	\$8,500	\$23,800	\$33,500
Importance Code B	\$167,700	\$72,100	\$110,000	\$320,100
Importance Code C		\$5,300		
Total	\$188,800	\$85,800	\$133,800	\$353,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

chitecture		Current l	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Cement - Fiber Panel	2%			2037	* *	10	\$5,300	
Masonry: Brick	48%		\$65,900	LIFE	* *	5	\$41,000	
		tar Miss/Ei n : Penthou	od, Extent : Light, . se	Area Aff	ected : 5%			
Pre-Cast Concrete	50%	4+	\$60,500	LIFE	* *	5	\$138,800	
			ed, Extent : Light, A Various Areas	rea Affe	cted : 10%			
Windows								
Aluminum	37%	4+	\$130,300	2048	* *	5	\$14,000	
	-	Deteriorate n : Through	ed, Extent : Modera out	te, Area	Affected : 50%			
Aluminum	58%	ı		2048	* *	5	\$43,900	
Metal Louvers	5%	ı		2041	* *	10	\$23,600	
Parapets							•	
Cast Stone/Terra Cotta	15%	1		LIFE	* *	5	\$10,800	
Masonry: Brick Cavity	30%	ı		LIFE	* *	5	\$2,800	
		onstruction, n : Parapet	Extent : N/A, Area	Affected	!: 100%			
Metal Panel	15%			2058	* *	5	\$5,400	
		onstruction, n : Parapet	Extent: N/A, Area	Affected	!: 100%		. ,	
Metal Rail	40%	1		2049	* *	5-10	\$67,000	
		onstruction, n : Parapet	Extent : N/A, Area	Affected	! : 100%		4,	
Roof	2000000	u. u.per						
Modified Bitumen	80%			2040	* *	10	\$92,700	
Wodiffed Blamen		onstruction,	Extent : N/A, Area		! : 100%	10	Ψ,72,700	
Skylight, Plastic	20%			2049	* *	1		
okyngii, i iusiic	Other Ob.		Extent : N/A, Area A oof		100%	1		
			ted Roof System					
Soffits	•		- *					
Metal Panel	100%	ı		2052	* *	5-10	\$36,800	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Architecture		Current I	Repair	Futu	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	5%			2028	\$250,800	3	\$29,000	
Cast in Place Concrete	10%			LIFE	* *	5	\$63,500	
Cast in Place Concrete	7%	·	3.7/4.4	LIFE		5	\$44,500	
		ervanon, E 1 : Atrium	Extent : N/A, Area A	јјестеа :	100%			
			hed Concrete					
C : T'1				20.41	* *		Ф7 200	
Ceramic Tile	5%		\$16,000	2041		5	\$7,300	
	_	_	Extent : Light, Are r Concession	га Ајјеси	2a : 5%			
					di di			
Terrazzo		Now	\$68,900	LIFE	**	5	\$29,500	
			Extent : Moderate	, Area Aj	fected: 10%			
		: Port Of I					***	
Vinyl Tile	18%		\$28,200	2042	**	3	\$19,600	
	_	_	Extent : Moderate	, Area Aj	fected: 10%			
		ı : Corridoi		(CC4-1	100/			
		iea, Exieni 1 : Corridoi	: Moderate, Area A	<i>ујестеа</i> :	10%			
			- S		***			
Vinyl Tile	42%			2032	\$3,290,800	3	\$45,700	
Interior Walls	50/			2041	* *	-	¢10.500	
Ceramic Tile	5% 15%			2041 LIFE	* *	5 5	\$10,500	
Concrete Masonry Unit	10%			LIFE	* *	3	\$12,600	
Masonry: Brick Metal Panel	15%			LIFE	* *			
Plaster	30%			LIFE	* *	5	\$18,900	
SGFT/Glazed Masonry	25%			LIFE	* *	3	\$10,900	
Ceilings	2370			LII L				
AcousTileConcealSpLn	12%	Now	\$54,800	2052	* *	5	\$21,800	
Tiedus Tiideoinedaisp2ii			ents, Extent : Mode		ea Affected : 10%	J	Ψ21,000	
		ı : Corridoi		ĺ	33			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	fected : 25%			
			or Corridor And B					
	Worn/Eroc	led, Extent	: Moderate, Area A	Iffected :	15%			
	Location	: Corridoi	rs					
AcousTileSusp.Lay-In	23%			2045	* *	5	\$66,800	
1 3			ents, Extent : Light	, Area A	ffected : 5%		, ,	
	Location	: Basemen	nt	_				
	Misaligne	d/Bulging,	Extent : Light, Ared	a Affecte	d : 5%			
	Location	: Basemen	nt					
Exposed Struc: Concrete	45%			LIFE	* *	5	\$20,400	
Exposed Struc: Steel	10%			LIFE	* *		,	
No Component	10%							
1		ervation, E	Extent : N/A, Area A	ffected :	0%			
		: Atrium						
	Explana	tion : Inflat	ed Plastic Roof					

Site Pavements

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Architecture		Current F	Repair	Futui	re Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	st Cycle (Yrs		Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	10%			2045	*	*		
Pavers/Stone	90%			2041	*	*		
Parking/Driveway								
Asphalt	100%	2-4	\$51,100	2035	*	*		
-	Cracking/C	Crumbling,	Extent: Moderate	Area Aj	ffected : 30%			
	Location	: Parking	Area					
	Ponding, E	Extent : Lig	ht, Area Affected :	5%				
	Location	: Parking	Lot					

Electrical	Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2058	* *	5	\$900	
	Other Observation, I	Extent : N/A, Area A <u>j</u>	ffected :	100%			
	Location : Electric	al Room					
	Explanation : Main	n Service Disconnect	t Switch	Rated At 4,000 Am	iperes.		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2058	* *	5	\$4,500	
	Other Observation, I		ffected :	100%			
	Location : Electric						
	Explanation: Thre	e Vertical Sections					
Raceway							
Conduit	98%		2032	\$322,700	1		
Conduit	2%		2058	* *	1		
Panelboards							
Fused Disc Sw	15%		2031	\$49,700	5	\$600	
Molded Case Bkrs	85%		2031	\$281,700	5	\$3,800	
Wiring							
Braided Cloth	58% 2-4	\$254,500	2057	* *	1		
	Insulation Aged, Ext		ı Affecte	ed : 100%			
	Location: Baseme	nt, Upper Floors					
Thermoplastic	40%		2032	\$175,500	1		
Thermoplastic	2%		2058	* *	1		
Motor Controllers							
Locally Mounted	38%		2030	\$67,300	5	\$400	
Motor Control Center	60%		2030	\$426,100	5	\$2,800	
Variable Frequency	2%		2049	* *			
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.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Total (Years) 100% 100% er Observation, Encation : Penthou.	Estimated Cost Extent: N/A, Area Aj se gency Generator Ro		** 100%	Cycle (Yrs)	\$52,700 \$66,300	Priority							
100% er Observation, E ocation : Penthou. xplanation : Emer	se	2045 ffected :	* *	1	•								
100% er Observation, E ocation : Penthou. xplanation : Emer	se	2045 ffected :	* *	1	•								
100% er Observation, E ocation : Penthou. xplanation : Emer	se	2045 ffected :	* *	1	•								
er Observation, E ocation : Penthou ocalion : Emer	se	ffected :		1	\$66,300								
er Observation, E ocation : Penthou ocalion : Emer	se	ffected :		1	\$66,300								
ocation : Penthou. aplanation : Emer	se		100%										
xplanation : Emer		ated At 3	Location: Penthouse										
_	gency Generator Ri	iiea Ai 3	250 Vilouatta										
1000/			550 Kilowalis										
		2027	\$2,400	5	\$38,200								
10070		2027	\$2,400		\$30,200								
10%		2054	* *	5									
	Extent : N/A. Area A		100%	5									
		,											
		ity											
	1		* *	5									
	Extent : N/A, Area A		100%	5									
	-	,											
	-	Rating (Capacity										
^	•												
80%		2032	\$1,994,000	10	\$125,600								
er Observation, E	Extent : N/A, Area Aj	ffected :	100%										
cplanation : T-8 L	amps												
5%		2040	* *	10	\$7,900								
		ffected :	100%										
cplanation : Comp	pact Fluorescent Lig	ghts											
15%		2040	* *										
40%		2032	•	1									
					\$4,100								
50%		2032	\$36,000	1									
• • • •		• • • •											
		2032	\$156,000	10	\$100								
80%													
700/													
		2027	* *	1	\$10.200								
	Extent : N/A Avea A			1	\$19,200								
**													
•													
	scation: Penthou. scation: Penthou. scation: 60 Gr 90% ser Observation, Eccation: Outside scation: No A 80% ser Observation, Eccation: Through scation: Through scation: Hallway scation: Hallway scation: Comp 15% 40% 10% 50% 20% 80% 70% 30% ser Observation, Eccation: Hallway scation: Hallway scation: Hallway scation: Hallway scation: Hallway scation: Hallway	ner Observation, Extent: N/A, Area Ajocation: Penthouse explanation: 60 Gallons Rated Capacing 90% ner Observation, Extent: N/A, Area Ajocation: Outside The Building explanation: No Available Nameplate 80% ner Observation, Extent: N/A, Area Ajocation: Throughout The Building explanation: T-8 Lamps 5% ner Observation, Extent: N/A, Area Ajocation: Hallways And Cafeteria explanation: Compact Fluorescent Light 15% 40% 10% 50% 20% 80% 70% 30% ner Observation, Extent: N/A, Area Ajocation: Hallways And Outside Pering	ner Observation, Extent: N/A, Area Affected: ocation: Penthouse explanation: 60 Gallons Rated Capacity 90% LIFE ner Observation, Extent: N/A, Area Affected: ocation: Outside The Building explanation: No Available Nameplate Rating explanation: No Available Nameplate Rating explanation: Throughout The Building explanation: Throughout The Building explanation: T-8 Lamps 5% 2040 10 2040 40% 2032 40% 2032 20% 2032 20% 2032 20% 2032 70% 30% 2037	ther Observation, Extent: N/A, Area Affected: 100% ocation: Penthouse explanation: 60 Gallons Rated Capacity 90% LIFE ** ther Observation, Extent: N/A, Area Affected: 100% ocation: Outside The Building explanation: No Available Nameplate Rating Capacity 80% 2032 \$1,994,000 ocation: Throughout The Building explanation: T-8 Lamps 5% 2040 ** ther Observation, Extent: N/A, Area Affected: 100% ocation: Hallways And Cafeteria explanation: Compact Fluorescent Lights 15% 2040 ** 40% 2032 \$41,200 ocation: Hallways And Cafeteria explanation: Compact Fluorescent Lights 15% 2040 ** 40% 2032 \$41,200 ocation: 40%	ser Observation, Extent: N/A, Area Affected: 100% sociation: Penthouse explanation: 60 Gallons Rated Capacity 90%	Secretarian Secretarian							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2037	* *	1-3	\$32,600	
_	Other Observation, Extent: N/A, Area A	Affected : 100%				
	Location : Hallways, Toilets					
	Explanation: Control Panel, Strobe L.	ights, Manual Pul	l Stations	, Alarm E	Bells, Smoke	
	Detectors And Horns					

Mechanical		Current Ro	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
HTHW/HW	100%			2042	* *	1		
			tent : N/A, Area A	ffected :	100%			
		: Throughor						
	Explana	tion : High T	Temperature Water	r From A	djacent Building K	ennedy I	Hall Gymnasium	
Conversion Equipment	4000/		** **********************************	• • • •	di di		0= < 0.0	
Heat Exchanger, Plate & Frame	100%	Now	\$21,100	2047	* *	1	\$76,200	
			ere, Area Affected	d: 60%				
		: Basement						
	Other Obs	ervation, Ex	tent : N/A, Area A	ffected :	100%			
	Location	: Basement						
	Explana	tion : 2 Unit	5					
Distribution								
Steam Piping/Pump	15%		\$4,000	2042	* *			
			derate, Area Affe		%			
	Location	: Basement	Mechanical Room	n				
Steam Piping/Pump	85%			2042	* *			
Terminal Devices								
Air Handler	10%			2027	\$314,700	1	\$10,600	
Air Handler	70%			2032	\$2,202,600	1	\$74,100	
Convector/Radiator	15%			2037	* *	1	\$8,300	
Fan Coil Unit/Heat	5%			2032	\$207,300	1	\$2,800	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
		ervation, Ex : Throughor	tent : N/A, Area A ut	ffected :	100%			
		_	d Water From Med	dical Art	s Building			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2042	* *	4	\$12,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Mechanical		Current I	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	15%			2027	\$486,700	1	\$15,900	
Air Handler/Cool/Ht	85%			2032	\$2,757,800	1	\$90,000	
Ventilation								
Distribution 1/Disc	1000/			LIDE	* *	2.5	#07.700	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$95,500	
Exhaust Fans	900/			2022	\$502.200	2	¢4.200	
Interior Roof	80% 20%			2032 2027	\$593,300 \$64,900	2 2	\$4,200 \$1,100	
Plumbing	20%			2027	\$04,900		\$1,100	
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks	100/0			2072		1		
Electric	100%			2025	\$23,100	4		
Electric		ervation. E	Extent : N/A, Area A			•		
	Location			9,5				
	Explanati	on : Unde	rsized For Building	g Hot Wa	ter Demand			
HW Heat Exchanger								
HTHW/HW ³	100%			2042	* *			
Sanitary Piping								
Cast Iron	5%	Now	\$2,100	LIFE	* *	1		
	Leak Evide	nt, Extent	: Moderate, Area A	Iffected :	2%			
	Location	: From Pe	nthouse Floor Dra	in To Lo	wer Floor			
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	90%			LIFE	* *	1		
Cast Iron		Now	\$1,200	LIFE	* *	1		
	_		Extent : Moderate, .		ected : 5%			
	Location	: Rear Ext	t Of Auditorium St	age				
Sump Pump(s)								
Non-Submersible	100%			2032	\$33,500	4	\$3,600	
Backflow Preventer								
Generic	100%			2042	* *	1	\$10,500	
Fixtures	4000/							
Generic	100%							
Vertical Transport								
Elevators	1000/			TIPP	* *			
Geared Traction	100%	uniation L	Extent : Severe, Are	LIFE				
			xieni : severe, Are it To 4th Floor, Pen		a : 100%			
			u 10 4th 1 toor, 1 en Unit. It Is Broken.	inouse				
Fire Suppression	Блрианин	on . One	onn. 11 13 DIONEII.					
Standpipe								
Generic	100%			2042	* *	1-5	\$86,300	
Sprinkler	10070			2072		1 3	Ψ00,500	
No Component	95%							
Generic	5%			2032	\$115,600	1-2	\$2,400	
Generic	370			2032	Ψ112,000	1 4	Ψ2,π00	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG

Asset #: 2101

Mechanical	Curre	nt Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost es)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Fire Pump							
Generic	100%		2045	* *	1	\$32,000	
Chemical System							
No Component	99%						
Generic	1%		2025	\$200	1-3	\$800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG

Address : 221-03 56TH AVENUE

Borough : QUEENS Agency's Number : 10-27010
Program / Asset # : CUN0006.100 / 2084 Yr Built/Renovated : 1976 / 2006

Area Sq Ft : 27,622 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 7490 Lot : 2 BIN : 4845889

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$460,300	
Interior Architecture	\$106,600	\$560,700
Electrical		\$230,800
Mechanical	\$322,000	\$325,700
Site Pavements		\$980,500
Total	\$888,800	\$2,097,700
Importance Code A	\$528,400	
Importance Code B	\$360,400	\$1,117,200
Importance Code C		\$980,500
Total	\$888,800	\$2,097,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$19,400		\$9,600	
Interior Architecture	\$17,600		\$3,600	\$3,500
Electrical	\$2,800	\$3,000	\$47,000	\$3,400
Mechanical	\$58,400	\$4,000	\$85,700	\$4,300
Site Pavements	\$62,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$164,600	\$10,900	\$149,800	\$15,100
Importance Code A	\$20,700	\$1,400	\$11,000	\$1,700
Importance Code B	\$81,300	\$9,500	\$138,900	\$13,400
Importance Code C	\$62,600			
Total	\$164,600	\$10,900	\$149,800	\$15,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Architecture	Current Repair		Future Repl	acement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Exterior Walls Masonry: Brick Cavity	75% Now Cracking/Crumbling, Location : Loading Diagonal Cracks, Ex Location : Corners	Dock tent : Moderate, Ar	rea Affected : 10		5	\$18,400	
	Spalling, Extent : Mo Location : Above R		rs				
Metal Coiling Doors	25%		2037	* *	5	\$19,200	
Windows Aluminum	95% Now Hardware Missing, E Location: Corridor Misaligned/Bulging,	rs		**	5	\$500	
	Location: 2nd Floo Caulking Deteriorate Location: Through Water Penetration, E Location: Through	ed, Extent : Moderd out extent : Moderate, A					
Metal Louvers	5%		2041	* *	10	\$300	
Parapets Concrete Masonry Unit	25% Now Diagonal Cracks, Ex Location: Interior Vertical Cracks, Exte Location: Interior	Face Of Parapet C nt : Moderate, Are	Over Second Flo a Affected : 10%	or 6	5	\$300	
Masonry: Brick	70% 2-4 Joint Mortar Miss/En Location: Interior				5	\$700	
Pre-Cast Concrete	5% Now Cracking/Crumbling, Location: Coping Joint Mortar Miss/En Location: Coping Caulking Deteriorate Location: Coping	od, Extent : Moder	rate, Area Affeci	ed : 25%	5	\$300	
Roof Modified Bitumen	100% Now Alligatoring, Extent: Location: Upper A. Blisters, Extent: Mod Location: Upper A. Worn/Eroded, Extent Location: Through	nd Lower Roof derate, Area Affecto nd Lower Roof : Moderate, Area A	ed : 10%	* *			
Soffits Cement - Fiber Panel	100%		2032		10		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Architecture		Current I	Repair	Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	5%			2031	\$31,500	3	\$3,600	
Cast in Place Concrete	35%			LIFE	* *	5	\$27,900	
Mosaic Tile	3%			2037	* *	5	\$2,700	
Vinyl Tile	57%		\$11,200	2032	\$560,700	3	\$7,800	
	Broken/M	issing Elem	ients, Extent : Mode	erate, Ar	ea Affected : 15%			
	Location	ı : Basemer	าt And 2nd Floor M	echanic	al Room			
Interior Walls								
Concrete Masonry Unit	57%			LIFE	* *	5	\$9,800	
Gypsum Board	40%			LIFE	* *	5	\$10,300	
Wood	3%			LIFE	* *	5	\$5,100	
Ceilings								
AcousTileConcealSpLn	10%			2037	* *	5	\$4,600	
AcousTileSusp.Lay-In	30%	Now	\$106,600	2052	* *	5	\$5,500	
			, Extent : Moderate	, Area Aj	ffected : 25%			
			oor Corridor					
	Worn/Ero	ded, Extent	: Moderate, Area A	Iffected :	25%			
	Location	ı : First Flo	oor Corridor					
AcousTileSusp.Lay-In	30%			2045	* *	5	\$10,900	
1	Water Per	etration, E.	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Campus	Facilities Office					
Exposed Struc: Steel	25%			LIFE	* *			
Plaster	5%			LIFE	* *	5	\$1,100	
Site Pavements							4)	
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$49,000	2030	\$980,500			
	Cracking/	Crumbling,	Extent : Moderate	, Area A				
	Location	ı : Front Er	itry		•			
Parking/Driveway								
Asphalt	100%	4+	\$13,500	2035	* *			
1			Extent : Light, Are		ed : 10%			
	_	-	Lot And Loading D					
		_	ght, Area Affected :					
	_	ı : Parking						

Electrical	Current Repair	Future Replacement			aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts	•					
Service Equipment						
Not Accessible	100%					
Transformers						
Dry Type	100%	2049	* *	3	\$200	
	Other Observation, Extent: N/A, Area A	ffected : 100%				
	Location: Outside The Building					
	Explanation: 1,000 Kilovolt Amperes,	4160 Volts Prime	ary, 208/1.	20 Volts S	Secondary	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

lectrical	Current Repair		Futur	e Replacement	M	aintenance	
ystem	% of Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Component	Total (Years)		FY		(Yrs)		
Туре							
ver 600 Volts							
Feeders	1000/		2054	* *			
Cable	100%		2054	* *	1		
Raceway	1000/		2050	* *			
Conduit	100%		2058	* *	1		
nder 600 Volts							
Service Equipment	1000/		2050	* *	_	Φ = 00	
Molded Case Bkrs	100%	37/4 4	2058		5	\$700	
	Other Observation, E.		ffected :	100%			
	Location : Electrica						
	Explanation : Main	Service Disconnec	t Switch	Rated At 2,000 Am	peres.		
Switchgear / Switchboard	500/		2050		_	***	
Fused Disc Sw	50%		2058	* *	5	\$100	
Molded Case Bkrs	50%		2058	* *	5	\$400	
Raceway							
Conduit	98%		2032	\$58,600	1		
Conduit	2%		2058	* *	1		
Panelboards							
Fused Disc Sw	10%		2031	\$9,700	5	\$100	
Fused Disc Sw	5%		2048	* *	5		
Molded Case Bkrs	75%		2031	\$73,100	5	\$500	
Molded Case Bkrs	10%		2048	* *	5	\$100	
Wiring							
Thermoplastic	85%		2032	\$64,100	1		
Thermoplastic	2%		2058	* *	1		
Thermoplastic	13%		2042	* *	1		
Motor Controllers							
Locally Mounted	50%		2037	* *	5	\$100	
Locally Mounted	50%		2030	\$35,000	5	\$100	
ound							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	
and-by Power							
Transfer Switches							
Automatic	100%		2049	* *	1	\$8,500	
Generators							
Diesel	100%		2045	* *	1	\$10,700	
	Other Observation, E.	xtent : N/A, Area A	ffected :	100%		•	
	Location: Outside T	The Building					
	Explanation : Emerg	gency Generator R	ated At 5	00 Kilowatts			
Batteries		•					
Nickel Cadmium	100%		2027	\$2,400	5	\$6,200	
Fuel Storage						· · · · · · · · · · · · · · · · · · ·	
Underground Storage	100%		LIFE	* *	5		
	Other Observation, E.	xtent : N/A, Area A		100%			
	Location : Outside T		-				
	Explanation: 8,000	-	nacity				

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Electrical	Current Repair		re Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting	-00/		de de	4.0	41 00	
Fluorescent	70%	2037	**	10	\$17,700	
	Other Observation, Extent : N/A, Area	i Affected :	100%			
	Location : Offices					
	Explanation: T-8 Lamps					
LED	30%	2040	* *			
	Other Observation, Extent: N/A, Area	a Affected :	100%			
	Location : Hallways And Storage					
	Explanation : LED Lights					
Egress Lighting	700/	2022	ФО 200			
Emergency, Service	50%	2032	\$8,300	1		
Exit, Service	50%	2032	\$5,800	1		
Exterior Lighting	200/	2022	#25.200	10		
HID	20%	2032	\$25,200	10		
No Component	80%					
Alarm						
Security System No Component	70%					
Generic	30%	2037	* *	1	\$3,100	
Generic	Other Observation, Extent : N/A, Area		100%	1	\$3,100	
	Location: Hallways And Outside Po		100/0			
	Explanation: CCTV Surveillance C					
Fire/Smoke Detection	Explanation . CC1 r but vettiance C	unicius				
No Component	70%					
Generic, Analog	30%	2027	\$20,900	1-3	\$5,100	
Senerie, mining	Other Observation, Extent : N/A, Area			1 3	ψ5,100	
	Location: Storage And Hallways	,,,	/ •			
	Explanation: Manual Pull Stations,	Alarm Bel	lls And Horns			

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
HTHW/HW	100%	2042	* *	1		
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location : Throughout					
	Explanation : High Temperatu	re Water From A	djacent Building K	ennedy I	Hall Gymnasium	
Conversion Equipment			-			
Heat Exchanger, Plate &	100%	2028	\$68,100	1	\$13,700	
Frame						
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location : Mechanical Room	00				
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution	• • • • •		4	2012					
Steam Piping/Pump			\$3,200 Toderate, Area Affec at	2042 cted : 10	**				
Steam Piping/Pump	70%			2042	* *				
Terminal Devices Air Handler	Location	ervation, E	Extent : N/A, Area A or Mechanical Roo Jandlers		\$253,800 100%	1	\$8,500		
Convector/Radiator	25%			2030	\$55,200	1	\$2,200		
Fan Coil Unit/Heat	25%			2032	\$167,200	1	\$2,200		
Air Conditioning Energy Source Electricity	100%			2040	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	20%	0-2	\$47,800	2042	* *	1	\$2,300		
	Location On Extend Location	Equipment, 1: 1 Unit, R led Life, Ex 1: Roof igerant, Ex	Extent : Moderate, oof tent : Moderate, A tent : Light, Area A	rea Affec	ted : 100%				
No Component	80%								
Terminal Devices Air Handler/Cool/Ht No Component	20% 80%			2027	\$20,900	1	\$3,400		
Heat Rejection Air Cooled Condenser Unit	20%	0-2	\$1,900	2042	* *	2	\$3,100		
	Location	: Roof	evere, Area Affected						
	Location	: Roof	Extent : Moderate, 1 Obsolete Unit	Area Affe	cted : 30%				
No Component	80%								
Ventilation Distribution	2070								
Ductwork/Diffusers No Component	50% 50%			LIFE	* *	2-5	\$7,700		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Mechanical		Current I	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation									
Exhaust Fans									
Interior	30%			2027	\$35,900	2	\$300		
Roof	20%			2032	\$10,500	2	\$200		
No Component	50%								
Plumbing									
H/C Water Piping									
Brass/Copper	70%			2042	* *	1			
Galvanized Steel	30%	0-2	\$2,100	2030	\$103,300	1			
	Corroded,	Extent: M	oderate, Area Affec	eted : 5%					
	Location	: Basemen	nt						
Water Heater With Tanks									
Electric	100%			2027	\$23,100	4			
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	100%			2032	\$5,400	4	\$600		
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
,	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
	Location	: Basemer	nt To 1st Floor						
	Explanat	ion : One	Unit						
Fire Suppression	*								
Sprinkler									
No Component	40%								
Generic	60%			2042	* *	1-2	\$4,600		
Chemical System									
Dry	1%			2027	\$200	1-3	\$700		
,		ervation, E	Extent : N/A, Area A			-	* . * *		
	Location: Out Parking Lot								
			Station Only						
No Component	99%		····						
10 Component	7770								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG

Address : 221-25 56TH AVENUE

Borough : QUEENS Agency's Number : 2-27002
Program / Asset # : CUN0006.020 / 2647 Yr Built/Renovated : 1963 / 1974

Area Sq Ft : 30,632 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 14-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,Ph

Block : 7490 Lot : 2 BIN : 4439432

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$930,600	\$248,600
Interior Architecture	\$84,200	
Electrical	\$60,300	\$216,300
Mechanical		\$955,900
Total	\$1,075,200	\$1,420,800
Importance Code A	\$930,600	\$248,600
Importance Code B	\$144,600	\$1,172,200
Total	\$1,075,200	\$1,420,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$54,600		\$7,800	
Interior Architecture	\$11,100	\$1,500		\$5,100
Electrical	\$3,300	\$3,400	\$63,000	\$3,600
Mechanical	\$18,000	\$3,800	\$5,600	\$3,000
Total	\$86,900	\$8,700	\$76,400	\$11,700
Importance Code A	\$62,500		\$8,500	
Importance Code B	\$24,400	\$7,200	\$67,800	\$11,700
Importance Code C		\$1,500		
Total	\$86,900	\$8,700	\$76,400	\$11,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	* *	5	\$12,000		
Masonry: Brick	20%		\$77,400	LIFE	* *	5	\$9,600		
	-		tent : Moderate, Ai	ea Affect	ted : 5%				
			And Chimney		100 1 250/				
		iar Miss/Er i : South Fo	od, Extent : Moder	ate, Arec	i Affectea : 25%				
			icaae Extent : Moderate,	Area Afi	Sected : 10%				
	_	и/Биідінд, ı : South Fa		Агеи Ајј	eciea . 1070				
Masonry: Fieldstone	15%			LIFE	* *	5	\$5,400		
Metal/Glass Curt Wall	55%			LIFE	* *	5	\$49,600		
Metal Panel	5%			2052	* *	5-10	\$16,500		
Windows	370			2032		3 10	Ψ10,500		
Aluminum	95%	Now	\$675,700	2057	* *	5	\$7,300		
	Deteriora	ted Finish,	Extent : Moderate,		fected : 50%		¥ : ,= : :		
	Location	: Through	out						
	Hardware	Missing, E	xtent : Moderate, A	Area Affe	cted : 50%				
	Location	: Through	out						
Metal Louvers	5%			2041	* *	10	\$4,800		
Parapets									
Masonry: Brick		Now	\$29,700	LIFE	* *	5	\$2,400		
			ents, Extent : Mod	erate, Ar	ea Affected : 10%				
		: Southeas		100	1 100/				
		racks, Exte 1 : Southwe	nt : Moderate, Ared	а Ајјесте	a: 10%				
Marillotta Carly III		i . Souinwe	si Corner	2052	* *		Φ		
Metal/Glass Curt Wall Metal Panel	35%	2.4	¢1 000	2052	**	5 5	\$6,500		
Metal Panel	10%		\$1,900 d, Extent : Modera	2052		3	\$900		
	_		a, Extent . Modera d Penthouse	ue, Area	Affectea . 1076				
Metal Rail	5%	. 100j 11nt	i i chinouse	2045	* *	5-10	\$4.200		
Roof	370			2043		3-10	\$4,300		
Modified Bitumen	60%	Now	\$18,900	2032	\$189,400				
Wodified Ditumen			xtent : Moderate, A		· ·				
		: Main Ro		33					
			xtent : Moderate, A	lrea Affe	cted : 5%				
			Of Penthouse Entr						
Single Ply Membrane	10%			2032	\$59,200	10	\$3,000		
Single Ply Membrane	30%	Now	\$177,500	2042	* *	-	+- y -		
2	Adhesion	Failure, Ex	tent : Severe, Area	Affected	: 50%				
	Location	: Penthou	se						
	Not Insula	ted, Extent	: Moderate, Area	Affected .	: 100%				
		: Penthou							
			xtent : Moderate, A	lrea Affe	cted : 10%				
	Location	ı : Penthou.	SP						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} 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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Soffits	200/	3.7	Ø1 000	LIEE	* *	-	# 400		
Cast in Place Concrete		Now	\$1,000	LIFE		5	\$400		
		-	ents, Extent : Seve oncrete Stair At Re						
			ent, Extent : Severe		0				
	-	-	oncrete Stair	лгеи лу	естей . 15/0				
Stucco Cement	80%		onerete Stati	2045	* *	5	\$900		
Stucco Cement			: Light, Area Affec			3	\$900		
		ııng, Exteni ı : Front En		ica . 107	o .				
Interior	Locuitor	1 . Om Di							
Floors									
Carpet	5%			2031	\$40,600	3	\$4,700		
Cast in Place Concrete	20%			LIFE	* *	5	\$20,600		
Mosaic Tile	3%			2045	* *	5	\$3,500		
Slate	5%			LIFE	* *	5	\$2,500		
Vinyl Tile	67%			2037	* *	3	\$15,700		
Interior Walls									
Ceramic Tile	3%			2041	* *	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	200/	4 :	#4.200	2045	* *	-	\$6.700		
AcousTileSusp.Lay-In	30%		\$4,200 ents, Extent : Light	2045		5	\$6,500		
		issing Eiem 1 : Through		, ягеи Ај	geciea . 276				
F 10, 0			Ош	LIEE	* *	-	04.100		
Exposed Struc: Concrete Metal Panel		Now	¢04.200	LIFE LIFE	* *	5 5	\$4,100		
Metal Panel			\$84,200 ts, Extent : Modera			3	\$5,400		
		геа Liemen 1 : Basemen		ie, Area .	Affected . 2570				
			Extent : Moderate,	Area Aft	ected · 50%				
		ı : Basemer		217 Cu 21jj	сегей : 3070				
Site Pavements									
On-Site Walkways									
Asphalt	20%			2041	* *				
Cast in Place Concrete	40%			2045	* *				
Pavers/Stone	40%			2041	* *				
Parking/Driveway									
Asphalt	100%			2035	* *				

Electrical	Current Repair			Futu	re Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2062	* *	5	\$800	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location: Electrical Room	. 6 1	D . 14.2000 4			
G : 1 /G : 11	Explanation : Main Service Disconn	ect Switch	Rated At 2,000 Am	iperes.		
Switchgear / Switchboard Molded Case Bkrs	100%	2059	* *	5	\$000	
Molded Case Bkrs	Other Observation, Extent: N/A, Area	2058		5	\$800	
	Location : Electrical Room	Ајјестеи .	100/0			
	Explanation: Two Vertical Sections					
Raceway	Explanation . Two vertical sections					
Conduit	98%	2032	\$58,600	1		
Conduit	2%	2058	**	1		
Panelboards				-		
Fused Disc Sw	10%	2031	\$9,700	5	\$100	
Molded Case Bkrs	90%	2031	\$87,700	5	\$700	
Wiring						
Braided Cloth	80% 2-4 \$60,300	2057	* *	1		
	Insulation Aged, Extent : Moderate, Ar	ea Affecte	d : 100%			
	Location: Throughout The Building					
Thermoplastic	18%	2032	\$13,600	1		
Thermoplastic	2%	2058	* *	1		
Motor Controllers						
Locally Mounted	100%	2030	\$70,000	5	\$200	
Ground						
Grounding Devices	1000/					
Not Accessible	100%					
Stand-by Power Transfer Switches						
Automatic	100%	2049	* *	1	\$9,400	
Generators	10070	2047		1	Ψ2,π00	
Diesel	100%	2045	* *	1	\$11,900	
Bieser	Other Observation, Extent : N/A, Area		100%	•	Ψ11,500	
	Location: Generator Room	00				
	Explanation : Emergency Generator	Rated At 1	25 Kilowatts			
Batteries						
Nickel Cadmium	100%	2027	\$2,400	5	\$6,800	
Fuel Storage						
Main Tank	100%	2067	* *	5		
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Outside					
Lighting	Explanation: 480 Gallons Rated Cap	pacity				

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Curr	rent Repair	Futur	Future Replacement		nt Maintenance	
		t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				10	\$25,300	
			100%			
	T-8 Lamps					
2%		2037	* *	10	\$600	
		Affected :	100%			
Explanation:	Compact Fluorescent .	Lights				
8%		2040	* *			
		Affected :	100%			
Location : Hal	llways, Staircases					
Explanation : I	LED Lights					
				1		
50%		2037	* *	1		
		2027	\$27,900	10		
80%						
700/						
		2027	* *		Ф2 400	
	ion Entant M/A Anas			1	\$3,400	
	-					
Ехріананов : (CC1 v Surveillance Ca	imeras				
70%						
		2037	* *	1_3	\$5,800	
	ion Frient : N/A Area			1-3	φ5,600	
			100/0			
	-		ls. Smoke Detector	s Strobe	Lights And	
Horns		III DCL	, Smoke Delector	2, 211000	2.5 11	
	90% Other Observati Location: Hat Explanation: 8% Other Observati Location: Hat Explanation: 8% Other Observati Location: Hat Explanation: 50% 50% 20% 80% 70% 30% Other Observati Location: Hat Explanation: 70% 30% Other Observati Location: Hat Explanation: 70% 30% Other Observati Location: Hat Explanation:	90% Other Observation, Extent: N/A, Area Location: Throughout The Building Explanation: T-8 Lamps 2% Other Observation, Extent: N/A, Area Location: Hallways Explanation: Compact Fluorescent 8% Other Observation, Extent: N/A, Area Location: Hallways, Staircases Explanation: LED Lights 50% 50% 20% 80% Other Observation, Extent: N/A, Area Location: Hallways And Outside Pe Explanation: CCTV Surveillance Co. 70% 30% Other Observation, Extent: N/A, Area Location: Hallways, Toilets, Basema Explanation: Manual Pull Stations,	90% 2037 Other Observation, Extent: N/A, Area Affected: Location: Throughout The Building Explanation: T-8 Lamps 2% 2037 Other Observation, Extent: N/A, Area Affected: Location: Hallways Explanation: Compact Fluorescent Lights 8% 2040 Other Observation, Extent: N/A, Area Affected: Location: Hallways, Staircases Explanation: LED Lights 50% 2037 20% 2037 20% 2037 70% 30% 2027 80% 70% 30% 2037 Other Observation, Extent: N/A, Area Affected: Location: Hallways And Outside Perimeter Explanation: CCTV Surveillance Cameras 70% 30% 2037 Other Observation, Extent: N/A, Area Affected: Location: Hallways And Outside Perimeter Explanation: CCTV Surveillance Cameras	90% 2037 ** Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps 2% 2037 ** Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways Explanation : Compact Fluorescent Lights 8% 2040 ** Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways, Staircases Explanation : LED Lights 50% 2037 ** 2037 ** 2040 ** Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways, Staircases Explanation : LED Lights 50% 2037 ** 20% 2037 ** 20% 2037 ** 70% 30% 2037 ** Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways And Outside Perimeter Explanation : CCTV Surveillance Cameras 70% 30% 2037 ** Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways, Toilets, Basement Explanation : Manual Pull Stations, Alarm Bells, Smoke Detector	Sof Fail Date Estimated Cost Year FY Estimated Cost Cycle Total Years FY Estimated Cost Cycle Years Total Years FY Estimated Cost Cycle Years Total Years Year	Note Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

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%	2042 **	1	
	Other Observation, Extent: N/A, Area	Affected : 100%		
	Location: Throughout			
	Explanation : High Temperature Wate	er From Adiacent Building I	Kennedy Hall Gymnasium	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Mechanical	Current Repair Future Replacement Mainten			aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment HTHW/HW Exchanger	100% 0-2	\$7,900	2047	* *	2	\$1,500	
HIHW/HW Exchanger	Corroded, Extent : M	· ·			2	\$1,500	
	Location : Basemen						
	Leak Evident, Extent	: Severe, Area Affe	cted : 109	%			
	Location : Equipme						
	Other Observation, I	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Equipme						
	Explanation: Obse	oleted Unit On Exte	nded Life	Time.			
Distribution	0.50/		20.42	* *			
Steam Piping/Pump	95% 5% 0-2	¢7.200	2042 2062	* *			
Steam Piping/Pump	5% 0-2 Corroded, Extent : M	\$7,200 Toderate Area Affec					
	Location : And Lea	**		o .			
	Obsolete Equipment,			ected : 100%			
	Location : Vacuum						
Terminal Devices							
Convector/Radiator	75%		2037	* *	1	\$7,400	
Fan Coil Unit/Heat	25%		2032	\$185,400	1	\$2,500	
Air Conditioning							
Energy Source	1000/		20.42	* *	1		
District Chilled Water	100% Other Observation, I	Extant: N/A Amag A	2042		1		
	Location: Through		ујестеи .	10070			
	Explanation : Chill		acent Me	dical Arts Buildins	?		
Distribution		<u> </u>			,		
CW & CHW Wtr	100%		2042	* *	4	\$2,300	
Pipe/Pump							
	Other Observation, I		lffected :	100%			
	Location : Basemen		4 . D .I	7.			
Terminal Devices	Explanation : Supp	lied From Medical	Arts Buil	ding			
Air Handler/Cool/Ht	100%		2032	\$580,500	1	\$18,900	
Ventilation	10070		2032	\$300,300	1	\$10,700	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$17,100	
Exhaust Fans							
Interior	80%		2032	\$106,100	2	\$800	
No Component	20%						
Plumbing							
H/C Water Piping	100%		2042	* *	1		
Brass/Copper HW Heat Exchanger	10070		∠04∠		1		
HW Heat Exchanger HTHW/HW	100%		2032	\$83,900			
Sanitary Piping	100/0		2032	ψ03,700			
Cast Iron	100%		LIFE	* *	1		
	200,0				-		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG

Asset #: 2647

Mechanical	Current Re	epair Fu	ture Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Yea FY		Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
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.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W

Address : 226-11 56TH AVENUE

Borough : QUEENS Agency's Number : Y1-270Y1
Program / Asset # : CUN0006.Y10 / 2088 Yr Built/Renovated : 1967 / 1995

Area Sq Ft : 10,540 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 22-Oct-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 7490 Lot : 2 BIN : 4458074

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$207,600	
Electrical		\$103,400
Site Pavements	\$293,000	
Total	\$500,600	\$103,400
Importance Code A	\$207,600	
Importance Code B		\$103,400
Importance Code C	\$293,000	
Total	\$500,600	\$103,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$36,200			\$27,300
Interior Architecture	\$14,100	\$1,100		\$46,900
Electrical	\$700	\$800	\$35,900	\$700
Mechanical	\$31,800	\$500	\$33,600	\$500
Site Pavements	\$17,200			
Total	\$100,100	\$2,300	\$69,400	\$75,300
Importance Code A	\$36,200			\$27,300
Importance Code B	\$46,600	\$1,700	\$69,400	\$48,100
Importance Code C	\$17,200	\$700		
Total	\$100,100	\$2,300	\$69,400	\$75,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W

Asset #: 2088

Architecture	Current Repa	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)		r Estimated Cost Cycle Estimat (Yrs)		Estimated Cost	Priority
Exterior						
Exterior Walls						
Cast in Place Concrete	5%	LIFE	* *	5	\$4,500	
Masonry: Brick	10% 2-4	\$7,300 LIFE	**	5	\$1,800	
	Cracking/Crumbling, Exte		tected : 10%			
	Location : Asap Front Ar		. 1 150/			
	Joint Mortar Miss/Erod, E	xtent : Light, Area Affe	cted: 13%			
	Location: Throughout	010000 0000	ate ate		007.000	
Metal Panel	80% Now	\$18,800 2052	**	5	\$27,200	
	Broken/Missing Elements, Location: East Facade	Extent : Moderate, Are	ea Affected : 1%			
		. 14 1 . 4 . 400	1 100/			
	Deteriorated Finish, Exten	t : Moaerate, Area Affe	ectea : 10%			
Motel C-::: D-	Location: Throughout	2045	* *		¢2 000	
Metal Coiling Doors Windows	5%	2045		5	\$2,800	
Aluminum	100% Now	\$8,700 2040	* *	5	\$900	
Alummum	Air Infiltration, Extent: M		. 50%	3	\$300	
	Location : Asap Office	ouer are, meany cerea	. 5070			
	Caulking Deteriorated, Ex	tent : Moderate. Area 2	Affected : 50%			
	Location : Asap Office	•	55			
Roof	1 00					
Roll Roofing	100%	2028	\$207,600	5	\$54,600	
Interior						
Floors						
Carpet	50%	2031	\$137,400	3	\$15,900	
Carpet	15%	2028	\$41,200	3	\$4,800	
Ceramic Tile	5%	2041	* *	5	\$800	
Vinyl Tile	25%	2037	* *	3	\$2,000	
Wood	5%	2060	**	5	\$1,500	
	Other Observation, Extent Location: Bookstore	: N/A, Area Affected :	10%			
	Explanation : Engineered	d Wood Floor				
Interior Walls	Explanation . Engineered	i wood rioor				
Ceramic Tile	5%	2041	* *	5	\$1,300	
Gypsum Board	20%	LIFE	* *	5	\$3,100	
Metal Panel	75%	LIFE	* *	J	ψ5,100	
Ceilings	, , , , ,					
AcousTileSusp.Lay-In	100%	2045	* *	5	\$15,400	
Site Enclosure					-	
Fence/Gates						
Aluminum Picket	100%	2052	* *			
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100%	2045	* *			
On-Site Walkways	1000/	0.1 - 0.0				
Cast in Place Concrete	100% 2-4	\$17,200 2037	**			
	Cracking/Crumbling, Exte		iectea : 10%			
	Location: Ramps, Walks	•				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2088

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Site Pavements

Parking/Driveway

Asphalt 100% 4+ \$293,000 2035 **

Cracking/Crumbling, Extent: Light, Area Affected: 10%

Location: Parking Lot

Ponding, Extent: Light, Area Affected: 5%

Location: Parking Lot

Sinking/Subsiding, Extent: Light, Area Affected: 5%

Location: Parking Lot

Electrical	Current Repair Future Replacement			t Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$3,700	5		
	Other Observation, Extend	t : N/A, Area Affected :	100%			
	Location : Electrical Ro	om				
	Explanation : Main Serv	rice Disconnect Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	\$42,300	5		
Raceway						
Conduit	100%	2032	\$36,000	1		
Panelboards						
Fused Disc Sw	10%	2031	\$1,900	5		
Molded Case Bkrs	90%	2031	\$17,500	5	\$300	
Wiring						
Thermoplastic	100%	2032	\$32,500	1		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	90%	2032	\$103,400	10	\$8,700	
	Other Observation, Extend	t : N/A, Area Affected :	100%			
	Location : Throughout T	he Building				
	Explanation: T-8 Lamps	3				
LED	10%	2037	* *			
Egress Lighting						
Emergency, Battery	50%	2032	\$8,600	10	\$1,300	
Exit, Service	50%	2032	\$1,700	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2088

Electrical	Current Repair	Future Replaceme		M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
Fluorescent	10%	2027	\$4,100	10	\$100	
	Other Observation, Extent: N/A,	Area Affected: 100%	ó			
	Location: Door Entrance					
	Explanation: Compact Fluores	scent Lights				
Fluorescent	10%	2027	\$4,100	10	\$100	
	Other Observation, Extent: N/A,	Area Affected: 100%				
	Location: Front Of The Building					
	Explanation : T-8 Lamps					
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2037	* *	1	\$800	
	Other Observation, Extent: N/A,	Area Affected: 100%	ó			
	Location: Hallways And Outsi	de Perimeter				
	Explanation : CCTV Surveillan	ce Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2027	\$26,600	1-3	\$6,500	
, 8	Other Observation, Extent: N/A,	Area Affected : 100%	-			
	Location : Throughout The Bui					
	Explanation : Manual Pull Stat	0				

Mechanical	Current Repair	Future Replacement	nt	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		
Conversion Equipment						
Not Accessible	100%					
	Other Observation, Extent: N/A, Area A	Iffected : 0%				
	Location : In The Ceiling					
	Explanation: 2 Furnace Units Built In	nto The Air Handlers				
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$5,900	
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2088

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	100%		\$30,400	2042	* *	1	\$4,400	
4			: Moderate, Area A Refrigerant	ffected :	10%			
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : On Side Of The Building R-22 Refrigerant, Extent : Light, Area Affected : 100%							
j	-	-	tent : Light, Area Aj On Side Of The Bui	-	100%			
Terminal Devices								
Not Accessible			Extent : N/A, Area Ą	ffected :	0%			
		_	Handler Units With	h Ruilt Is	n Gas Furnaces			
Heat Rejection	Explaina	2 1111	Tianater Chills Will	i Built II	i dus i innuces			
Air Cooled Condenser Unit	100%			2027	\$29,800	2	\$7,300	
•	Location	n : Side Of	Extent : N/A, Area A The Building	-				
	Explana	tion : 2 Uni	its. R-22 Is Used As	Refrige	rant			
Ventilation Exhaust Fans								
Roof	5%			2027	\$1,000	2		
No Component	95%			2021	Ψ1,000	2		
Plumbing								_
H/C Water Piping								
Brass/Copper	100%	1		2042	* *	1		
Water Heater With Tanks Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%	ı		LIFE	* *	1		
Fixtures Generic	100%	ı						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2

Address : 222-09 56TH AVENUE

Borough : QUEENS Agency's Number : Y2-270Y2
Program / Asset # : CUN0006.Y20 / 2089 Yr Built/Renovated : 1967 /

Area Sq Ft : 12,840 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 22-Oct-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 7490 Lot : 2 BIN : 4439437

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$290,000	
Interior Architecture		\$427,000
Electrical		\$140,000
Total	\$290,000	\$567,000
Importance Code A	\$290,000	
Importance Code B		\$567,000
Total	\$290,000	\$567,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$44,500	_		
Interior Architecture	\$19,800	\$100	\$1,000	\$1,700
Electrical	\$300	\$400	\$16,000	\$300
Mechanical	\$1,100	\$1,100	\$25,200	\$1,100
Site Pavements	\$6,900			
Total	\$72,700	\$1,600	\$42,200	\$3,100
Importance Code A	\$44,500			
Importance Code B	\$21,300	\$1,600	\$42,200	\$3,100
Importance Code C	\$6,900			
Total	\$72,700	\$1,600	\$42,200	\$3,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2089

		Current Repair Future Replacement			М			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	050/	2.4	#22.200	20.42	* *	_	¢22.200	
Metal Panel	95%	2-4	\$22,300	2042		5	\$32,300	
		kusung, E : Building	xtent : Moderate, A	irea Ajje	ciea : 15%			
		_	, ваѕе xtent : Light, Area A	Affected	10%			
	-		d South Facade	престеи.	10/0			
			Extent : Moderate,	Area Afi	Sected · 25%			
		: Through		11.00.11	20,0			
		_	t : Light, Area Affec	ted : 209	%			
		: Through						
Metal Coiling Doors	5%			2045	* *	5	\$2,800	
Windows								
Steel	100%		\$82,400	2057	* *	5	\$11,700	
			Extent : Moderate,	Area Aff	fected : 50%			
		: Through			100 1 50/			
			ked, Extent : Mode	rate, Are	a Affected : 5%			
		: Through			CC			
		inejjicieni : Through	, Extent : Moderate	, Area A	<i>пестеа : 100%</i>			
		_	oui xtent : Moderate, A	raa Affa	atad : 150/			
		: Through		геи Ајјес	леи . 1570			
		. Imougn	Oiii					
	Weather St.	rin Missin	g. Extent · Modera	te. Area	Affected · 100%			
		rip Missin : Through	g, Extent : Modera out	te, Area A	Affected : 100%			
Roof		-	-	te, Area 2	Affected : 100%			
Roof Roll Roofing	Location 100%	: Through	\$20,800	2028	\$207,600	5	\$27,300	
	Location 100% Water Pene	Now	s20,800 extent : Moderate, A	2028	\$207,600	5	\$27,300	
Roll Roofing	Location 100% Water Pene	: Through	s20,800 extent : Moderate, A	2028	\$207,600	5	\$27,300	
Roll Roofing	Location 100% Water Pene	Now	s20,800 extent : Moderate, A	2028	\$207,600	5	\$27,300	
Roll Roofing terior Floors	Location 100% Water Pene Location	Now	s20,800 extent : Moderate, A	2028 rea Affeo	\$207,600			
Roll Roofing terior Floors Cast in Place Concrete	Location 100% Water Pene Location 5%	Now	s20,800 extent : Moderate, A	2028 rea Affec LIFE	\$207,600	5	\$1,700	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile	Location 100% Water Pene Location 5% 5%	: Through Now etration, E : Testing S	out \$20,800 Extent : Moderate, A Side	2028 rea Affect LIFE 2037	\$207,600 cted : 20%	5 5	\$1,700 \$2,000	
Roll Roofing terior Floors Cast in Place Concrete	Location 100% Water Pene Location 5% 5% 85%	: Through Now etration, E : Testing S	\$20,800 Extent: Moderate, A	2028 rea Affect LIFE 2037 2032	\$207,600 cted: 20% ** ** \$364,900	5	\$1,700	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile	Location 100% Water Pene Location 5% 5% 85% Cracking/C	: Through Now etration, E : Testing S 4+ Crumbling,	\$20,800 Extent: Moderate, A	2028 rea Affect LIFE 2037 2032	\$207,600 cted: 20% ** ** \$364,900	5 5	\$1,700 \$2,000	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile	Location 100% Water Pene Location 5% 5% 85% Cracking/C	: Through Now etration, E : Testing S	\$20,800 Extent: Moderate, A	2028 rea Affect LIFE 2037 2032	\$207,600 cted: 20% ** ** \$364,900	5 5	\$1,700 \$2,000	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile	Location 100% Water Pene Location 5% 5% 85% Cracking/C	: Through Now etration, E : Testing S 4+ Crumbling,	\$20,800 Extent: Moderate, A	2028 rea Affect LIFE 2037 2032 va Affecte	\$207,600 cted : 20% ** ** \$364,900 ed : 5%	5 5 3	\$1,700 \$2,000 \$5,100	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile 9" X 9"	Location 100% Water Pene Location 5% 5% 85% Cracking/C Location 5% 35%	: Through Now etration, E : Testing S 4+ Crumbling,	\$20,800 Extent: Moderate, A	2028 rea Affect LIFE 2037 2032 va Affecte	\$207,600 cted : 20% ** ** \$364,900 ed : 5%	5 5 3	\$1,700 \$2,000 \$5,100	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Concrete Masonry Unit Metal Panel	Location 100% Water Pene Location 5% 5% 85% Cracking/C Location 5%	: Through Now etration, E : Testing S 4+ Crumbling,	\$20,800 Extent: Moderate, A	2028 rea Affect LIFE 2037 2032 ea Affecte 2032	\$207,600 cted : 20% ** ** \$364,900 ed : 5%	5 5 3	\$1,700 \$2,000 \$5,100 \$300	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Concrete Masonry Unit Metal Panel Ceilings	Location 100% Water Pene Location 5% 5% 85% Cracking/C Location 5% 35% 65%	: Through Now etration, E : Testing S 4+ Crumbling, : Through	\$20,800 Extent: Moderate, A Side \$7,300 Extent: Light, Areout	2028 rea Affect LIFE 2037 2032 2032 LIFE LIFE	\$207,600 ** \$364,900 ed:5%	5 5 3 3	\$1,700 \$2,000 \$5,100 \$300 \$3,700	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Concrete Masonry Unit Metal Panel	100% Water Pene Location 5% 5% 85% Cracking/C Location 5% 65%	Now extration, E: Testing S 4+ Crumbling,: Through	\$20,800 Extent: Moderate, A Side \$7,300 Extent: Light, Are out	2028 rea Affect LIFE 2037 2032 2032 LIFE LIFE 2037	\$207,600 ** \$364,900 ed:5% \$62,100 ** **	5 5 3	\$1,700 \$2,000 \$5,100 \$300	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Concrete Masonry Unit Metal Panel Ceilings	100% Water Pene Location 5% 5% 85% Cracking/C Location 5% 65% 100% Broken/Mis	Now etration, E : Testing S 4+ Crumbling, : Through	\$20,800 Extent: Moderate, A Side \$7,300 Extent: Light, Areout	2028 rea Affect LIFE 2037 2032 2032 LIFE LIFE 2037	\$207,600 ** \$364,900 ed:5% \$62,100 ** **	5 5 3 3	\$1,700 \$2,000 \$5,100 \$300 \$3,700	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Concrete Masonry Unit Metal Panel Ceilings	Location 100% Water Pene Location 5% 5% 85% Cracking/C Location 5% 65% 100% Broken/Mis	Now etration, E : Testing S : Testing S : Testing S : Through O-2 : ssing Elem : Various	\$20,800 Extent: Moderate, A Side \$7,300 Extent: Light, Are out \$12,500 nents, Extent: Light	2028 rea Affect LIFE 2037 2032 a Affecte 2032 LIFE LIFE 2037 t, Area A	\$207,600 cted: 20% ** ** \$364,900 ed: 5% \$62,100 ** ** **	5 5 3 3	\$1,700 \$2,000 \$5,100 \$300 \$3,700	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Concrete Masonry Unit Metal Panel Ceilings	Location 100% Water Pene Location 5% 5% 85% Cracking/C Location 5% 65% 100% Broken/Mix Location Staining/D	Now stration, E Testing S 4+ Crumbling, Through 0-2 ssing Elem Various iscoloring	\$20,800 Extent: Moderate, A Side \$7,300 Extent: Light, Are out \$12,500 nents, Extent: Light, , Extent: Moderate	2028 rea Affect LIFE 2037 2032 a Affecte 2032 LIFE LIFE 2037 t, Area A	\$207,600 eted: 20% ** *364,900 ed: 5% \$62,100 ** ** ffected: 3% ffected: 10%	5 5 3 3	\$1,700 \$2,000 \$5,100 \$300 \$3,700	
Roll Roofing terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Concrete Masonry Unit Metal Panel Ceilings	Location 100% Water Penel Location 5% 85% Cracking/C Location 5% 65% 100% Broken/Mis Location Staining/D Location	Now etration, E : Testing S 4+ Crumbling, : Through 0-2 ssing Elem : Various iscoloring : Through	\$20,800 Extent: Moderate, A Side \$7,300 Extent: Light, Are out \$12,500 nents, Extent: Light	2028 rea Affect LIFE 2037 2032 rea Affecte 2032 LIFE LIFE 2037 t, Area Af d Testing	\$207,600 ** *364,900 ** ** *62,100 ** ** *ffected: 3% ffected: 10%	5 5 3 3	\$1,700 \$2,000 \$5,100 \$300 \$3,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2089

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Retaining Walls								
Cast in Place Concrete	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$6,900	2037	* *			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: Walkway	'S					

Electrical	Current Repair	Futu	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	\$42,300	5	\$100	
	Other Observation, Extent : N/A, Area Location : Electrical Room					
	Explanation : Main Service Disconn	ect Switch	In The Switchboar	d		
Raceway						
Conduit	100%	2032	\$36,000	1		
Panelboards						
Fused Disc Sw	10%	2031	\$1,900	5		
Molded Case Bkrs	70%	2031	\$13,600	5	\$200	
Molded Case Bkrs	20%	2040	* *	5	\$100	
Wiring						
Thermoplastic	100%	2032	\$32,500	1		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting Interior Lighting						
Fluorescent	100%	2032	\$140,000	10	\$11,800	
	Other Observation, Extent: N/A, Area	a Affected :	100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Egress Lighting	-					
Emergency, Battery	50%	2032	\$10,500	10	\$1,600	
Exit, Service	50%	2032	\$2,100	1	•	
Exterior Lighting						
HID	10%	2027	\$5,900	10		
No Component	90%		+ - /2 - 0	-		
Alarm						

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2089

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	\$4,700	1	\$1,000	
	Other Observation, Extent:	N/A, Area Affected : 100%	Ó			
	Location : Hallways And C	Dutside				
	Explanation: CCTV Surve	illance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2027	\$9,700	1-3	\$2,400	
	Other Observation, Extent:	Other Observation, Extent : N/A, Area Affected : 100%				
	Location: Hallways					
	Explanation : Alarm Bells	And Manual Pull Stations				

Mechanical	Current Repair	Future R	eplacement	М	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating							
Energy Source							
Natural Gas	100%	2042	* *	1			
Conversion Equipment							
Not Accessible	100%						
	Other Observation, Extent : N/A, Are	a Affected : 0%					
	Location : In The Ceiling						
	Explanation: 2 Furnace Units Buil	lt Into Ceiling H	landler Units				
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,200		
Air Conditioning							
Energy Source							
Electricity	100%	2040	* *	1			
Conversion Equipment							
Split Unit	50%	2037	* *				
-	R-22 Refrigerant, Extent : Light, Area Affected : 100%						
	Location: 3 Units, Outside Of The	Building					
Split Unit	50%	2040	* *				
Spin Sim	Other Observation, Extent : N/A, Are		0%				
	Location : Outside Of The Building	00					
	Explanation: 2 Units. R-410a						
Terminal Devices							
Fan Coil - 2 Pipe	50%	2037	* *	1	\$2,100		
Not Accessible	50%	_00,		-	\$ - ,100		
1.0011000001010	Other Observation, Extent: N/A, Are	a Affected : 0%	I				
	Location : In The Ceiling	33					
	Explanation: 2 Ceiling Air Handle	rs With Built In	Gas Furnaces				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2

Asset #: 2089

Mechanical	Current Re	pair	Future	Replacement	Ma		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection Air Cooled Condenser Unit	50%	2	2037	* *	2	\$4,500	
	Other Observation, Ex	tent : N/A, Area Affe	cted : 1	100%			
	Location : At Side Of	Building					
	Explanation: 3 Units	•					
Air Cooled Condenser Unit	50%	2	2040	* *	2	\$4,500	
	Other Observation, Ex	tent : N/A, Area Affe	cted : 1	100%			
	Location : At Side Of	Building					
	Explanation: 2 Units	•					
Ventilation							
Exhaust Fans							
Roof	5%	2	2037	* *	2		
No Component	95%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2	2042	* *	1		
Water Heater With Tanks							
Electric	100%	2	2027	\$23,100	4		
Sanitary Piping							
Cast Iron	100%	I	LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 CITY UNIVERSITY OF NEW YORK - FY 2024

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z

Address : 220-09 56TH AVENUE

Borough : QUEENS Agency's Number : Z-2700Z
Program / Asset # : CUN0006.0Z0 / 2104 Yr Built/Renovated : 1965 / 2002

Area Sq Ft : 8,660 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 22-Oct-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 7490 Lot : 2 BIN : 4834375

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$160,100	
Interior Architecture		\$280,000
Electrical		\$94,400
Mechanical	\$142,100	\$117,000
Total	\$302,200	\$491,400
Importance Code A	\$160,100	
Importance Code B	\$142,100	\$491,400
Total	\$302,200	\$491,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$72,100			\$21,000
Interior Architecture	\$23,200	\$100	\$1,100	\$1,300
Electrical	\$200	\$300	\$6,800	\$200
Mechanical	\$700	\$800	\$53,700	\$800
Site Pavements	\$2,300			
Total	\$98,600	\$1,100	\$61,700	\$23,300
Importance Code A	\$72,600	\$400	\$26,800	\$21,500
Importance Code B	\$23,700	\$600	\$35,000	\$1,800
Importance Code C	\$2,300	\$100		
Total	\$98,600	\$1,100	\$61,700	\$23,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2104

Architecture		Current Repair Future Replacement			М			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	-		\$2,800 Extent : Light, Are Building	LIFE ea Affecte	* * ed : 5%	5	\$4,800	
Metal Panel	Location	n/Rusting, E n : Base Of	\$22,600 Extent : Light, Area Building Extent : Moderate, A			5	\$32,700	
	-	n : At Buildi		геи Ајјес	леи . 20/0			
Metal Coiling Doors	5%)		2045	* *	5	\$3,000	
Windows								
Steel	Air Infiltr Location Corrosion Location Glazing C Location Caulking	n : Through n/Rusting, E n : Through Clouded, Ex n : Through	xtent : Moderate, A out tent : Moderate, Ar out ed, Extent : Modera	Area Affe ea Affect	cted : 25% ed : 25%	5	\$6,300	
Roof Roll Roofing	100%			2028	\$160,100	5	\$42,100	
Soffits	10070	,		2020	\$100,100		ψτ2,100	
Metal Panel	Location Corrosion	lissing Elem n : Northeas 1/Rusting, E	\$900 nents, Extent : Seve st Corner Of Buildi extent : Light, Area st Corner Of Buildi	ng Affected		5	\$3,300	
terior								
Floors Mosaic Tile	5%			2045	* *	5	\$1,500	
Vinyl Tile	85% Cracking	4+	\$5,600 Extent : Light, Are	2032	\$280,000	3	\$3,900	
Wood	Location	servation, E n : Shadow	Extent : N/A, Area A Theatre ood Sheathing	2047 Iffected :	**	5	\$2,300	
Interior Walls	p.,							
Ceramic Tile	1%)		2041	* *	5	\$200	
Concrete Masonry Unit	15%)		LIFE	* *	5	\$1,200	
Gypsum Board Metal Panel	49% 10%			LIFE LIFE	* *	5	\$5,700	
Micial Lanci								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} 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 Es Total (Years)	timated Cost Yea FY		Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings	0.50/	Φ1 6 000 2 02	7 **	_	45.2 00	
AcousTileSusp.Lay-In	85% 4+ Cracking/Crumbling, Ext Location: Throughout	\$16,900 203 tent : Moderate, Area	/	5	\$5,200	
	Staining/Discoloring, Ext Location : Throughout	tent : Moderate, Area	Affected : 10%			
Exposed Struc: Steel	10%	LIF	E **			
Gypsum Board	5%	LIF	E **	5	\$800	
Site Enclosure Fence/Gates						
Exposed Struc: Steel	100%	LIF	E **			
	Other Observation, Exter Location : Walkway Gu		l : 100%			
	Explanation: Pipe Rail	!				
Site Pavements On-Site Walkways						
Asphalt	55% Now Cracking/Crumbling, Ext Location: Various Area		ected : 50%			
	Ponding, Extent : Modero Location : Rear Area		-			
	Sinking/Subsiding, Exten Location : Rear Area	t : Moderate, Area Af	fected : 10%			
Cast in Place Concrete	45%	204	5 **			
Parking/Driveway Asphalt	100%	204	1 **			

Electrical	Current Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$3,700	5		
	Other Observation, Extent: 1	N/A, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service	Disconnect Switch	Rated At 400 Ampe	eres.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	\$42,300	5		
Raceway						
Conduit	100%	2032	\$36,000	1		
Panelboards						
Fused Disc Sw	10%	2048	* *	5		
Molded Case Bkrs	30%	2040	* *	5	\$100	
Molded Case Bkrs	60%	2031	\$11,700	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2104

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Wiring								
Thermoplastic	30%		2042	* *	1			
Thermoplastic	70%		2032	\$22,800	1			
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%		2032	\$94,400	10	\$7,900		
		Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Throughout The Building							
	Explanation : T-8	Lamps						
Egress Lighting								
Emergency, Battery	50%		2032	\$7,100	10	\$1,000		
Exit, Service	50%		2032	\$1,400	1			
Exterior Lighting								
HID	10%		2032	\$3,900	10			
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%		2032	\$3,200	1	\$700		
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Outside Perimeter							
	Explanation : CC	TV Surveillance Can	ieras					
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%		2027	\$6,500	1-3	\$1,600		
		Extent: N/A, Area A	ffected :	100%				
	Location : Hallwo	•						
	Explanation : Ma	nual Pull Stations, A	larm Bell	S				

Mechanical	Current Repair	Future Replaceme	nt	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		
Conversion Equipment						
Furnace	100%	2027 \$26,3	300	1	\$4,300	
	Other Observation, Extent: N/A, Area A	Iffected : 100%				
	Location : Side Of The Building					
	Explanation: 3 Units Built Into Air Co	onditioning Package U	nit			
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2104

Mechanical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	2027	\$142,100	2	\$500			
	R-22 Refrigerant, Extent : L	ight, Area Affected : 10	00%					
	Location : Package Unit At Side Of The Building							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Side Of The Building							
	Explanation : 3 Package U	Inits With Built In Gas	Furnaces					
Distribution								
Ductwork/Diffusers	100%	LIFE	* *	2	\$11,300			
Ventilation								
Exhaust Fans								
Roof	5%	2027	\$800	2				
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2042	* *	1				
Water Heater With Tanks								
Electric	100%	2027	\$23,100	4				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : In The Ceiling							
	Explanation: 1 Unit							
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							
Fire Suppression Sprinkler								
Generic	100%	2032	\$117,000	1-2	\$2,400			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Address : NORTH SIDE (SHEEPSHEAD BAY)

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.010 / 13549 Yr Built/Renovated :

Linear Ft : 1,127 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 04-Dec-2020 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$65,300	\$708,300
Total	\$65,300	\$708,300
Importance Code B	\$65,300	\$708,300
Total	\$65,300	\$708,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$14,000	\$3,100		\$100
Total	\$14,000	\$3,100		\$100
Importance Code A				\$100
Importance Code B	\$14,000	\$3,100		
Importance Code C				
Total	\$14,000	\$3,100		\$100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13549

Bulkheads	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Revetment						
Stone	5%	LIFE	* *	5	\$300	
No Component	95%					
Sheet Piles						
Steel	55%	LIFE	* *			
	Corrosion, Extent : Moderate	**				
	Location : Primarily At Ou	ter Flanges And Knuckle	es Above Wale			
Not Accessible	45%					
Wales						
Steel	90%	LIFE	* *	5	\$23,900	
	Corrosion, Extent : Moderate Location : Entire Wale	e, Area Affected : 50%				
Not Accessible	10%					
Pile Caps						
Concrete	95%	LIFE	* *	5	\$3,200	
	Discolor & Bleeding, Extent Location : Efflorescence An			Of Pile C	Cap	
Steel	3%	2033	\$30,700	5	\$300	
No Component	2%		-			
Backfill						
Fill						
Not Accessible	100%					
Surface						
Concrete	48%	2041	* *	5	\$6,200	
	Cracking, Extent : Light, Are					
	Location : Isolated Location	ns Along Walkway				
Concrete	2% 4+	\$10,100 2047	* *	5	\$100	
	Settlement, Extent : Light, Ar	ea Affected : 50%				
	Location: Access Path At I	Oock Entrance				
Topsoil	46%	2030	\$50,900	5	\$2,400	
Topsoil	4% 4+	\$2,700 2032	\$4,400	5	\$100	
-	Settlement, Extent : Light, Ar	ea Affected : 20%				
	Location: 270 To 310 Feet	From West End And Iso	lated Location	S		
Deck Elements						
Railing						
Steel		\$65,300 2030	\$652,900			
	Corrosion, Extent : Moderate	**				
	Location : Isolated Post Co	nnections				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Address : EAST SIDE (JAMAICA BAY)

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.020 / 13550 Yr Built/Renovated :

Linear Ft : 1,895 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 04-Dec-2020 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$452,900	\$433,900
Total	\$452,900	\$433,900
Importance Code A	\$305,400	
Importance Code B	\$147,500	\$433,900
Total	\$452,900	\$433,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$62,200	\$23,700	\$7,200	
Total	\$62,200	\$23,700	\$7,200	
Importance Code A	\$1,300	\$12,900		
Importance Code B	\$13,000	\$10,800	\$7,200	
Importance Code C	\$47,900			
Total	\$62,200	\$23,700	\$7,200	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13550

Total (Years) FY (Yrs) Structural Gravity Wall Concrete 75% LIFE ** 5 \$5,700 Concrete 10% 4 + \$111,500 LIFE ** 5 \$800 Spalling, Extent : Moderate, Area Affected : 20% Location : Multiple Sections Along Offshore Edge. Cracking With Efflorescence And Delamination Other Observation, Extent : Moderate, Area Affected : 20% Location : Multiple Sections Along Offshore Edge Explanation : Cracking With Efflorescence And Delamination Other Observation, Extent : Moderate, Area Affected : 20% Location : Multiple Sections Along Offshore Edge Explanation : Cracking With Efflorescence And Delamination Other Observation : Cracking With Efflorescence And Delamination Stone 80% LIFE ** 5 \$9,100 Stone \$5% 4 + \$47,900 LIFE ** 5 \$9,100 Stone \$5% 4 + \$47,900 LIFE ** 5 \$9,100 Stone \$5% 4 + \$47,900 LIFE ** 5 \$600 Settlement, Extent : Light, Area Affected : 50% Location : 57 Foot Section, 106 Feet Fram South End Of Sheet Pile Bulkhead No Component 15% Location : Splash Zone Steel \$15% 4 + \$138,500 LIFE ** 5 Steel \$2% Now \$55,400 LIFE ** 6 Steel \$2% Now \$55,400 LIFE ** 5 \$900 Corresion, Extent : Severe, Area Affected : 10% Location : Holes in Sheeting 830, 834, 1105, And 1115 Feet Fram North End No Component \$35% Location : 785 To 1106 Feet Fram North End LIFE ** 5 \$900 Cracking, Extent : Light, Area Affected : 5% Location : 785 To 1106 Feet Fram North End Stone LIFE * 5 \$0,500 Cracking, Extent : Light, Area Affected : 5% Location : 25 To 765 Feet And 1131 To 1825 Fram North End Concrete 55% Location : Along Entire Length Location : Top 1 Foot Of Fender Piles Location :	Bulkheads	Current Repair	Future Replacement	М	aintenance	
Concrete				-	Estimated Cost	Priority
Concrete	Structural					
Concrete		750/	TIPE 44	-	Φ. 7. 7.0.0.	
Spalling Extent: Moderate, Area Affected: 20% Location Multiple Sections Along Offshore Edge, Cracking With Efflorescence And Delamination Other Observation, Extent: Moderate, Area Affected: 20% Location: Multiple Sections Along Offshore Edge Explanation: Cracking With Efflorescence And Delamination					•	
Location : Multiple Sections Along Offshore Edge, Cracking With Efflorescence And Delamination Other Observation. Extent : Moderate, Area Affected : 20%	Concrete			3	\$800	
Revetment Stone 80%		Location: Multiple Sections Along Of Delamination Other Observation, Extent: Moderate, L Location: Multiple Sections Along Of	fshore Edge, Cracking With Area Affected : 20% fshore Edge	Efflores	cence And	
Stone Ston	No Component	15%				
Stone						
No Component Sertlement, Extent: Light, Area Affected: 50% Location: 85 Foot Section, 106 Feet From South End Of Sheet Pile Bulkhead					•	
Sheet Piles 15% 4+ \$138,500 LIFE	Stone	Settlement, Extent : Light, Area Affected	d : 50%			
Steel	No Component	15%				
Steel Corrosion, Extent : Moderate, Area Affected : 50% Location : Splash Zone	Sheet Piles					
No Component Source Area Affected : 10% Location : Holes In Sheeting 830, 834, 1105, And 1115 Feet From North End	Steel	Corrosion, Extent : Moderate, Area Affe				
Pile Caps	Steel	Corrosion, Extent : Severe, Area Affecte	ed : 10%	North E	ind	
Pile Caps	No Component	83%				
Concrete						
Not Accessible 100%	-	Cracking, Extent: Light, Area Affected	: 5%	5	\$900	
Fill Not Accessible 100% Surface Asphalt 5% 2041 ** 5 \$1,100 Cracking, Extent: Moderate, Area Affected: 10% Location: 25 To 765 Feet And 1131 To 1825 From North End Concrete 95% 2041 ** 5 \$20,500 Cracking, Extent: Light, Area Affected: 5% Location: Along Entire Length Fender Piles Timber 15% 2041 ** 4 \$10,200 Rotting/Splitting, Extent: Light, Area Affected: 20% Location: Top 1 Foot Of Fender Piles		85%				
Surface	Fill					
Asphalt 5% 2041 ** 5 \$1,100	Not Accessible	100%				
Cracking, Extent: Moderate, Area Affected: 10% Location: 25 To 765 Feet And 1131 To 1825 From North End			and the state of t	_		
Concrete 43.7% 2041 3 \$20,300 Cracking, Extent: Light, Area Affected: 5% Location: Along Entire Length Fender Piles Timber 15% 2041 ** 4 \$10,200 Rotting/Splitting, Extent: Light, Area Affected: 20% Location: Top 1 Foot Of Fender Piles	Asphalt	Cracking, Extent : Moderate, Area Affec	cted : 10%	5	\$1,100	
Piles Timber 15% 2041 ** 4 \$10,200 Rotting/Splitting, Extent: Light, Area Affected: 20% Location: Top 1 Foot Of Fender Piles	Concrete	Cracking, Extent: Light, Area Affected	2041	5	\$20,500	
Timber 15% 2041 ** 4 \$10,200 Rotting/Splitting, Extent: Light, Area Affected: 20% Location: Top 1 Foot Of Fender Piles	ender					
Rotting/Splitting, Extent: Light, Area Affected: 20% Location: Top 1 Foot Of Fender Piles						
No Component 95%	Timber	Rotting/Splitting, Extent : Light, Area A	ffected : 20%	4	\$10,200	
INCOMPONENT 0.270	No Component	85%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender							
Wales and Chocks							
Timber	14%		2035	* *	4	\$14,400	
	Rotting/Splitting, Exten Location : Along Fend		fected : 3	30%			
Timber	1% Now	\$9,600	2047	* *	4	\$1,000	
	Missing Part, Extent : S	Gevere, Area Affe	cted : 10	0%			
	Location: 10 Foot Se	ction Of Missing	Wales A	nd Chocks			
No Component	85%						
Deck Elements							
Railing							
Concrete	15%		2033	\$65,100			
Concrete	85% 2-4	\$147,500	2033	\$368,800			
	Cracking, Extent: Mod			6			
	Location: Widespread	d At Concrete Po	sts				
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location : Chains Bet	ween Posts					
	Explanation : Corrosi	on					
Electrical							
Lighting Fixture							
Sodium	100% 4+	\$1,300	2026	\$12,900			
	Other Observation, Ext	-	Affected	: 15%			
	Location: 3 Of 4 Fixt	ures					
	Explanation : Handho	ole Covers Missir	ıg				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Address : SOUTH SIDE (ALTLANTIC OCEAN)

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.030 / 13551 Yr Built/Renovated :

Linear Ft : 1,535 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 04-Dec-2020 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$264,000	\$299,800
Total	\$264,000	\$299,800
Importance Code A	\$117,400	
Importance Code B	\$146,600	\$299,800
Total	\$264,000	\$299,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$7,400	\$19,700		
Total	\$7,400	\$19,700		
Importance Code A	\$300	\$12,900		
Importance Code B	\$7,100	\$6,800		
Importance Code C				
Total	\$7,400	\$19,700		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13551

Bulkheads	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ructural							
Gravity Wall		*			_	*	
Concrete	65% 4+	\$117,400	LIFE	* *	5	\$4,000	
	Cracking, Extent: M		cted : 10%)			
	Location : At Top (4-1.50/				
	Spalling, Extent : Mo Location : 250 Fee		rea : 5%				
		i From East Ena		ماد ماد		***	
Concrete	15%		LIFE	* *	5	\$900	
No Component	20%						
Revetment	7.50/		LIDE	* *	-	Φ. 6.00.0	
Stone	75%		LIFE	* *	5	\$6,900	
No Component	25%	F44 . N/A . A	(CC4-1.	1000/			
	Other Observation, I Location : West En		ijjeciea : .	100%			
	Explanation: No R						
ackfill	Explanation . No N	everment At Deach					
Fill							
Not Accessible	100%						
Surface	10070						
Asphalt	31%		2041	* *	5	\$5,400	
<u>F</u>	Cracking, Extent : M	loderate, Area Affec		Ó	-	40,100	
	Location : Through						
Concrete	47%		2041	* *	5	\$8,200	
Concrete	8% 4+	\$6,900	2041	* *	5	\$700	
	Settlement, Extent : I	. ,		0%	-	4	
	Location : At Raili	**			om East I	End	
Topsoil	7%		2030	\$10,600	5	\$500	
No Component	7%		2050	Ψ10,000	J	Ψ	
eck Elements	,,,						
Railing							
Concrete	60% 4+	\$84,300	2033	\$210,900			
	Cracking, Extent : M	loderate, Area Affec	cted : 10%	, i			
	Location: Widespr	read At Concrete Po	osts				
	Other Observation, I	Extent : Moderate, 2	Area Affec	ted : 100%			
	Location: Chains	Between Posts And	One Isola	ted Disconnected	Chain		
	Explanation: Corr	rosion					
Steel	5% 4+	\$17,800	2030	\$44,500			
	Corrosion, Extent : I						
	Location : Bases O	f Posts From 500 T	o 570 Fee	t From East End			
Steel	5% 0-2	\$44,500	2032	\$44,500			
	Corrosion, Extent : S			. ,			
	Location : Offshore	e Face Of Railing F	From 730 T	To 800 Feet From	East End	d	
No Component	30%						
lectrical							

Electrical

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} 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 #: 13551

Bulkheads		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Electrical

Lighting Fixture

Sodium 100% 4+ \$300 2026 \$12,900

Other Observation, Extent: Light, Area Affected: 5%

Location: 1 Of 4 Fixtures

Explanation: Missing Handhole Cover

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT
Address : NORTH SIDE OF PENNINSULA SHEEPSHEAD BAY ALONG SHORE BLVD

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.065 / 15280 Yr Built/Renovated :

Area Sq Ft : 5,439 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 09-Mar-2021 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$85,700	\$467,300
Total	\$85,700	\$467,300
Importance Code A Importance Code C	\$85,700	\$255,900 \$211,400
Total	\$85,700	\$467,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$101,100	\$2,400	\$22,400	\$93,500
Total	\$101,100	\$2,400	\$22,400	\$93,500
Importance Code A	\$77,400	\$1,200	\$10,100	\$89,200
Importance Code B	\$17,300	\$100	\$4,900	\$2,500
Importance Code C	\$6,500	\$1,100	\$7,400	\$1,800
Total	\$101,100	\$2,400	\$22,400	\$93,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT

Asset #: 15280

/larinas/Docks	Current Repair		Futur	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ccess Walkways								
Deck	420/			2041	* *	_	Ф1 100	
Concrete Not Accessible	42% 58%			2041	~ ~	5	\$1,100	
Gangways	2070							
Aluminum	50%			2052	* *	1-3	\$4,900	
	Other Obs	servation, E	Extent : Light, Area	a Affected	: 5%		,	
	Location	ı : Bottom (Of Gangway To We	est Floats				
	Explana	tion : Impa	ct Damage					
Aluminum	50%	Now	\$15,500	2062	* *	1-3	\$3,700	
	Missing C	Components	, Extent : Severe, A	Area Affec	ted : 100%			
	Location	ı : Gangwa	y To East Floats M	Iissing				
Piles and Bracing								
Timber	50%			2052	* *	4-5	\$6,500	
			Extent : Light, Area	ı Affected	: 25%			
		ı : Tidal Zo						
		tion : Shell	Peeling					
Not Accessible	50%							
Fender Piles, Wales and Choo Timber	100%			2041	* *	3	\$2,000	
oating Docks								
Anchor Piles	600/	4.	#24 000	20.50	de de	2.5	#22.20 0	
Steel	60%		\$24,800	2058	**	3-5	\$23,200	
			Ioderate, Area Aff ne And Tops Of Pi		%			
			ne Ana Tops Of Fi	ies				
Not Accessible	40%	1						
Deck	1000/	4 :	¢. 700	2041	* *	-	¢155 (00	
Concrete	100%		\$6,700 derate, Area Affec	2041		5	\$155,600	
			aeraie, Area Ajjec And East Floats D		noway Impact			
Fenders	Boetitoi	. 110 // 050 1	ina Basi I touts B	10 041	igway impaci			
Rubber	35%			2030	\$61,500	1-2	\$7,000	
Rubber		Now	\$5,300	2032	\$26,400		\$2,700	
1100001			ere, Area Affected :		Ψ=0,.00		\$ - ,, 00	
			t To Every Pile Gu		solated Areas			
Timber	45%			2030	\$111,200	3	\$19,500	
Timber		Now	\$600	2032	\$12,400	3	\$2,200	
			ent : Severe, Area			-	,- -0	
		ı : Isolated		50				
Floats/ Frames								
Steel	100%	Now	\$85,700	2037	* *	5	\$7,400	
					rea Affected : 1009	%		
	Location	1 : All 18 Pi	ile Guides Broken	Or Missir	ıg			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT

Asset #: 15280

Marinas/Docks	rinas/Docks Current Repair F		Futur	Future Replacement		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Floating Docks								
Mooring Piles								
Steel	100%			2052	* *	5-10	\$15,000	
			xtent : Moderate, 1		cted : 50%			
			ne And Tops Of Pil	es				
	Explana	tion : Corre	osion					
Launch/Haulout								
Fenders	2.52/			• • • •	0.4.0.00	_	44.	
Timber	95%		*	2030	\$12,300	3	\$13,000	
Timber	5%		\$600	2032	\$600	3	\$700	
			re, Area Affected : Broken Elements	100%				
Piles and Bracing								
Timber	100%			2052	* *	4	\$162,800	
Runway								
Concrete	100%			2052	* *	5	\$1,000	
Deck Elements								
Railing								
Steel	90%			2030	\$90,200			
	_	_	ent : Moderate, Ar h Platform And La		ed : 25%			
Steel	10%	2-4	\$6,000	2030	\$10,000			
			evere, Area Affecte v At Offshore End		ch And Isolated Are	eas		
Electrical		•	, 33	<u> </u>				
Conduit								
PVC	10%	Now	\$8,900	2030	\$22,200			
- ' -			xtent : Severe, Are					
					est Dock, And At La	aunch		
			nnected / Broken		•			
Not Accessible	90%							
	7070							
Lighting Fixture Incandescent	1000/	Now	\$6,600	2027	\$6,600			
meandescent			xtent : Severe, Are		·			
		: 3 Broken		и лујесте	u . 100/0			
Electrical/Mech.	Ехріапа	tion : Broke	en					
Power Supply/Bollards Plastic	100%	Now	\$24,500	2031	\$24,500			
I lastic			\$24,300 xtent : Severe, Are					
					u . 100/0			
			g And 5 Disconnec	ieu				
	Explana	tion : Broke	en					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042

Project: CITY UNIVERSITY OF NEW YORK

CAPITAL		F	Y 2025 - 2028			FY 2029 - 2034
Miscellar	neous Buildings		389,400			378,700
EXPENSE		FY 2025	FY 2026		FY 2027	FY 2028
Miscellar	neous Buildings	21,000	8,200		9,700	8,800
ASSET#	NAME			SQFT	CAPITAL	EXPENSE
1844	BRONX COMMUNITY CO	LLEGE INFORMAT	ΓΙΟΝ	250	18,900	5,400

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1844	BRONX COMMUNITY COLLEGE INFORMATION CENTER	250	18,900	5,400
1845	BRONX COMMUNITY COLLEGE GUARD HOUSE #1	60	0	3,100
1846	BRONX COMMUNITY COLLEGE GREENHOUSE	300	22,700	6,400
1847	BRONX COMMUNITY COLLEGE DROP-IN-CENTER	4,032	376,200	15,400
1858	QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE - TEMP 5	2,624	244,800	10,000
2640	KINGSBOROUGH COMMUNITY COLLEGE SECURITY POST - R	1,130	105,400	4,300
13608	BRONX COMMUNITY COLLEGE GUARD HOUSE #2	60	0	3,100

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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